



FOR LEASE | OFFICE

2428 E Apache, Mixed Use Space

2428 E Apache Blvd | Tempe, AZ 85281

PRESENTED BY:

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LRA

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PROPERTY SUMMARY

Available SF:	559 - 1,121 SF
Lease Rate:	\$15.00 SF/yr (MG)
Lot Size:	1.77 Acres
Building Size:	4,200 SF
Building Class:	B
Ceiling Height:	8.0 FT
Year Built:	2011
Zoning:	MU-4
Market:	Phoenix
Sub Market:	East Valley
Cross Streets:	E Apache Blvd & Lebanon St

PROPERTY OVERVIEW

Listing Broker shows spaces
2 Spaces available
Suite 123: 1121 sf
Suite 125: 559 sf

PROPERTY HIGHLIGHTS

- Mixed Use building
- 2 Available Suites
- MultiFamily ASL residents
- Faces Apache Blvd
- On Light Rail

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LEASE TYPE | MG

TOTAL SPACE | 559 - 1,121 SF

LEASE TERM | 24 months

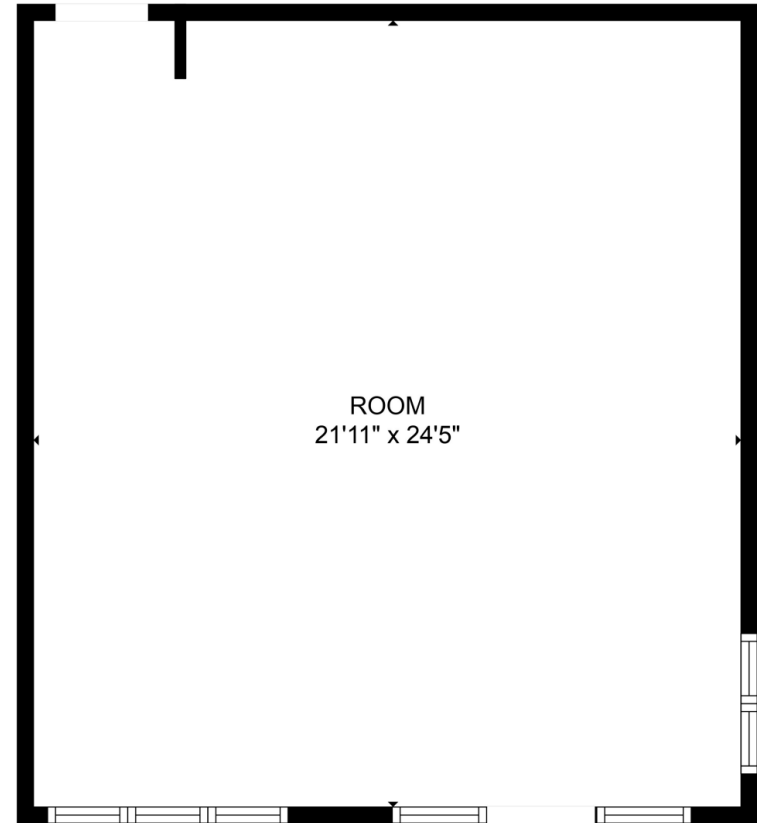
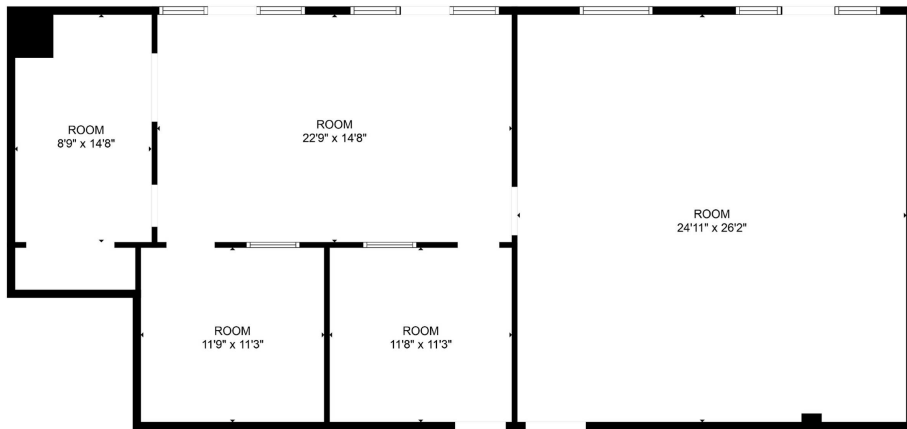
LEASE RATE | \$15.00 SF/yr



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2428 E Apache Blvd	Available	559 SF	Modified Gross	\$15.00 SF/yr	Open space, for retail or office. Base rent + 31.9% CAM charges which includes utilities, maintenance, rest rooms and common areas.
2428 E Apache Blvd	Available	559 - 1,121 SF	Modified Gross	\$15.00 SF/yr	Open Spaces with 2 offices, reception. Base rent + 31.9% CAM charges which includes utilities, maintenance, rest rooms and common areas.

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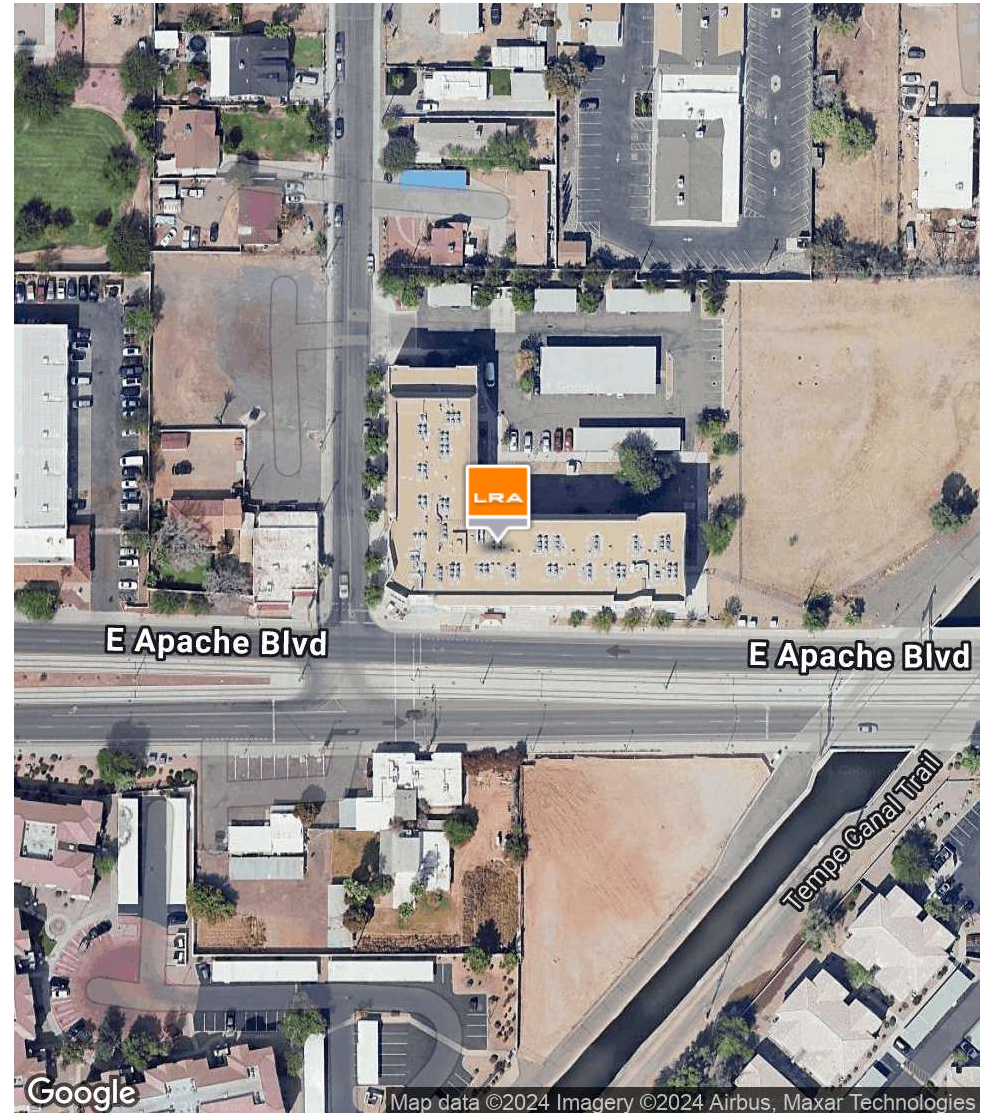
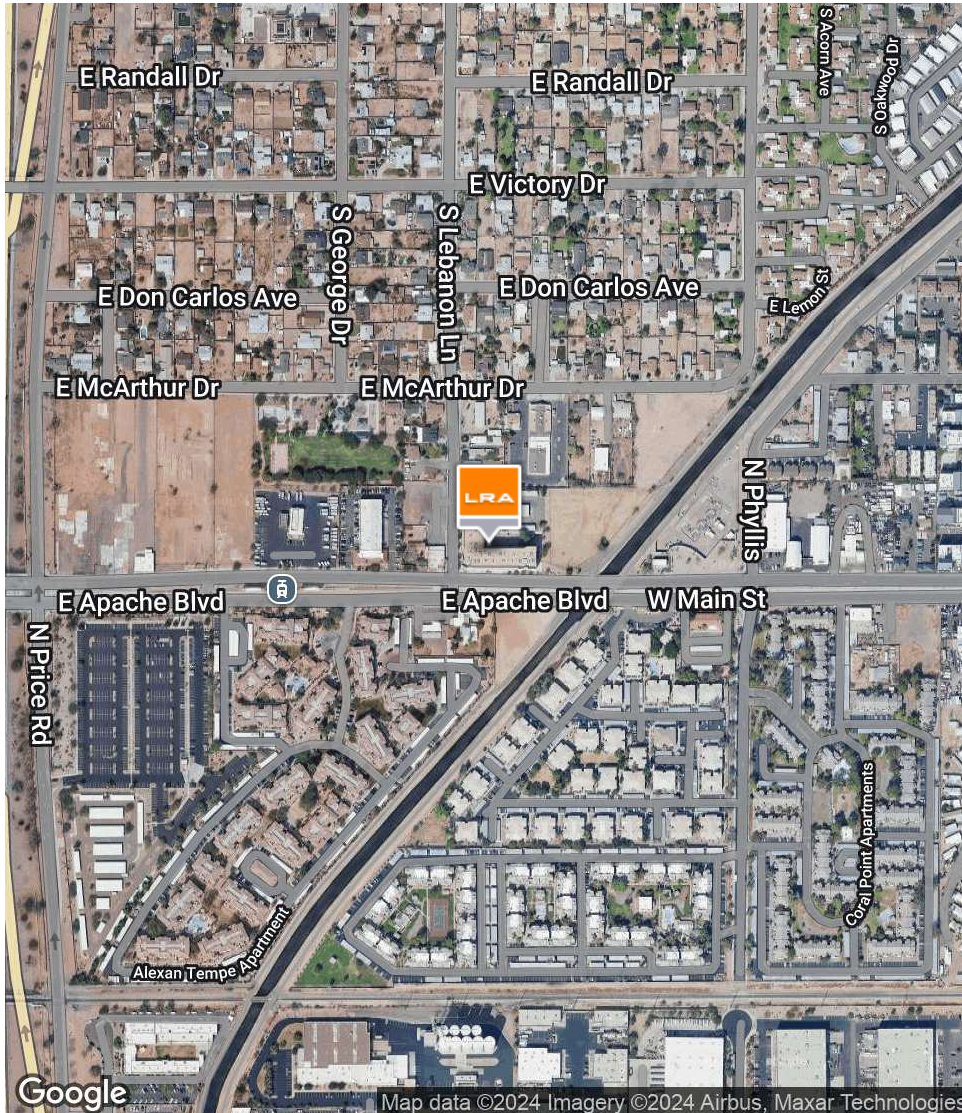
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	16,445	130,478	340,539
Median age	27.7	29.6	31.1
Median age (Male)	28.2	29.2	30.4
Median age (Female)	27.3	30.2	31.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,953	53,548	132,888
# of persons per HH	2.4	2.4	2.6
Average HH income	\$41,336	\$49,192	\$56,166
Average house value	\$164,400	\$185,210	\$219,895

* Demographic data derived from 2020 ACS - US Census