



RETAIL PROPERTY FOR LEASE

BROADWAY CENTER

1709-1743 E Broadway Rd Tempe, AZ 85282

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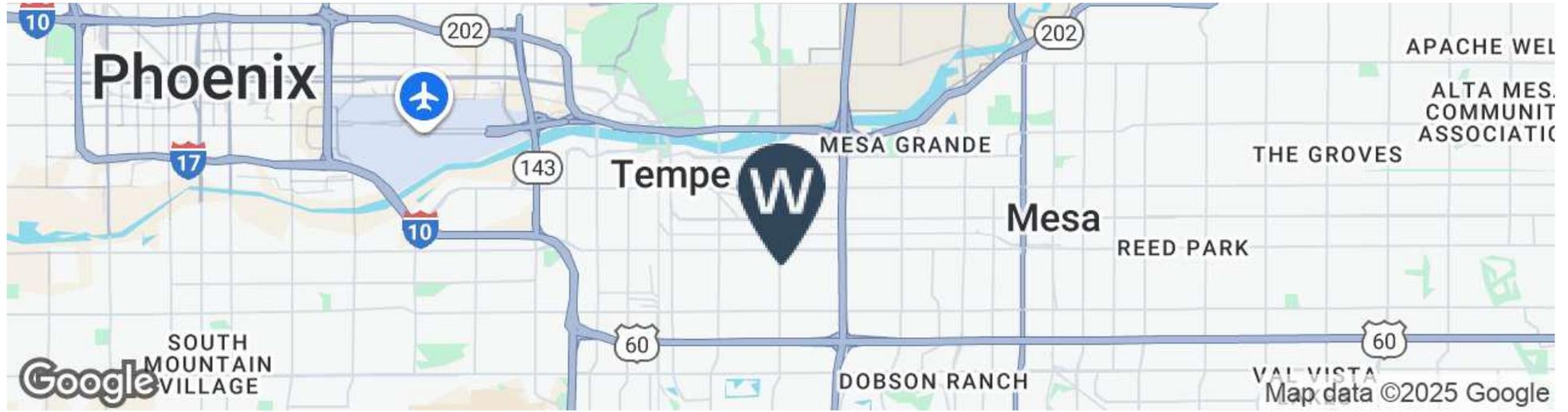
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* Owner / Agent



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LOCATION DESCRIPTION

Located just a mile to the west of the diamond interchange at 101 Freeway & Broadway Rd
Positioned just to the southeast of Arizona State University's main campus

PROPERTY HIGHLIGHTS

- SPACE AVAILABLE - 1,800 SF
- SPACE COMING AVAILABLE - DO NOT DISTURB TENANT - 6,400 SF
- SWC Broadway & McClintock, Tempe
- Over 56,000 cars per day at intersection
- 1.5 miles from ASU which has over 53,000 students
- Over 2,500 apartment units within a mile of this property
- *Owner/Agent

AREA COTENANTS



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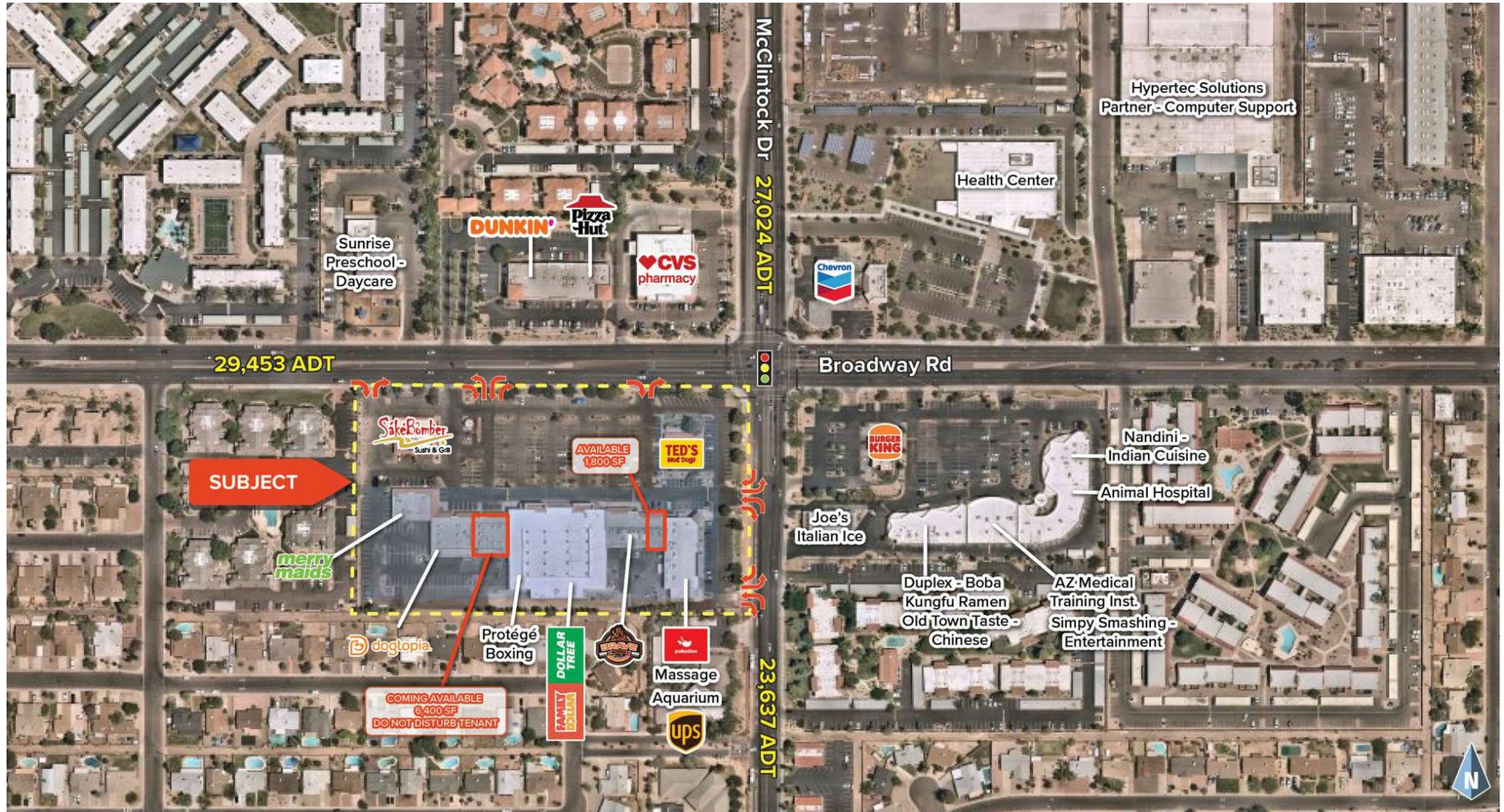
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LEGEND

Available

Coming Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,800 - 6,400 SF	Lease Rate:	Negotiable

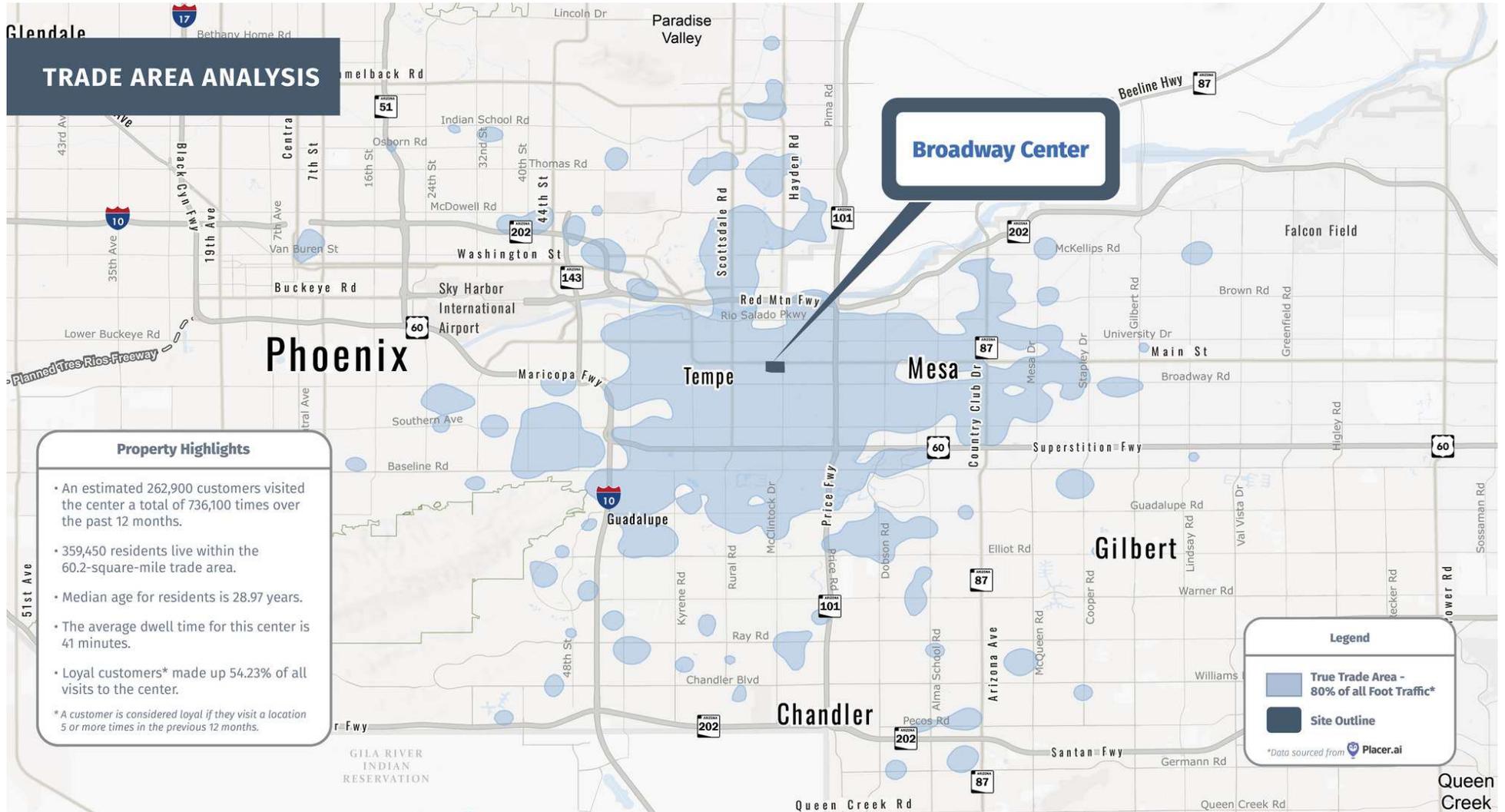
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
101	UPS	0 SF	NNN	-	-
102	SMOKE SHOP	1,680 SF	NNN	-	-
103	POKEDON	0 SF	NNN	-	-
105	AQUARIUM	0 SF	NNN	-	-
107	MASSAGE	0 SF	NNN	-	-
420-001/420-002	Available	1,800 SF	NNN	CALL FOR PRICING	-
420-003	KBBQ ON BROADWAY	4,740 SF	NNN	-	-
420-006	KBBQ ON BROADWAY	1,260 SF	NNN	-	-
101	FAMILY DOLLAR/DOLLAR TREE	0 SF	NNN	-	-
104	PROTEGE BOXING	11,750 SF	NNN	-	-
420-009/420-010 - COMING AVAILABLE - DO NOT DISTURB TENANT	Coming Available	6,400 SF	NNN	CALL FOR PRICING	-
420-011	DOGTOPIA	6,400 SF	NNN	-	-
420-012/420-013	MERRY MAIDS	2,400 SF	NNN	-	-
420-014	COIN LAUNDRY	2,400 SF	NNN	-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	30,033	165,176	365,507
Median Age	27.0	29.4	32.6



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$58,812	\$69,395	\$75,148
Average	\$74,947	\$90,844	\$99,332



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	975	7,046	15,973
Employees	8,691	96,928	254,386
Daytime Population	25,479	189,765	461,822



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	55.9%	54.0%	50.6%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	73.3%	67.8%	66.1%
Services	13.7%	17.1%	17.4%
Blue Collar	13.0%	15.1%	16.5%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	14,288	70,565	156,197
Median Home Value	\$466,461	\$440,200	\$440,059

*2025 Demographic data derived from ESRI

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