

WEST 10TH PLACE BUSINESS PARK

1724 - 1730 W 10TH PLACE | TEMPE, AZ 85226

INDUSTRIAL SPACE FOR LEASE



THE **LEROY
BREINHOLT**
TEAM

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

Building Information

Address	1724 - 1730 W 10th Pl Tempe, AZ 85281
Year Built	1978
Building Size	±13,350
Land Size	1.8 Acres
Parcel #	124-60-007B
Tenancy	Multi-tenant
Zoning	GID

Property Features

- New Exterior Paint
- Mature Landscaping
- Well Maintained Building
- Excellent Freeway Access
- Professionally Managed

Demographics

	1 MI	3 MI
Population	8,985	102,184
Households	3,699	38,591
Average Age	32.80	31.20
Median HH Income	\$45,808	\$42,968

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. Effective 04/20/26



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Location & Amenities



City of Tempe

JOB GROWTH IN GREATER PHOENIX METROPOLITAN AREA

- + **Top job growth rate in the nation 2007**
- + Private-sector jobs as of mid-2007: **1,714,600**
- + Unemployment rate as of mid-2007: **3.0% Nation's Fourth Lowest**
- + Private-sector trend since mid-2002: **Added 325,100 jobs**
- + One-year growth rate: **3.2%**
- + New jobs per week: **1,250**
- + Five-year growth rate: **23.4% Quadruple the National Rate**

- + Workforce age 16+: **91,300 Tempe residents**
- + Workforce in Tempe: **175,000**
- + Tempe Management/Executive positions: **36%**
- + Tempe mean travel time to work: **21 minutes**

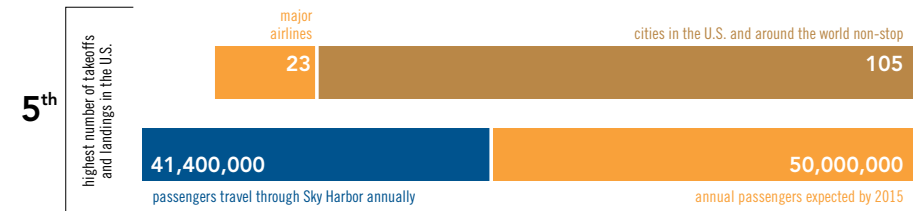
- + ACCRA Cost of Living Index Rate: **101**
- + Phoenix Metropolitan Area ranked **second lowest** in a Boyd Co. study of administrative-office costs for metro areas.

Industry	# Tempe Residents Employed
Professional, Scientific, and Information Services	11,000
Construction	6,254
Manufacturing	7,536
Retail Trade	11,100
Transportation, Warehousing, Utilities, and Wholesale	6,600
Finance and Insurance, and Real Estate and Rental and Leasing	9,000
Education and Health Care	19,665
Arts, Tourism and Hospitality	17,750
Public Administration	15,750
Business Owners	4,129

TRANSPORTATION NETWORK

AIR TRAVEL

Sky Harbor International Airport performs as one of the 10 busiest airports in the world



FREEWAYS

- + **Six** freeways connect Tempe including Loop 202, Loop 101, Interstate 10, I-143, I-153 and US 60
- + More than **1.1 million** cars use Tempe's freeways daily according to the Maricopa Association of Governments

BUS SERVICE

- + Lines run every day, with 15-minute, peak-period service
- + Most routes run until 1 a.m. Monday through Saturday, and until 10 p.m. Sunday Bus service connects with routes in Mesa, Chandler, Scottsdale and Phoenix
- + Free Orbit system uses mini buses to serve residential areas and connect them to shopping centers, major bus routes, schools and businesses

LIGHT RAIL

- + **20-mile line** connects Tempe to downtown Phoenix and west Mesa
- + Light rail bridge over Town Lake displays a colorful LCD light show when trains cross
- + **Nine** Tempe stops include ASU, business districts, Mill Avenue District, Tempe Town Lake, Apache Boulevard and Papago Park Center
- + Bus service connects to light rail stations and creates a seamless valley-wide transit system

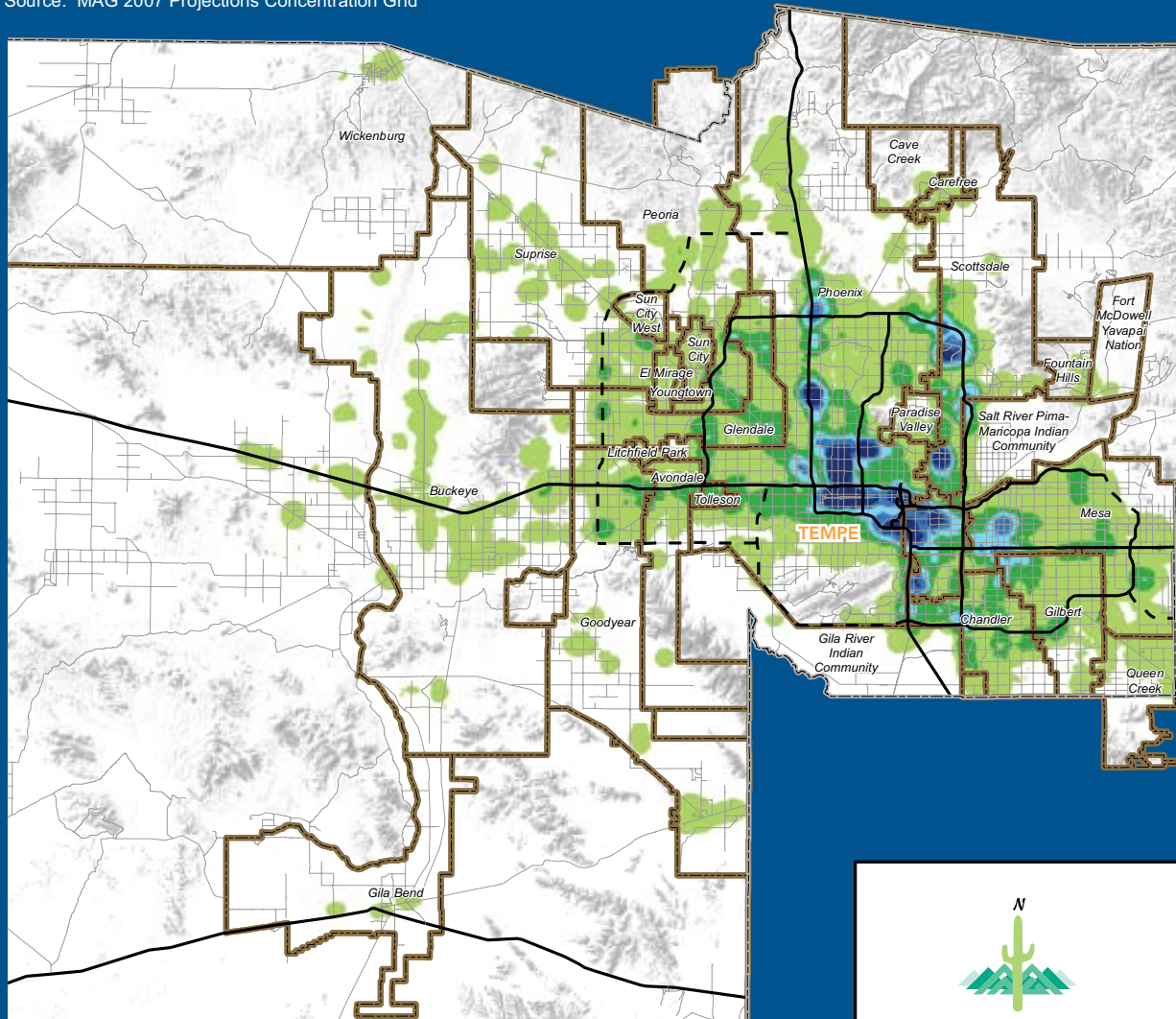
BICYCLING

- + Named a Bicycle Friendly Community by the League of American Bicyclists
- + More than **150 miles** of bike paths in Tempe

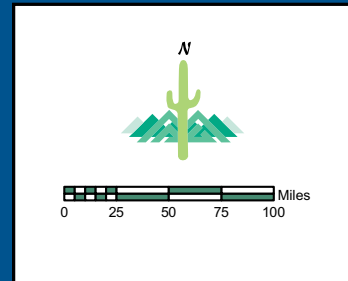
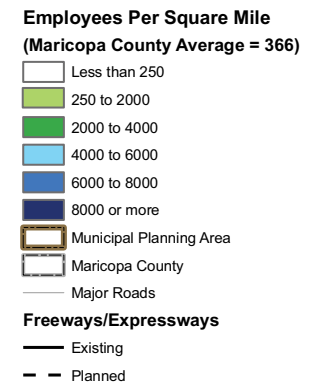
City of Tempe

April 2007

Map Prepared by Maricopa Association of Governments
 Source: MAG 2007 Projections Concentration Grid



EMPLOYMENT CONCENTRATION 2030 Projection Maricopa County, Arizona



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