

FORMER CIRCLE K - RE-TENANT / REDEVELOPMENT OPPORTUNITY

802 SOUTH HARDY DRIVE, TEMPE, AZ 85281

LESS THAN 1 MILE FROM ARIZONA STATE UNIVERSITY & DOWNTOWN TEMPE
HARD CORNER SIGNALIZED INTERSECTION (UNIVERSITY & HARDY)





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CORPORATE OFFICES:



**THE GRAND
AT PAPAGO PARK CENTER**
58.56-Acre Mixed-Use Development

THE WATERMARK TEMPE
44K SF Retail & Restaurants, 360 Apartment
Units, and 265K Class-A Office Space

MARINA HEIGHTS
2M SF Office Space
& 60K SF Retail Space



**TEMPE VALE
OFFICE DEVELOPMENT**
±788K SF

DOWNTOWN TEMPE

SUBJECT PROPERTY

**ASU Arizona State
University**
±55,500 Students



**GENEVA EPPS MOSLEY
MIDDLE SCHOOL**
±700 Students

HONORHEALTH

W UNIVERSITY DR

S HARDY DR

INDUSTRIAL



Executive Summary

OFFERING SUMMARY

Marcus and Millichap is pleased to present for sale a convenience store with exceptional visibility and accessibility in a thriving submarket. The property features a 2,555 square-foot building situated on a 14,300 square-foot parcel.

Strategically positioned near Downtown Tempe and Arizona State University, the site is adjacent to one of the area's largest industrial parks. The daytime population within one mile of the subject property is over 56,000 people. Situated on a hard corner, this location sees more than 47,000 vehicles passing through the intersection daily. This location presents an ideal opportunity to buy in the heart of Tempe due to its presence at a high-traffic intersection and surrounding mix of retail, residential, institutional, and industrial developments.

PROPERTY SUMMARY

Price	\$1,650,000
Property Address	802 South Hardy Drive Tempe, AZ 85281
Parcel No.	124-61-022-B
Building Size	2,555 SF
Year Built	1960
Lot Size	14,300 SF
Zoned	CSS - Commercial Shopping & Services
Signage	Monument Available

*Current tenant lease expires October 31, 2026 with no options to renew remaining. Please do not disturb tenant.



LICENSE DISCLOSURE: Listing Agent is the Seller of the Property.

In addition to all other advisements, notices, and disclaimers set forth in this Marketing Brochure, Marcus & Millichap further advises all prospective purchasers that certain Marcus & Millichap related or affiliated parties, and/or its independent contractor salespeople (including but not limited to Mark Ruble), brokers of record, partners, trustees, beneficiaries, shareholders, members, managers, directors, officers, employees, or agents, along with their respective heirs, successors, personal representatives and/or assigns (collectively, the "Marcus & Millichap Related Parties") may be acting as principals for the Seller or own a direct or indirect beneficial interest in the Property or in its ownership. By accepting this Marketing Brochure, any prospective purchaser shall thereby waive any claim they may have based on a conflict of interest given the Marcus & Millichap Related Parties' role as both agent for the Seller and as the Seller (or as a principal of the Seller).



ASU Arizona State University
±55,500 Students

DOWNTOWN TEMPE

WESTMOUNT APARTMENTS
±226 Units

AXIO APARTMENTS
±58 Units

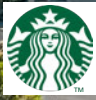
SCENE 1 CONDOMINIUMS
±60 Units

brakes plus

PERFECT PEAR BISTRO

MITCHELL PARK

alphagraphics



LALIBELA ATANA

9,000 CPD
S HARDY DR

STUDIO 710 APARTMENTS
±237 Units

CORNISH PASTY
RUSTA'S
fine MEXICAN FOOD



SUBJECT PROPERTY

38,200 CPD
W UNIVERSITY DR

HARLOW'S CAFE





CORPORATE OFFICES:



**TEMPE VALE
OFFICE DEVELOPMENT**
±788K SF

197,000 CPD
LOOP 202 FWY

**THE GRAND
AT PAPAGO PARK CENTER**
58.56-Acre Mixed-Use Development

INDUSTRIAL

**GRANDES CORTES
APARTMENTS**
±151 Units

**THE VALE
CONDOMINIUMS**
±47 Units

TEMPE FEED

HARLOW'S CAFE

SUBJECT PROPERTY

9,000 CPD
S HARDY DR

**STUDIO 710
APARTMENTS**
±237 Units

**SCALES TECHNOLOGY
ACADEMY**
±425 Students



**WESTMOUNT
APARTMENTS**
±226 Units

38,200 CPD
W UNIVERSITY DR



Property Description



INVESTMENT HIGHLIGHTS

- » **Former Circle K Convenience Store Available Near Downtown Tempe / ASU**
- » Hard Corner Location, Accessible by Over 47,000 Cars per Day at the Intersection of West University Drive and South Hardy Drive
- » **Direct Access to Arizona State University via West University Drive (±55,500 Students Enrolled) - ASU is the Top Employer and Primary Economic Engine in Tempe**
- » Situated in a Dense Residential and Commercial Corridor - Daytime Population Exceeds 56,000 People within a 1-Mile Radius
- » **Easy Freeway Access, Less Than 2 Miles from 2 Major Freeway Systems (Loop 202 and Interstate 10)**
- » Situated 3 Miles East of Phoenix Sky Harbor International Airport



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	20,679	124,091	350,218
2025 Estimate	20,068	120,414	340,929
Growth 2025 - 2030	3.05%	3.05%	2.72%

Daytime Population

2025 Estimate	56,774	360,420	647,484
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Households

2030 Projections	9,523	52,709	151,612
2025 Estimate	9,193	50,827	146,786
Growth 2025 - 2030	3.58%	3.70%	3.29%

Income

2025 Est. Average Household Income	\$80,897	\$85,573	\$91,677
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Property Photos



Location Overview



Located just 10 minutes east of downtown Phoenix, Tempe exudes its own personality and the youthful spirit of a college town. Home to Arizona State University, the largest public university in the United States, Tempe has a vibrant downtown that's active day and night. Visitors will find locally-owned eateries and microbreweries, annual festivals, arts and cultural events. There are plenty of opportunities to enjoy the over 300 days of sunshine a year, including biking, hiking, or paddle boarding

While enjoying dynamic growth, the city has maintained its unique personality and style through a careful and masterful blending of the new with the old. Respecting its heritage and energetically planning for the future, Tempe is a wonderful mix of history and modern urban amenities. Tempe has a distinct identity as an emerging destination city, replete with all the offerings of a city rich

in economics, technology, culture, tourism and educational resources. Tempe offers a blend of quality new developments, revitalization and redevelopment, prestigious institutions such as Arizona State University, and celebrated traditions. Tempe brings it all together – bright Arizona sun, rewarding places to work, diverse cultures, a myriad of recreational opportunities, the best in entertainment and an unparalleled Southwestern lifestyle.

Tempe maintains one of the most thriving economic environments in the country, home to top research firms, Fortune 500 companies, and start-ups. The city's largest employers include Arizona State University, State Farm, Salt River Project, Honeywell, Medtronic, and Insight Direct. Tempe has the most educated and technically-skilled workforce in Arizona. It is a young and diverse community, with a median age of 28.1.

[exclusively listed by]

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investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

For financing options, please reach out to:

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