

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)



Marcus & Millichap

OFFERING MEMORANDUM



The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus Millichap



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

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



Tempe Center for the Arts

DOWNTOWN TEMPE

ASU Arizona State University
±55,500 Students

INDUSTRIAL

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



HONORHEALTH

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).





Property Description

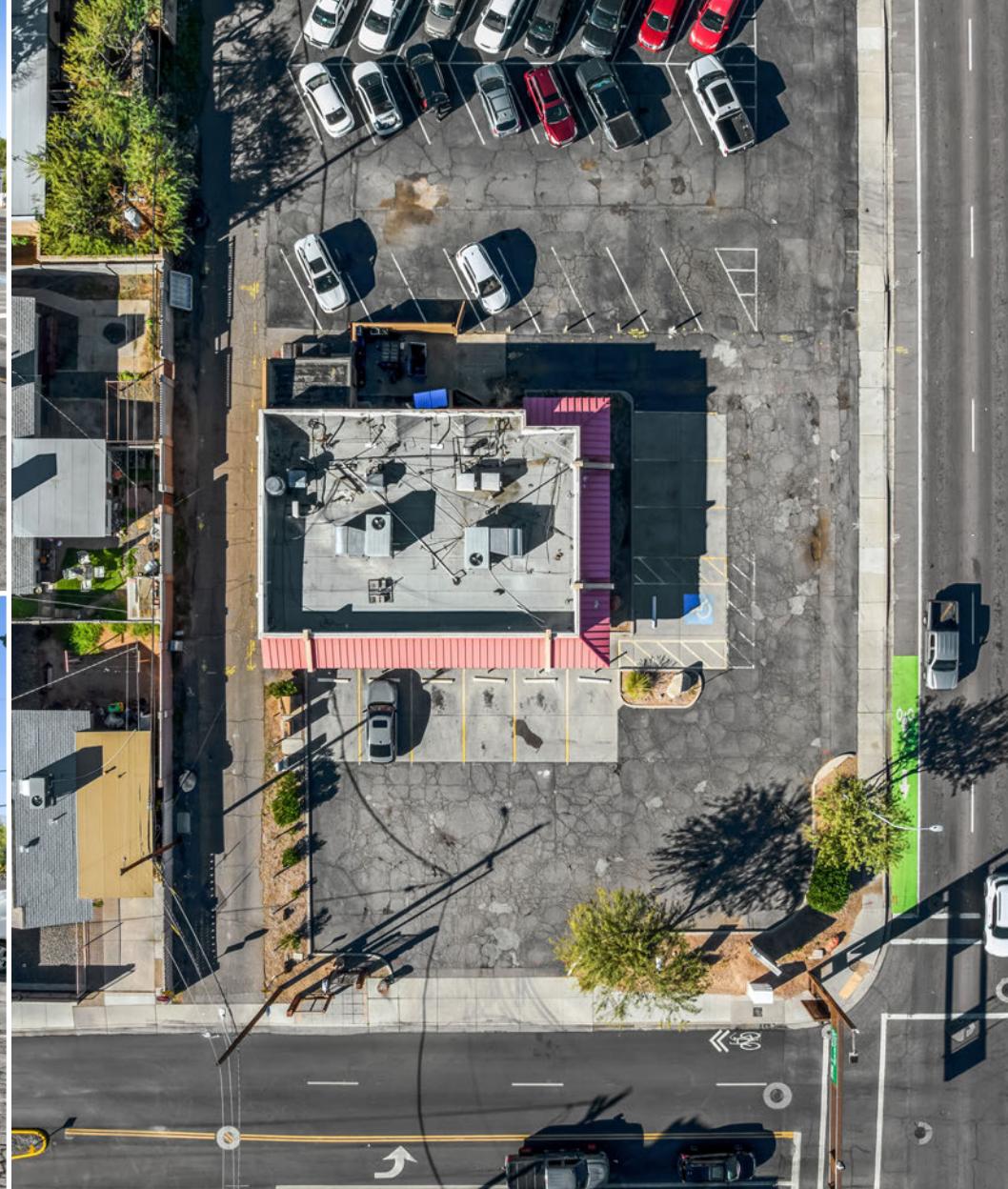


INVESTMENT HIGHLIGHTS

- » 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 ($\pm 55,500$ 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	
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	

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]

Mark J. Ruble
Executive Managing Director
602 687 6766
mruble@marcusmillichap.com

Chris N. Lind
Senior Managing Director
602 687 6780
chris.lind@marcusmillichap.com

Zack House
Senior Managing Director Investments
602 687 6650
zhouse@marcusmillichap.com

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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:

JOSH SCIOTTO

602-687-6647

josh.sciotto@marcusmillichap.com

Marcus & Millichap
Capital Corporation

Ryan Sarbinoff
Broker of Record
602 687 6700
License #: BR675146000

Marcus & Millichap
Offices Nationwide
www.marcusmillichap.com