

Two Office Suites Available

SWQ of Rural Rd & Broadmor Dr, Tempe, AZ

FOR LEASE

2402 **S Rural** ROAD



REALTYONEGROUP
COMMERCIAL



PROPERTY OVERVIEW

Two office suites available for lease. Located directly on Rural Road between US-60 and Arizona State University. Perfect for a number of professional business types. Suite 103 offers a wide open floorplan and contains one private office, storage and a kitchenette with possible use of existing audio-visual equipment. Suite 203 contains a reception area, 7 private offices, bullpen, private bathroom, and modern kitchenette.



LOCATION

SWQ of Rural Rd & Broadmor Dr in Tempe, AZ



SUITE 103

1,479 SF Commercial Office



SUITE 201

2,471 SF Commercial Office



ZONING

C-T



PARKING

32 Spaces



LEASE RATE

\$26.00 PSF - \$27.00 PSF



CAM

\$2.42 PSF



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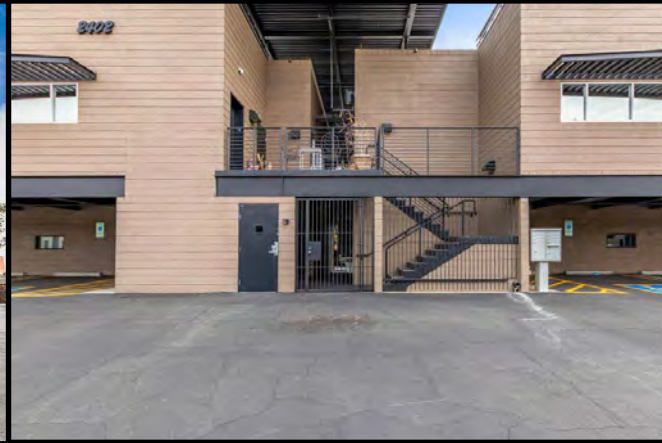
2402
S Rural
ROAD

Renee A. Rojas, Realtor
Primary Listing Agent
602-920-8200
rrojas@rogcre.com

Geoff Adams, CCIM, Realtor
Director & Associate Broker
602-740-8428
gadams@rogcre.com

RealtyOneGroupCommercial.com

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, in-dependent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



2023 DEMOGRAPHICS



POPULATION

1 mile: 27,006
 3 Mile: 156,046
 5 Mile: 334,044



DAYTIME POP.

1 mile: 22,280
 3 Mile: 187,023
 5 Mile: 444,081



HOUSEHOLDS

1 mile: 9,980
 3 Mile: 66,337
 5 Mile: 141,534



AVG HH INCOME

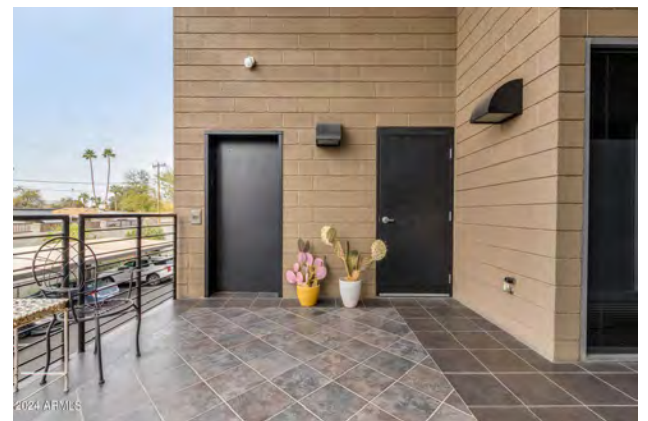
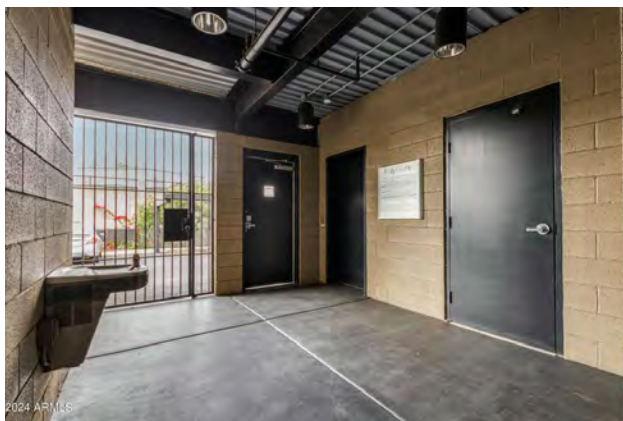
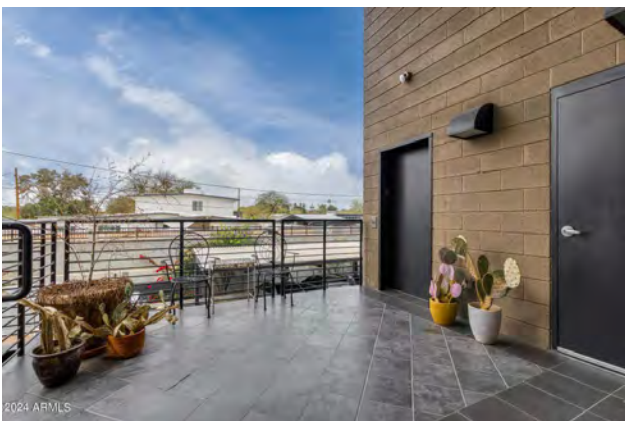
1 mile: \$80,945
 3 Mile: \$81,886
 5 Mile: \$90,176



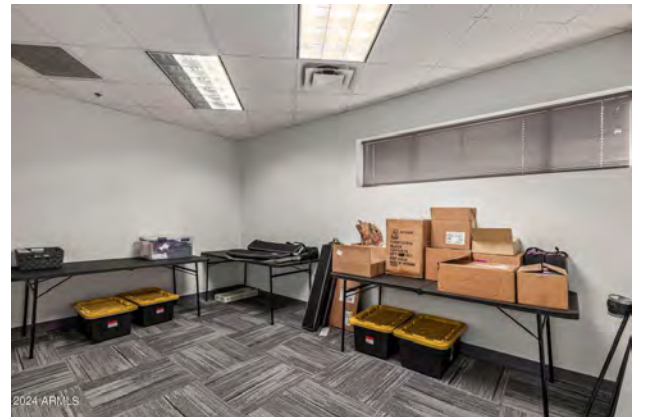
AVG HOME VALUE

1 mile: \$462,270
 3 Mile: \$377,759
 5 Mile: \$387,178

EXTERIOR IMAGES



SUITE 103 - 1,479 SF

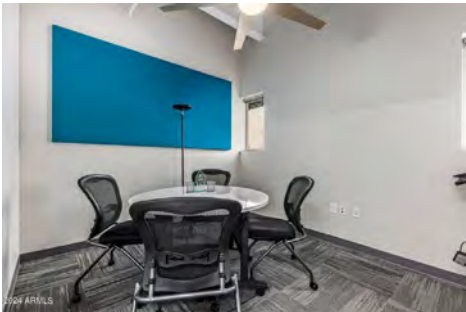
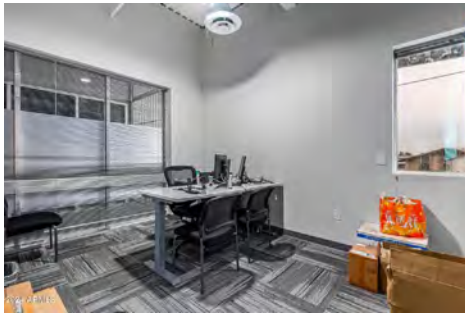
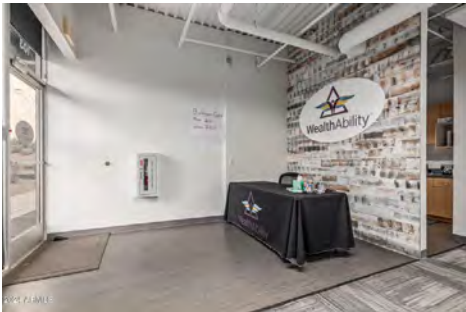


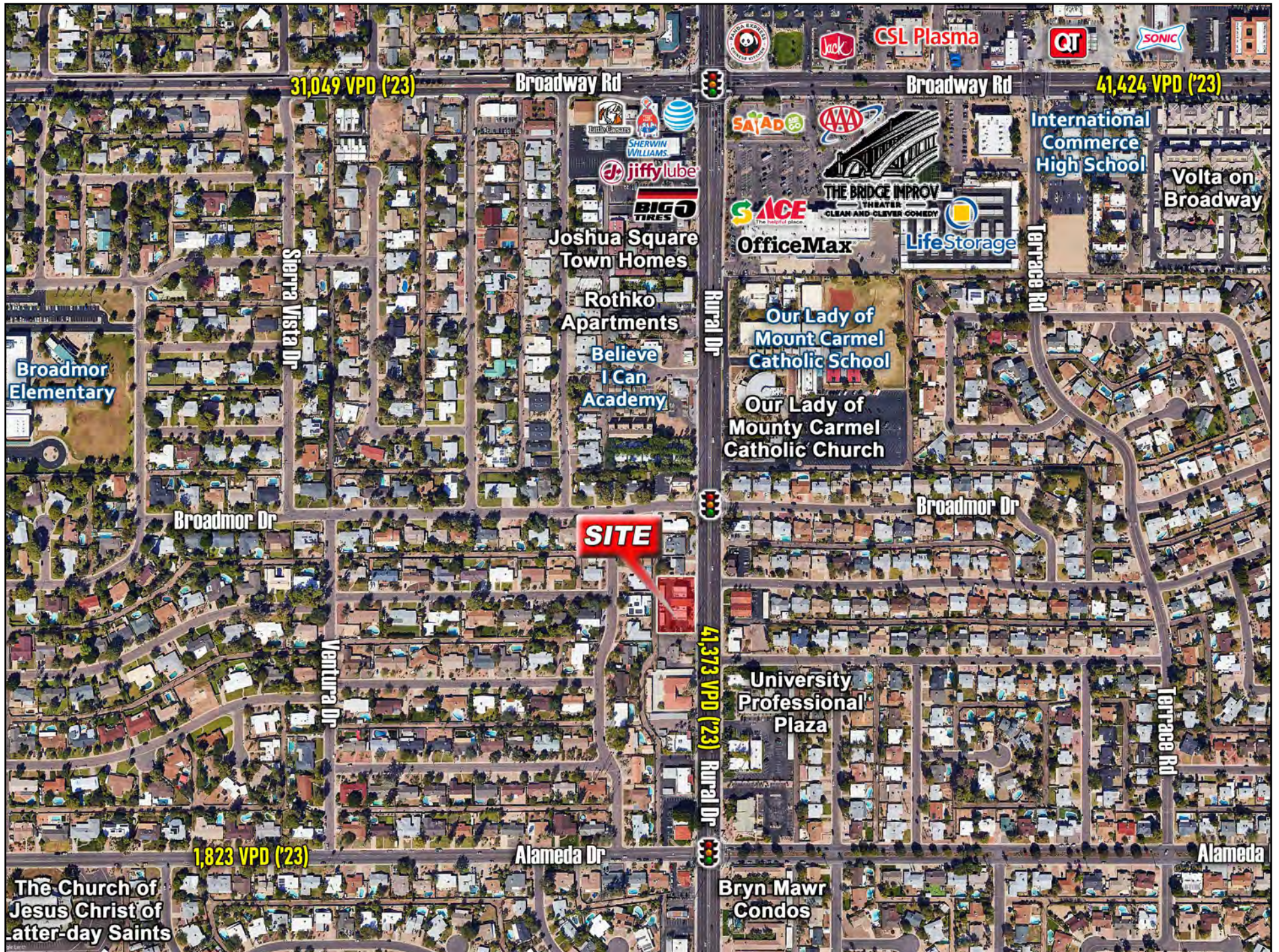
2024 ARMLS

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SUITE 201 - 2,471 SF





31,049 VPD (23)

Broadway Rd

Broadway Rd

41,424 VPD (23)

Sierra Vista Dr

Joshua Square Town Homes

Rothko Apartments

Believe I Can Academy

Rural Dr

Our Lady of Mount Carmel Catholic School

Our Lady of Mount Carmel Catholic Church

Terrace Rd

International Commerce High School

Volta on Broadway

SITE

4,373 VPD (23)

Rural Dr

Broadmor Dr

University Professional Plaza

Bryn Mawr Condos

Terrace Rd

Broadmor Dr

1,823 VPD (23)

Alameda Dr

Alameda

The Church of Jesus Christ of Latter-day Saints



PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

Rolling Hills Golf Course

LOOP 202

LOOP 101

LOOP 202

ARIZONA 143

BlueSky Airport Parking

ASU Arizona State University

TRADER JOE'S

Tempe Marketplace

TARGET **ROSS** DSW

BEST BUY dressbarn rack

ULTA Famous Footwear VICTORIA'S SECRET five BE'L'W claire's

JCPenney **DSF** Total Wine & MORE

LANE BRYANT WORLD MARKET OLD NAVY

Michael's **PETSMART** **H&M** **M&W**

INTERSTATE 10

CVS

FOUR PEAKS FOOD CITY

SITE

SAFEMAY Staples

OfficeMax

University Dr

Rural Rd

Apache Blvd

Broadway Rd

Tempe Diablo Stadium

frus

Walmart frus

SPROUTS

ROSS

CHEF STORE

ROSS

32nd St

48th St

Southern Ave

60

60

Arizona Mills Mall

PICKLE MALL Burlington H&M

dd's DISCOUNTS ROSS DRESS FOR LESS Rainbow

Marshalls GOING GOING GONE! LEGOLAND Conn's

Harkins THEATRES

Raven Golf Club

Baseline Rd

Lowe's

Baseline Rd

frus

TARGET

CHEVROLET

INTERSTATE 10

Guadalupe Rd

McDonald Golf Course

TRADER JOE'S

frus

LOOP 101

TEMPE OVERVIEW



Tempe is recognized nationally for being one of the best American cities at using data and evidence to respond effectively to local challenges. Tempe is proud to share it has been recognized for achieving 2023 What Works Cities Certification at the Platinum level.

WORKFORCE FAVORITE

More than 200,000 people work in our community of 182,000. The reason? Easy commutes, great companies and an unparalleled quality of life.



READY WORKFORCE

Less than 20-minute commute for most of Metro Phoenix to Tempe

Workforce of more than 2 million people in the Greater Phoenix area

42 percent of population has a bachelor's degree

18 percent has a doctorate.

Home to Arizona State University, University of Advancing Technology and nearly a dozen other colleges and trade schools

GETTING AROUND

Phoenix Sky Harbor International Airport minutes away

Border-to-border light rail

Streetcar opens 2021

Nationally-ranked Bicycle Friendly City including 215 miles of bikeways

Most walkable city in Greater Phoenix

Free Orbit shuttle circulator



TEMPE INDUSTRIES

- Advanced Business Services
- Advanced Manufacturing
- Biosciences and Healthcare
- High Technology
- Smart City Technologies

LEADING COMPANIES

- State Farm
- Chase
- Northern Trust
- MUFG
- BNP Paribas
- Silicon Valley Bank
- ADP
- Insight
- GoDaddy
- Medtronic
- Becton Dickinson
- Honeywell
- Avnet
- Viasat

TOP BUSINESS LOCATIONS

- ASU Research Park
- Discovery Business Center
- Hayden Ferry Lakeside
- Innovation Discovery Education and Art (IDEA) Tempe
- Rio 2100
- The Grand at Papago
- Watermark Tempe

EDUCATION

- Arizona State University
Nation's Top School for Innovation
- ASU Biodesign - Five buildings of research
- Maricopa Community College
- University of Advanced Technologies
- Southwest College of Naturopathic Medicine

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