

AVAILABLE

2,632 SF

Freestanding Building



FOR LEASE

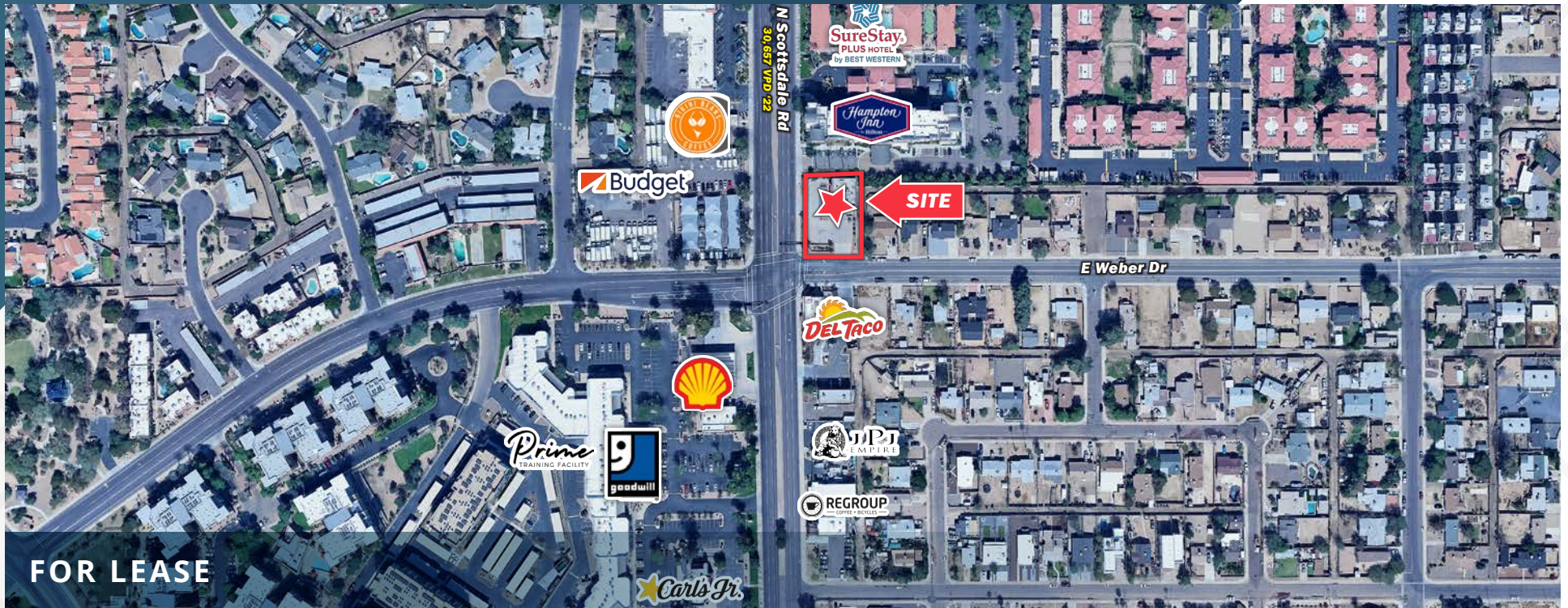
Former 7/11 C-Store Available

1405 North Scottsdale Road | Tempe, AZ 85288



Former 7/11 C-Store Available

NEC Weber Drive & Scottsdale Road | Tempe, AZ 85288



AVAILABLE

2,632 SF

LOT SIZE

13,687 SF

CONTACT

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ABOUT THE PROPERTY

- Highly visible former 7/11 c-store available
- Well positioned fronting Scottsdale Road
- Arizona State University is only 1 mile away
- Easy access from freeway – just West of Loop 101 Hwy and just North of Loop 202 Hwy

TRAFFIC COUNTS

Scottsdale Road

30,657 VPD

Year: 2022 | Source: MPSI



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DEMOGRAPHIC HIGHLIGHTS (2025)

1 MILE

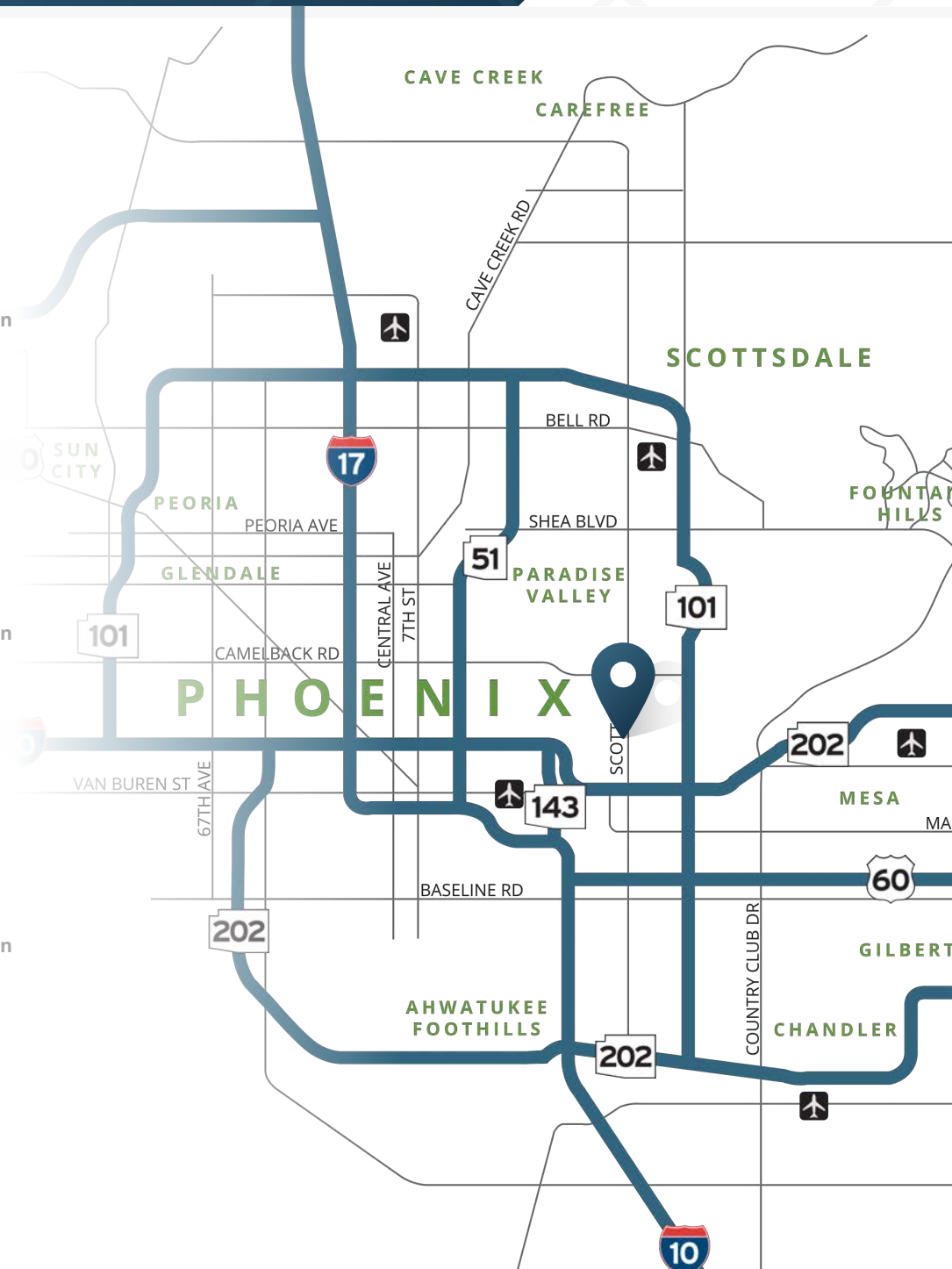
14,046	15,115	\$111,094	11,965
2025 Population	2030 Population	Avg Household Income	Daytime Population

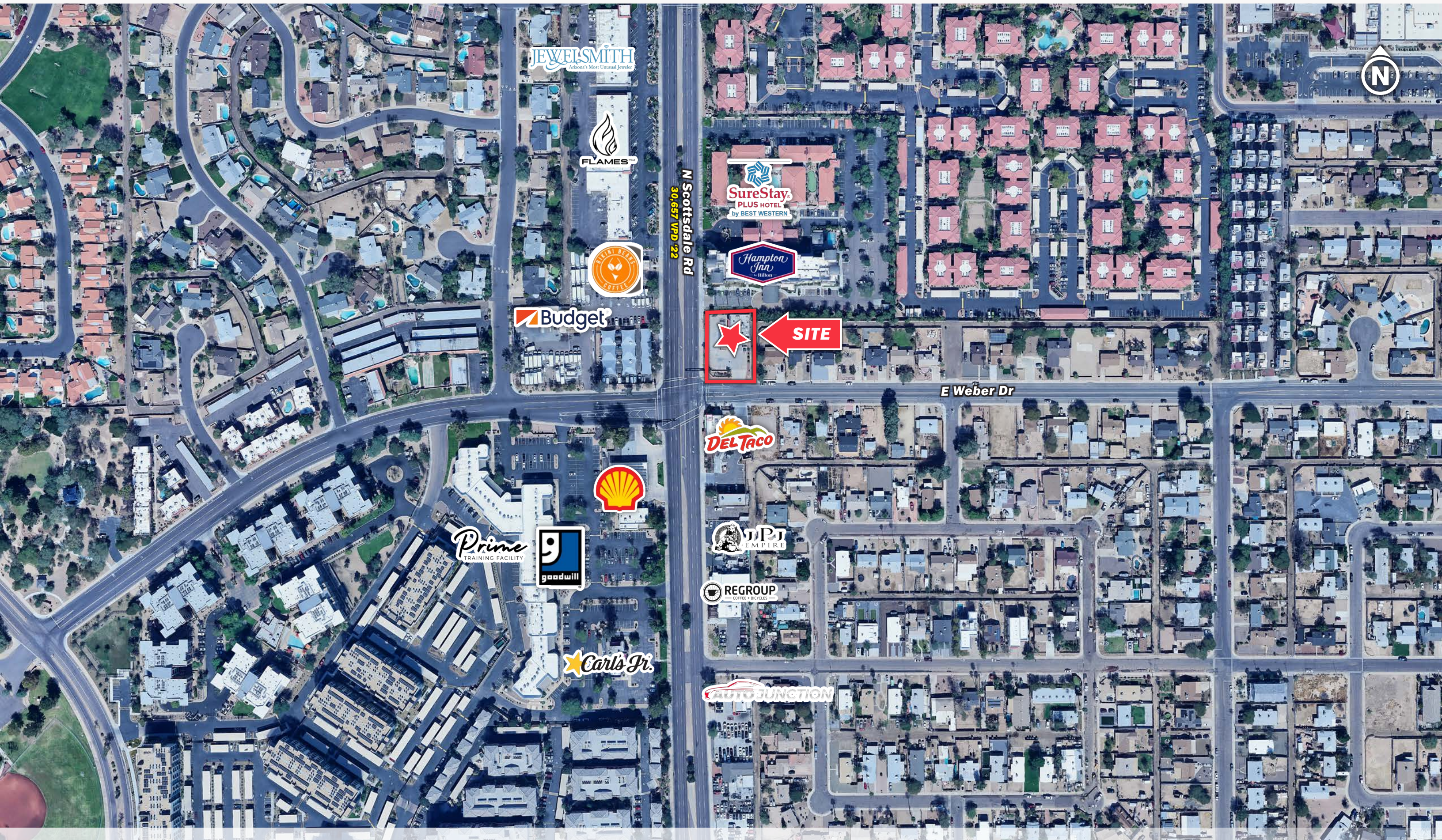
3 MILES

135,939	150,220	\$100,535	193,076
2025 Population	2030 Population	Avg Household Income	Daytime Population

5 MILES

331,168	350,075	\$110,070	449,495
2025 Population	2030 Population	Avg Household Income	Daytime Population





NEC Weber Dr & Scottsdale Rd

Tempe, AZ 85288





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