



# Corner End Cap & Nail Salon For Lease



## EOS Plaza

6340 S RURAL RD  
TEMPE, AZ 85283

## PROPERTY SUMMARY

### EOS PLAZA

6340 S RURAL RD  
TEMPE, AZ 85283

#### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$26.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	23,792 SF
<b>AVAILABLE SF:</b>	964 - 3,092 SF
<b>LOT SIZE:</b>	81,544 SF



## PROPERTY SUMMARY

Discover an exceptional leasing opportunity at 6340 S Rural Rd, Tempe, AZ 85283. This prime commercial property offers outstanding visibility with high traffic counts and a strategic location along one of Tempe's key corridors. Tenants benefit from convenient access to major freeways, ensuring seamless connectivity across the Valley. Inside, modern and well-appointed office spaces are designed to enhance productivity and comfort, featuring flexible layouts that can be tailored to meet a variety of business needs. Ample on-site parking provides convenience for both employees and visitors, making this property an ideal choice for companies seeking a prominent and adaptable office environment in a highly desirable Tempe location.

## PROPERTY HIGHLIGHTS

- Outstanding Visibility & Exposure
- Strong local demographics
- Co-Tenants include EOS Fitness, Leslie's Pool Supply, Jack-in-the-Box, Kumon, and several neighborhood services
- C-2 zoning allows for a wide array of retail uses



**PREVIOUSLY BUILT  
OUT SPACES**



**PRIME FITNESS  
SHADOW ANCHOR**



**SUITE COMBINATION  
POTENTIAL**



### EOS FITNESS (NOT A PART)

EOS Fitness: A leading private fitness club operator with over 100 locations, EOS Fitness offers affordable, flexible memberships and a full suite of amenities. The company is backed by private equity and continues to expand in the Southwest U.S., with a strong presence in Phoenix. EOS Fitness is a key anchor, driving daily traffic and providing long-term stability to the center.



### LESLIE'S POOL SUPPLIES

Leslie's, Inc. (NASDAQ: LESL) is the largest direct-to-consumer pool and spa care retailer in the U.S., operating over 950 locations nationwide. As a public company with robust financial reporting and national brand recognition, Leslie's is a high-credit anchor tenant.

# AVAILABLE SUITES



# AVAILABLE SUITES

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 102	Available	1,000 SF	NNN	\$26.00 SF/yr	Fully built-out nail salon
Suite 117	Available	2,128 - 3,092 SF	NNN	\$26.00 SF/yr	Can be combined with Suite 118
Suite 118	Available	964 - 3,092 SF	NNN	\$26.00 SF/yr	Can be combined with Suite 117
Suite 105	Available	3,000 SF	NNN	\$26.00 SF/yr	-

# PROPERTY PHOTOS



## LOCATION DESCRIPTION

Situated in the bustling Phoenix market, the area surrounding the property at 6340 S Rural Rd, Tempe, AZ, 85283, offers an array of amenities and attractions tailored to office tenants, including: 1. Tempe Marketplace: A dynamic outdoor retail hub showcasing popular stores, diverse dining options, and a cinema for post-work relaxation. 2. Tempe Diablo Stadium: Home to the Los Angeles Angels' spring training, offering team-building opportunities for sports enthusiasts. Boasting high traffic counts and a strategic proximity to major freeways, this location provides prime visibility and accessibility. Additionally, the area's diverse demographics offer a vibrant customer base and a talented workforce for potential tenants.



# LOCAL RETAILERS



# STREET VIEW



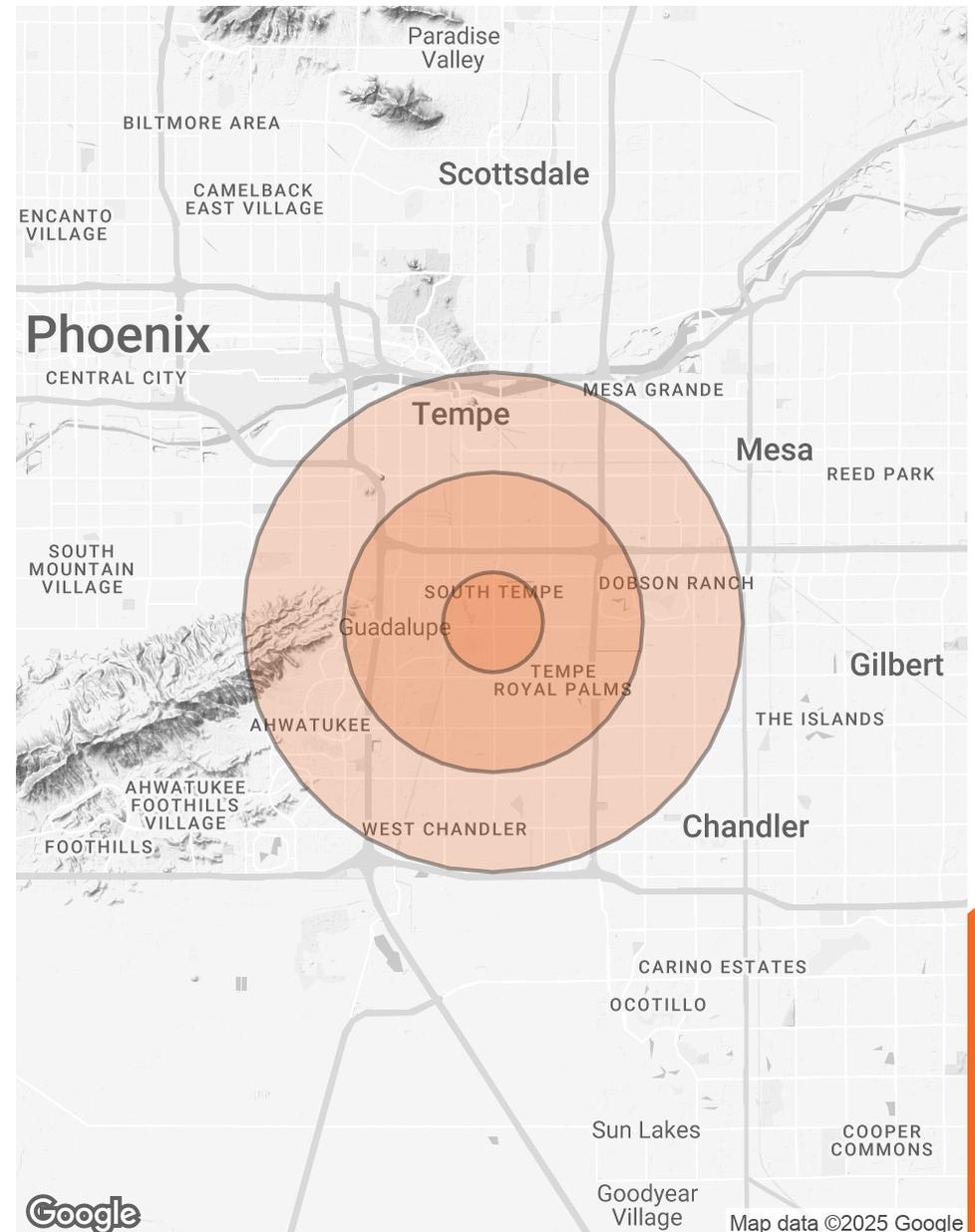
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	13,332	123,173	372,333
<b>AVERAGE AGE</b>	41	39	37
<b>AVERAGE AGE (MALE)</b>	39	38	36
<b>AVERAGE AGE (FEMALE)</b>	42	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,776	50,666	153,430
<b># OF PERSONS PER HH</b>	2.3	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$104,701	\$114,259	\$101,227
<b>AVERAGE HOUSE VALUE</b>	\$479,736	\$468,955	\$433,658

Demographics data derived from AlphaMap



We obtained the information presented within from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

All SVN offices are independently owned and operated.

## FOR MORE INFORMATION:



### **Justin Rhis**

Office: 480.425.5530

Cell: 602.510.4903

[justin.rhis@svn.com](mailto:justin.rhis@svn.com)