



Tempe Park Place
Apartments
252 Units

CITYSCAPE
at Lakeshore
214 Units

SUBJECT

**NATIONAL
FITNESS
USER**

COLLEGE PARK SHOPPING CENTER

Baseline Rd & Rural Rd - Northwest Corner
Tempe, Arizona

LOWE'S

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KIMCO
REALTY

COLLEGE PARK SHOPPING CENTER



FORMER RESTAURANT AND SHOPS AVAILABLE

Property Highlights

- Shop and Restaurant Space Available
- Strong Demographics
- Over 73,000 Cars Per Day At Intersection
- Dominant Retail Intersection In Trade Area
- Less Than 1 Mile South of US 60
- Near New Alamo Draft House
- Rental Rate: Call to Discuss

Traffic Counts

Elliot Rd	33,166 CPD
Power Dr	40,754 CPD
Total	73,920 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	18,991	152,086	361,090
Estimated Households	7,849	62,138	149,102
Med. Household Income	\$81,995	\$87,583	\$82,760
Daytime Population	9,476	92,535	253,456

Source: SitesUSA

Nearby Tenants



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CONCEPTUAL SITE PLAN



AVAILABLE	SQFT
1 Sunshine Breakfast Bar	4,369
2 European Wax Center	1,600
3 NY Nails	1,393
4 Sushi Time	1,156
5 AVAILABLE	900
6 AVAILABLE	1,500
7 Jimmy Johns Gourmet Sandwiches	2,080
8 National Fitness User	32,306
9 Keep It Cut	1,200
10 Elements Therapeutic Massage	1,500
11 Verizon Wireless GoWireless	1,500
12 H&R Block	2,857
13 ATI Physical Therapy	2,537
14 Cafe Rio	2,785
15 Pet Planet	2,400
16 AVAILABLE	600
17 AVAILABLE	1,600

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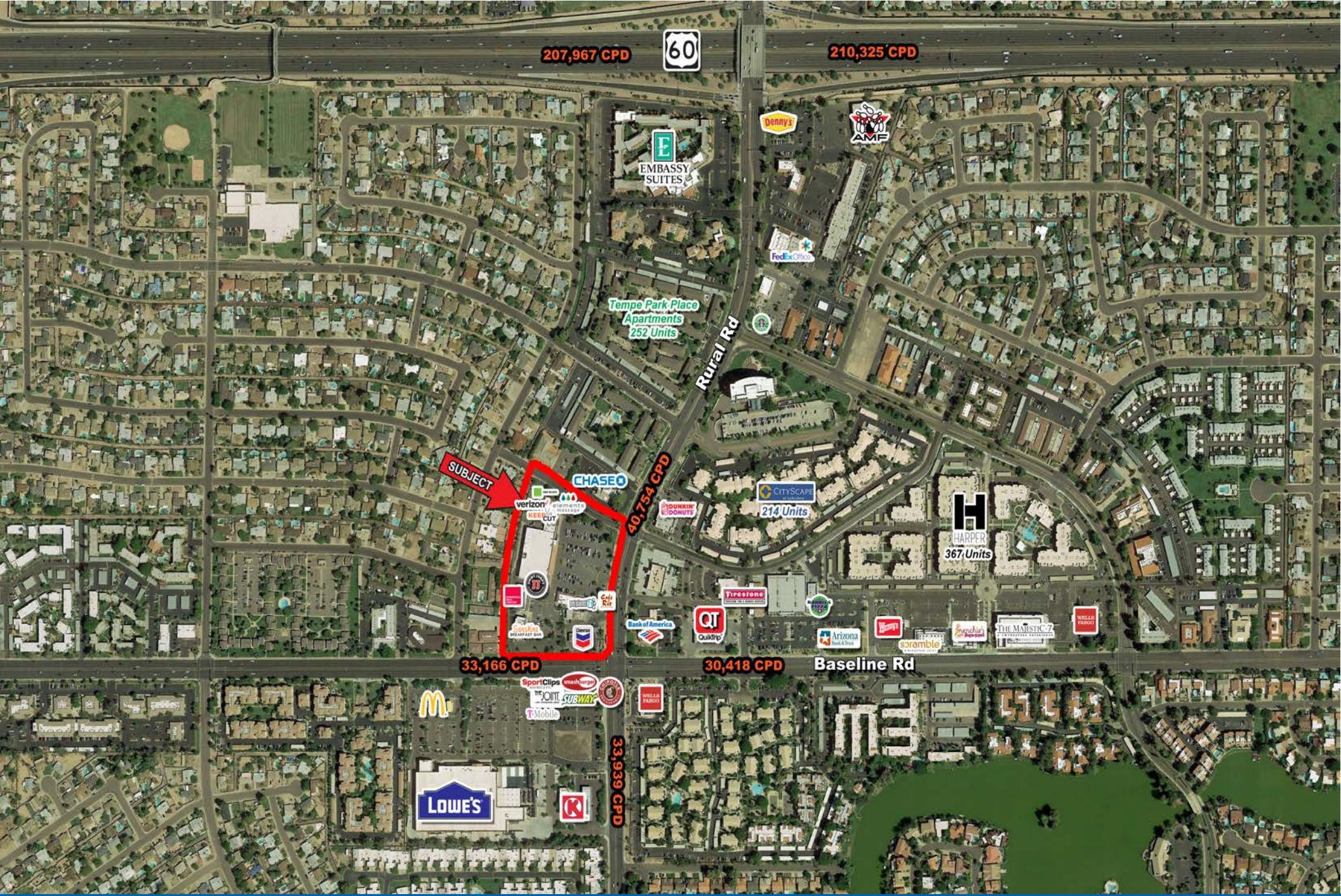
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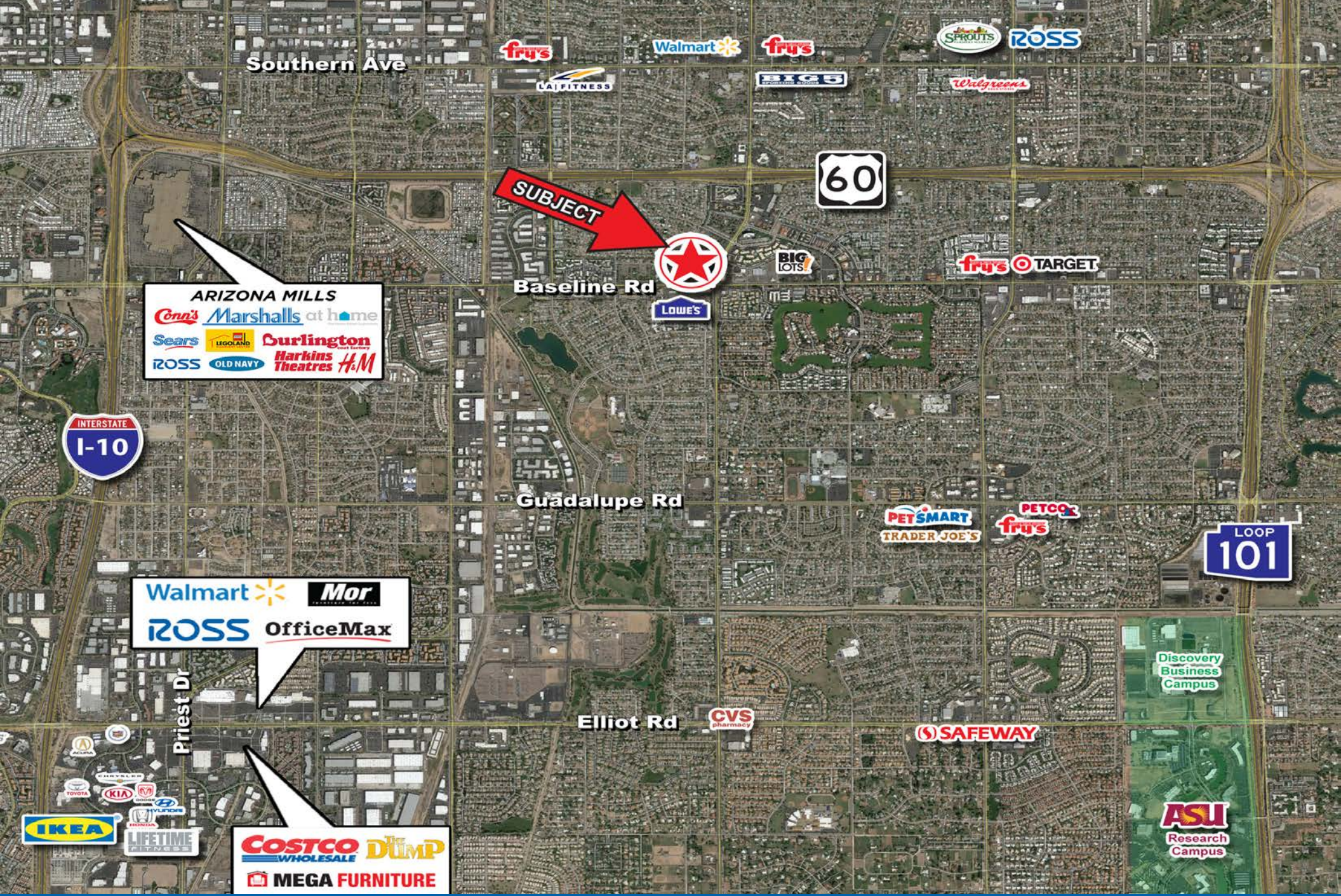
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DEMOGRAPHICS



2022 POPULATION

1 MILE: 18,991
3 MILES: 152,086
5 MILES: 361,090



MEDIAN HOUSEHOLD INCOME

1 MILE: \$81,995
3 MILES: \$87,583
5 MILES: \$82,760



POPULATION GROWTH PROJECTION 2022 - 2027

1 MILE: .5%
3 MILES: 1.3%
5 MILES: 1.2%



TOTAL BUSINESSES

1 MILE: 1,173
3 MILES: 8,584
5 MILES: 20,981



2022 TOTAL HOUSEHOLDS

1 MILE: 7,849
3 MILES: 62,138
5 MILES: 149,102



NUMBER OF EMPLOYEES

1 MILE: 9,476
3 MILES: 92,535
5 MILES: 253,456



MEDIAN HOME VALUE

1 MILE: \$282,637
3 MILES: \$300,030
5 MILES: \$292,583

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