

FOR LEASE

# 1050 E SOUTHERN AVE

1050 E SOUTHERN AVE, TEMPE, AZ 85282



## OFFERING SUMMARY

Lease Rate:	\$17.50 - 19.50 SF/yr (Full Service)
Building Size:	27,583 SF
Available SF:	355 - 1,976 SF
Lot Size:	97,180 SF
Number of Units:	40
Year Built:	1968
Zoning:	RO
Market:	Phoenix
Submarket:	Tempe

## PROPERTY HIGHLIGHTS

- Modern architecture and sleek design
- Flexible and customizable floor plans
- Abundant natural light throughout the space
- Ample on-site parking for tenants and visitors
- Prime location in the heart of Tempe, AZ
- Thoughtful landscaping and impressive curb appeal
- Easy access to major transportation routes
- Ideal for corporate headquarters or dynamic office space
- Professional and welcoming environment for tenants

Cory Sposi

480.621.4025

csposi@cpiaz.com

Kelli Jelinek

480.214.1109

kjelinek@cpiaz.com

Leroy Breinholt

480.966.2301

lbreinholt@cpiaz.com

**2323 W. UNIVERSITY DRIVE | TEMPE, AZ 85281 | CPIAZ.COM**

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice.

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## LOCATION DESCRIPTION

1050 E Southern is located east of Rural Road on the intersection of Southern Avenue and Terrace Road. Nearby, Tempe Marketplace and Mill Avenue offer an array of dining, retail, and entertainment options, perfect for team outings or client meetings. With its proximity to major transportation routes and the lively urban atmosphere, the area provides an ideal backdrop for businesses seeking to attract top talent and cultivate a dynamic work environment.

## LOCATION DETAILS

County	Maricopa
Cross Streets	Southern Ave & Terrace Rd
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	U.S. 60
Nearest Airport	Phoenix Sky Harbor International Airport

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,343	4,939	17,460
AVERAGE AGE	36	37	36
Total Households	530	1,939	17,460
# of Persons per HH	2.5	2.5	36
Average HH Income	\$109,229	\$105,654	\$99,873
Average House Value	\$500,266	\$491,915	\$479,328

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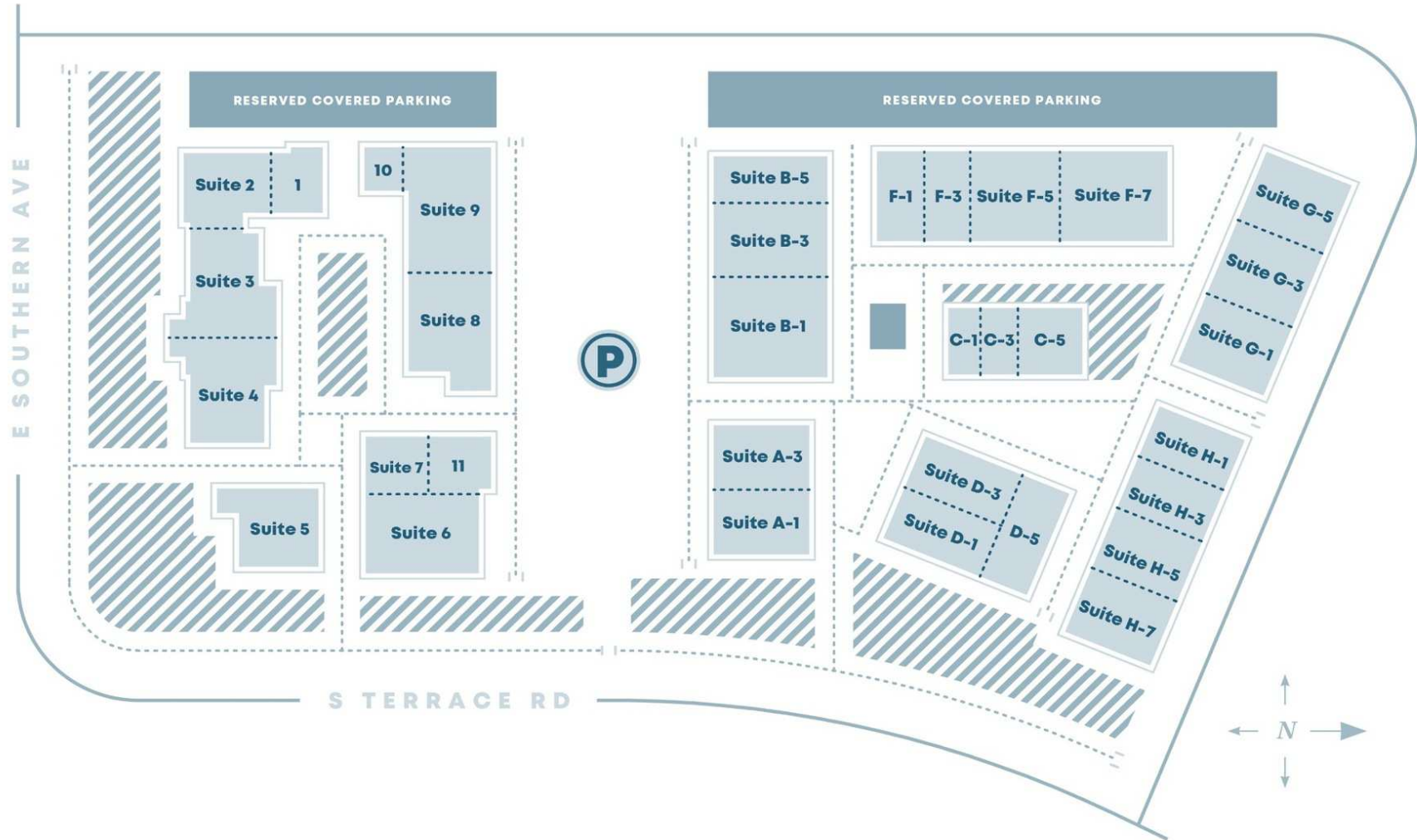
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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC



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# Nearby Amenities

## LIFESTYLE

1. Fry's Food
2. Sprouts Farmers Market
3. ALDI
4. Planet Fitness
5. LA Fitness
6. 'A' Mountain

## RESTAURANTS

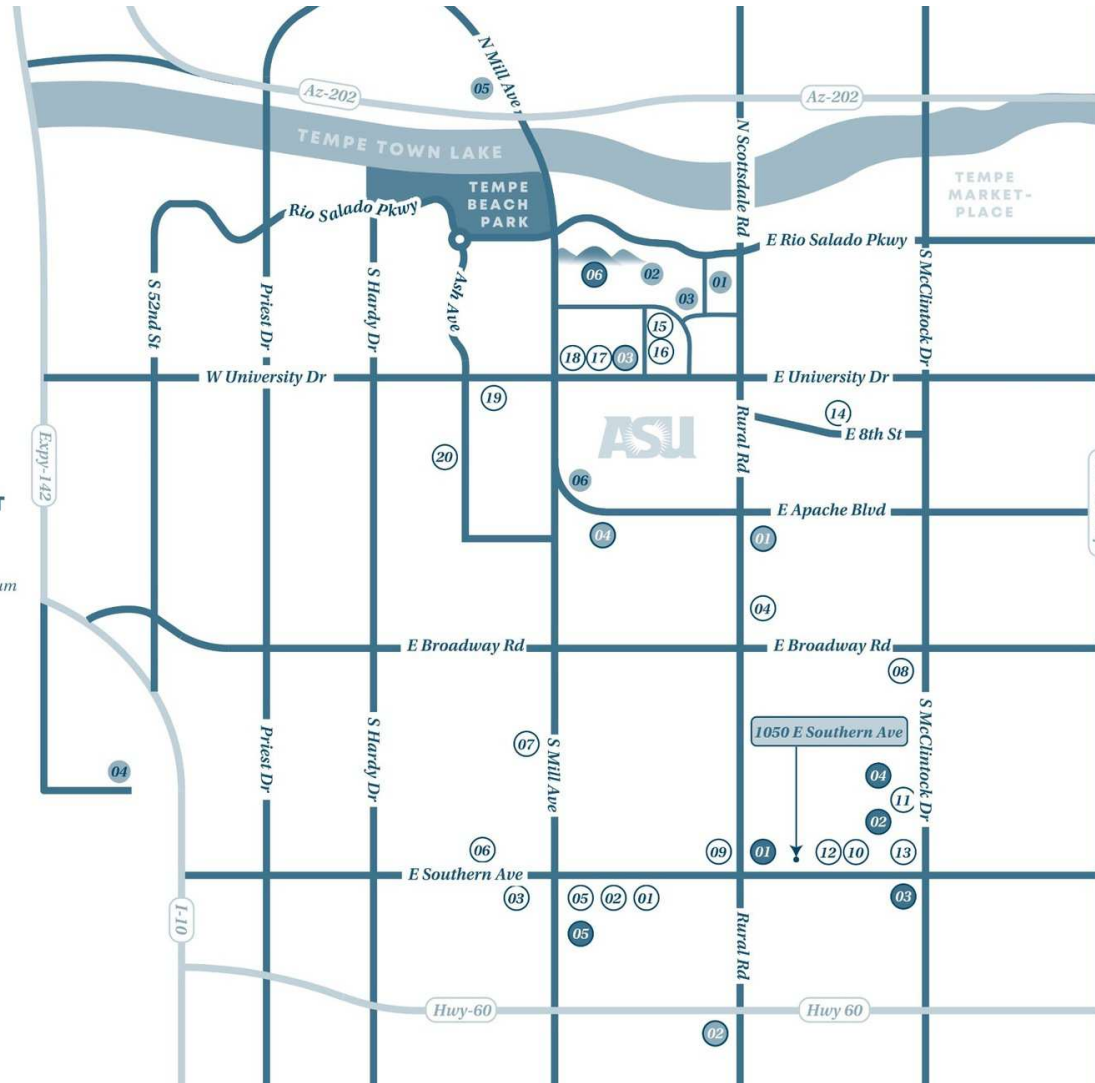
1. Fate Brewing Company
2. d'Lite Healthy on the Go
3. Yucca Tap Room
4. Potbelly Sandwich Shop
5. Tempe Eats Food Hall
6. Red Devil Italian
7. The Golden Pineapple
8. Ted's Hot Dogs
9. Jimmy John's
10. Los Reyes De La Torta
11. Starbucks
12. Spokes
13. Outback Steakhouse
14. Four Peaks Brewing Company
15. Postino Annex
16. Snooze
17. Shady Park
18. Pita Jungle
19. First Watch
20. Casey Moore's

## HOSPITALITY

1. Moxy
2. Embassy Suites by Hilton
3. Canopy by Hilton
4. Graduate by Hilton

## ENTERTAINMENT

1. Mullet Arena
2. Mountain America Stadium
3. Desert Financial Arena
4. Tempe Diablo Stadium
5. Marquee Theatre
6. ASU Gammage



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