



FOR LEASE | RETAIL

The Access - Retail Shop Space Near ASU

1811 E Apache Blvd | Tempe, AZ 85281

PRESENTED BY:

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The LRA logo consists of the letters "LRA" in a bold, white, sans-serif font, centered within a solid orange rectangular background. Below the orange rectangle is a thin grey horizontal bar.

The Access Offers Luxurious Amenities For Its Residents

1811 E Apache Blvd | Tempe, AZ 85281



OFFERING SUMMARY

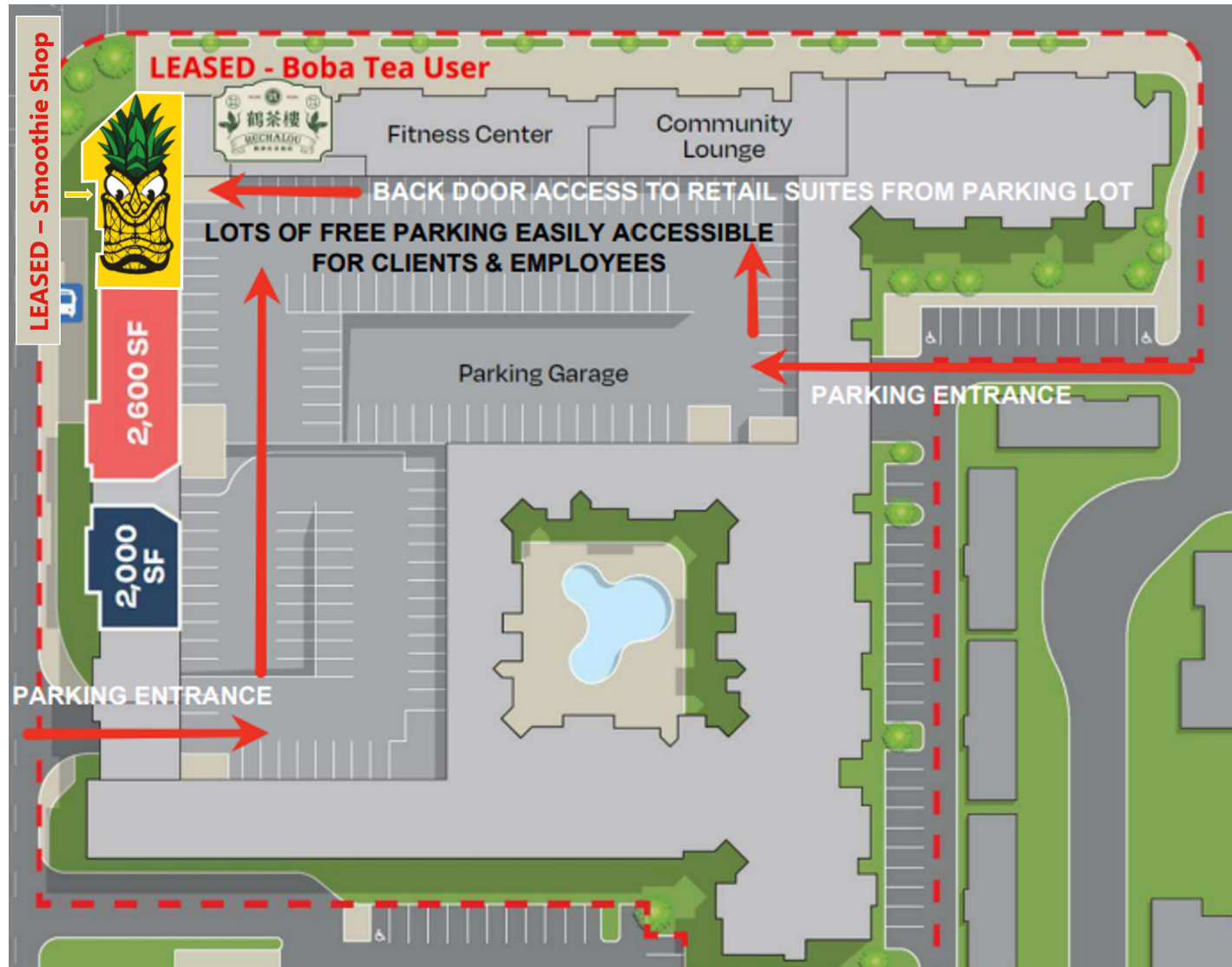
Lease Rate:	\$20.00 SF/YR (NNN)
Suite 104:	2,600 SF (Divisible)
Suite 102:	2,000 SF
Year Built:	2009
Zoning:	MU-4

PROPERTY OVERVIEW

Incredible opportunity to open a retail location along the light rail (across the street from the McClintock/Apache station), on the bottom floor of a 408-unit apartment complex, 1 MILE FROM ASU. Property has 2 suites available ranging from 2,000 SF - 2,600 SF (2,600 SF Contiguous) with excellent frontage along Apache Blvd and McClintock Rd. Plenty of FREE parking on site with ease of access from the parking garage. Clients will not have to pay to park nor have trouble finding your suite.

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Retail Spaces Are Move In Ready

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www.lrarealestate.com

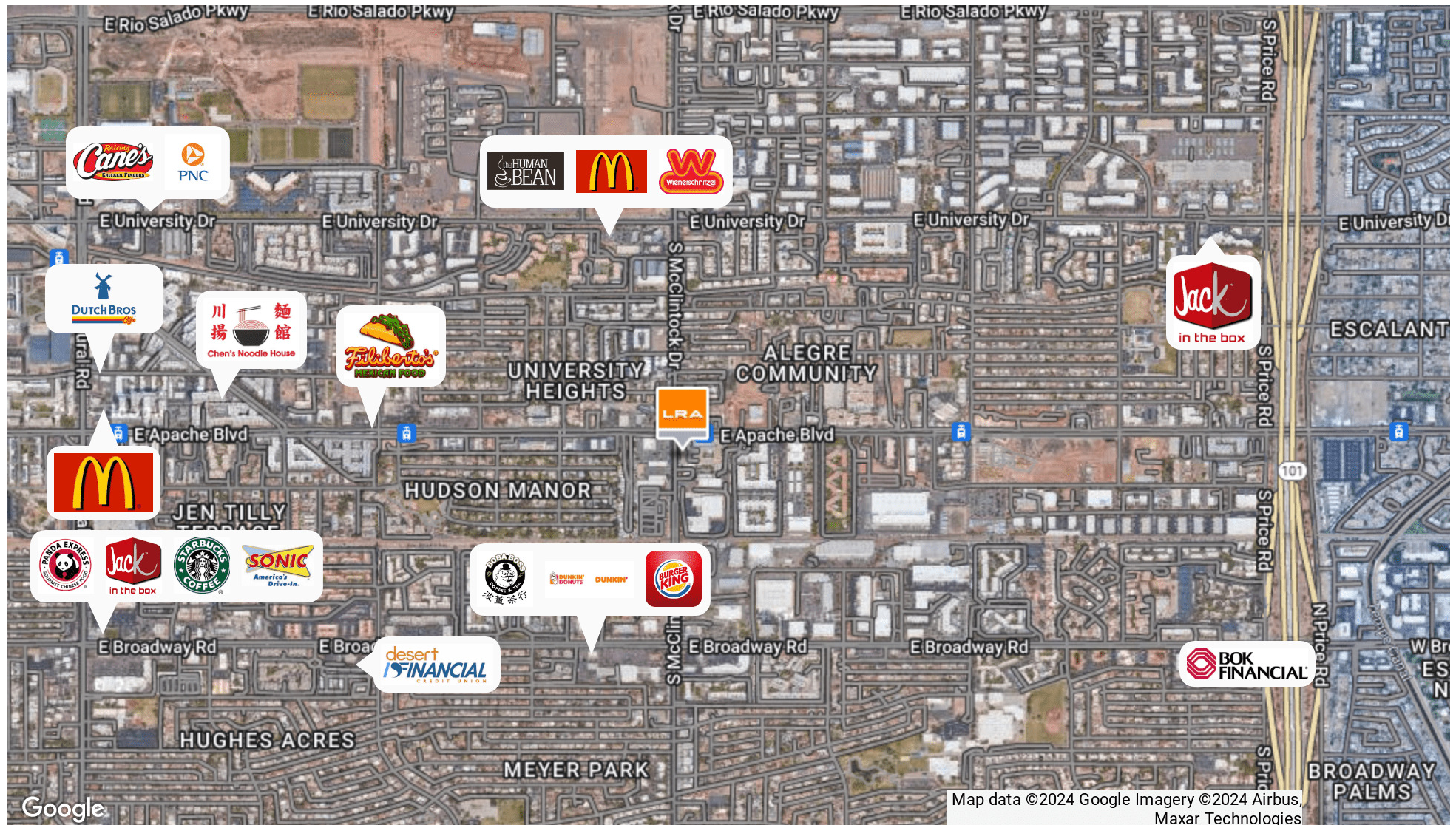
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Demographic Detail Report

The Access

1811 E Apache Blvd, Tempe, AZ 85281

Building Type: **Multi-Family**
 Building Size: **583,259 SF**
 # of Units: **408**
 Avg Unit Size: **552 SF**

% Bldg Vacant: **13%**
 Total Available: **8,000 SF**
 Rent/SF/Yr: **\$24.00**



Radius	1 Mile			3 Mile		5 Mile	
Population							
2028 Projection	33,506			162,361		365,084	
2023 Estimate	32,530			159,996		360,549	
2010 Census	25,405			139,225		319,262	
Growth 2023 - 2028	3.00%			1.48%		1.26%	
Growth 2010 - 2023	28.05%			14.92%		12.93%	
2023 Population by Age	32,530			159,996		360,549	
Age 0 - 4	2,639	8.11%		12,091	7.56%	24,936	6.92%
Age 5 - 9	2,366	7.27%		10,889	6.81%	23,900	6.63%
Age 10 - 14	1,939	5.96%		9,207	5.75%	22,246	6.17%
Age 15 - 19	1,588	4.88%		8,158	5.10%	20,632	5.72%
Age 20 - 24	2,011	6.18%		10,082	6.30%	22,507	6.24%
Age 25 - 29	3,383	10.40%		15,249	9.53%	29,912	8.30%
Age 30 - 34	4,383	13.47%		18,614	11.63%	35,518	9.85%
Age 35 - 39	3,981	12.24%		16,884	10.55%	33,585	9.31%
Age 40 - 44	2,893	8.89%		12,834	8.02%	27,696	7.68%
Age 45 - 49	1,938	5.96%		9,357	5.85%	22,151	6.14%
Age 50 - 54	1,430	4.40%		7,655	4.78%	19,525	5.42%
Age 55 - 59	1,148	3.53%		6,824	4.27%	18,210	5.05%
Age 60 - 64	953	2.93%		6,225	3.89%	16,947	4.70%
Age 65 - 69	717	2.20%		5,228	3.27%	14,336	3.98%
Age 70 - 74	524	1.61%		4,261	2.66%	11,584	3.21%
Age 75 - 79	331	1.02%		2,971	1.86%	7,901	2.19%
Age 80 - 84	178	0.55%		1,805	1.13%	4,696	1.30%
Age 85+	128	0.39%		1,664	1.04%	4,268	1.18%
Age 65+	1,878	5.77%		15,929	9.96%	42,785	11.87%
Median Age	32.70			33.80		35.10	
Average Age	32.20			34.70		36.10	



Demographic Detail Report

The Access 1811 E Apache Blvd, Tempe, AZ 85281					
Radius	1 Mile		3 Mile		5 Mile
2023 Population By Race	32,530		159,996		360,549
White	22,230	68.34%	120,494	75.31%	275,630 76.45%
Black	2,970	9.13%	12,981	8.11%	28,738 7.97%
Am. Indian & Alaskan	1,805	5.55%	8,632	5.40%	22,622 6.27%
Asian	3,975	12.22%	10,430	6.52%	17,771 4.93%
Hawaiian & Pacific Island	188	0.58%	828	0.52%	2,033 0.56%
Other	1,361	4.18%	6,631	4.14%	13,754 3.81%
Population by Hispanic Origin	32,530		159,996		360,549
Non-Hispanic Origin	21,924	67.40%	115,143	71.97%	242,186 67.17%
Hispanic Origin	10,606	32.60%	44,853	28.03%	118,363 32.83%
2023 Median Age, Male	33.30		34.10		35.00
2023 Average Age, Male	32.60		34.50		35.70
2023 Median Age, Female	31.90		33.60		35.20
2023 Average Age, Female	31.60		34.90		36.50
2023 Population by Occupation Classification	25,267		126,180		285,338
Civilian Employed	16,597	65.69%	83,929	66.52%	193,999 67.99%
Civilian Unemployed	655	2.59%	3,080	2.44%	6,916 2.42%
Civilian Non-Labor Force	8,013	31.71%	39,076	30.97%	84,169 29.50%
Armed Forces	2	0.01%	95	0.08%	254 0.09%
Households by Marital Status					
Married	2,287		15,956		43,101
Married No Children	1,224		9,771		25,402
Married w/Children	1,063		6,185		17,699
2023 Population by Education	24,544		122,339		272,647
Some High School, No Diploma	2,983	12.15%	9,431	7.71%	27,258 10.00%
High School Grad (Incl Equivalency)	3,043	12.40%	17,788	14.54%	47,039 17.25%
Some College, No Degree	6,351	25.88%	36,923	30.18%	83,074 30.47%
Associate Degree	2,556	10.41%	12,770	10.44%	26,319 9.65%
Bachelor Degree	5,174	21.08%	25,547	20.88%	54,925 20.15%
Advanced Degree	4,437	18.08%	19,880	16.25%	34,032 12.48%



Demographic Detail Report

The Access						
1811 E Apache Blvd, Tempe, AZ 85281						
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2023 Population by Occupation	31,667		155,501		357,012	
Real Estate & Finance	1,427	4.51%	7,745	4.98%	18,743	5.25%
Professional & Management	8,977	28.35%	44,543	28.64%	100,429	28.13%
Public Administration	245	0.77%	1,930	1.24%	5,042	1.41%
Education & Health	4,426	13.98%	20,824	13.39%	42,291	11.85%
Services	3,391	10.71%	17,360	11.16%	38,160	10.69%
Information	327	1.03%	1,755	1.13%	4,189	1.17%
Sales	4,163	13.15%	21,165	13.61%	47,393	13.27%
Transportation	1,697	5.36%	4,051	2.61%	7,464	2.09%
Retail	1,938	6.12%	9,376	6.03%	22,020	6.17%
Wholesale	408	1.29%	1,787	1.15%	4,011	1.12%
Manufacturing	1,062	3.35%	4,763	3.06%	13,092	3.67%
Production	1,501	4.74%	7,590	4.88%	20,735	5.81%
Construction	782	2.47%	4,505	2.90%	14,315	4.01%
Utilities	685	2.16%	3,792	2.44%	9,060	2.54%
Agriculture & Mining	17	0.05%	365	0.23%	773	0.22%
Farming, Fishing, Forestry	3	0.01%	71	0.05%	258	0.07%
Other Services	618	1.95%	3,879	2.49%	9,037	2.53%
2023 Worker Travel Time to Job	16,095		80,509		185,221	
<30 Minutes	12,920	80.27%	62,992	78.24%	138,827	74.95%
30-60 Minutes	2,761	17.15%	15,188	18.86%	39,837	21.51%
60+ Minutes	414	2.57%	2,329	2.89%	6,557	3.54%
2010 Households by HH Size	11,526		57,302		129,570	
1-Person Households	4,437	38.50%	20,364	35.54%	43,715	33.74%
2-Person Households	3,835	33.27%	19,099	33.33%	41,779	32.24%
3-Person Households	1,519	13.18%	8,307	14.50%	19,087	14.73%
4-Person Households	996	8.64%	5,278	9.21%	12,921	9.97%
5-Person Households	429	3.72%	2,380	4.15%	6,455	4.98%
6-Person Households	179	1.55%	1,046	1.83%	3,021	2.33%
7 or more Person Households	131	1.14%	828	1.44%	2,592	2.00%
2023 Average Household Size	2.20		2.20		2.40	
Households						
2028 Projection	14,623		66,118		146,691	
2023 Estimate	14,258		65,206		145,013	
2010 Census	11,527		57,301		129,570	
Growth 2023 - 2028	2.56%		1.40%		1.16%	
Growth 2010 - 2023	23.69%		13.80%		11.92%	



Demographic Detail Report

The Access 1811 E Apache Blvd, Tempe, AZ 85281				
Radius	1 Mile		3 Mile	
2023 Households by HH Income	14,259		65,206	
<\$25,000	4,998	35.05%	16,941	25.98%
\$25,000 - \$50,000	3,797	26.63%	15,388	23.60%
\$50,000 - \$75,000	2,341	16.42%	11,736	18.00%
\$75,000 - \$100,000	1,659	11.63%	8,070	12.38%
\$100,000 - \$125,000	816	5.72%	5,589	8.57%
\$125,000 - \$150,000	170	1.19%	2,642	4.05%
\$150,000 - \$200,000	223	1.56%	2,658	4.08%
\$200,000+	255	1.79%	2,182	3.35%
2023 Avg Household Income	\$50,815		\$66,873	
2023 Med Household Income	\$39,642		\$50,553	
2023 Occupied Housing	14,258		65,206	
Owner Occupied	2,298	16.12%	23,634	36.25%
Renter Occupied	11,960	83.88%	41,572	63.75%
2010 Housing Units	15,040		68,527	
1 Unit	2,732	18.16%	27,450	40.06%
2 - 4 Units	1,705	11.34%	6,441	9.40%
5 - 19 Units	4,190	27.86%	16,273	23.75%
20+ Units	6,413	42.64%	18,363	26.80%
2023 Housing Value	2,299		23,633	
<\$100,000	287	12.48%	2,570	10.87%
\$100,000 - \$200,000	707	30.75%	3,773	15.96%
\$200,000 - \$300,000	612	26.62%	8,193	34.67%
\$300,000 - \$400,000	419	18.23%	5,766	24.40%
\$400,000 - \$500,000	192	8.35%	1,922	8.13%
\$500,000 - \$1,000,000	59	2.57%	1,366	5.78%
\$1,000,000+	23	1.00%	43	0.18%
2023 Median Home Value	\$225,408		\$266,806	
2023 Housing Units by Yr Built	15,470		71,642	
Built 2010+	1,565	10.12%	6,417	8.96%
Built 2000 - 2010	1,724	11.14%	5,690	7.94%
Built 1990 - 1999	1,502	9.71%	5,330	7.44%
Built 1980 - 1989	3,769	24.36%	14,991	20.92%
Built 1970 - 1979	3,438	22.22%	21,611	30.17%
Built 1960 - 1969	2,377	15.37%	12,503	17.45%
Built 1950 - 1959	802	5.18%	3,908	5.45%
Built <1949	293	1.89%	1,192	1.66%
2023 Median Year Built	1981		1977	



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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,177	8,016	7
Retail & Wholesale Trade	183	1,219	7
Hospitality & Food Service	91	1,151	13
Real Estate, Renting, Leasing	106	675	6
Finance & Insurance	51	195	4
Information	10	61	6
Scientific & Technology Services	109	528	5
Management of Companies	3	9	3
Health Care & Social Assistance	273	872	3
Educational Services	23	384	17
Public Administration & Sales	10	100	10
Arts, Entertainment, Recreation	20	87	4
Utilities & Waste Management	32	382	12
Construction	69	828	12
Manufacturing	67	922	14
Agriculture, Mining, Fishing	1	2	2
Other Services	129	601	5

Consumer Spending Report

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2023 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$312,201	\$1,705,089	\$4,002,386
Total Apparel	\$17,837	\$91,446	\$213,485
Women's Apparel	6,009	32,648	78,144
Men's Apparel	3,772	19,047	44,161
Girl's Apparel	1,360	6,819	15,780
Boy's Apparel	1,066	5,259	12,042
Infant Apparel	1,179	5,590	11,979
Footwear	4,452	22,082	51,379
Total Entertainment & Hobbies	\$42,389	\$247,020	\$583,076
Entertainment	6,359	37,959	91,563
Audio & Visual Equipment/Service	10,702	57,263	132,639
Reading Materials	769	4,453	10,202
Pets, Toys, & Hobbies	7,034	43,667	102,554
Personal Items	17,525	103,678	246,119
Total Food and Alcohol	\$98,948	\$506,584	\$1,174,651
Food At Home	53,142	266,661	619,551
Food Away From Home	39,207	205,535	476,496
Alcoholic Beverages	6,598	34,389	78,603
Total Household	\$41,176	\$253,593	\$603,648
House Maintenance & Repair	4,244	42,792	110,268
Household Equip & Furnishings	18,287	103,700	244,166
Household Operations	14,059	79,578	183,886
Housing Costs	4,585	27,524	65,328

Consumer Spending Report

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2023 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$83,541	\$437,531	\$1,020,523
Vehicle Purchases	37,989	202,621	475,773
Gasoline	24,032	123,423	286,649
Vehicle Expenses	1,614	8,410	20,676
Transportation	9,128	46,226	106,125
Automotive Repair & Maintenance	10,778	56,852	131,300
Total Health Care	\$12,804	\$75,666	\$182,271
Medical Services	7,869	45,897	110,062
Prescription Drugs	3,509	21,462	52,271
Medical Supplies	1,426	8,307	19,938
Total Education/Day Care	\$15,506	\$93,249	\$224,733
Education	9,215	55,406	135,183
Fees & Admissions	6,291	37,843	89,551

Demographic Summary Report

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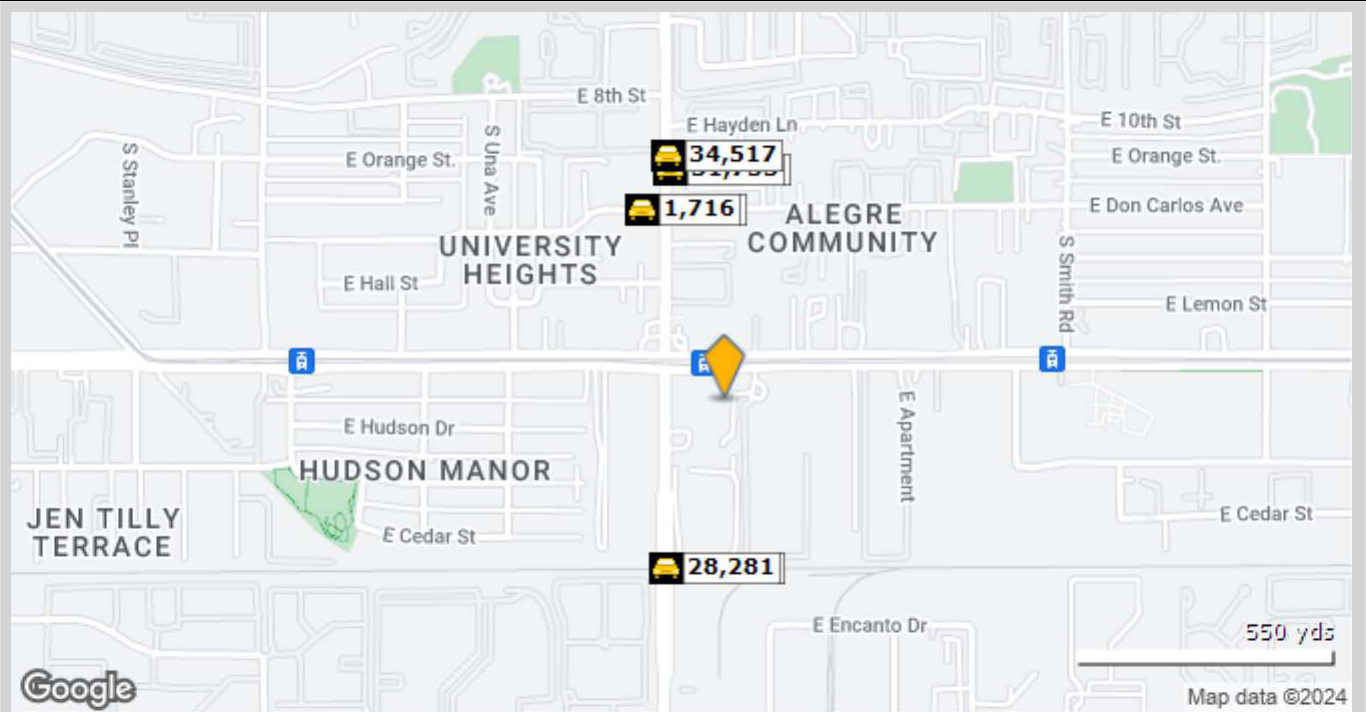
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Asian	3,975	12.22%	10,430	6.52%	17,771	4.93%
Hawaiian & Pacific Island	188	0.58%	828	0.52%	2,033	0.56%
Other	1,361	4.18%	6,631	4.14%	13,754	3.81%
U.S. Armed Forces	3		96		254	
Households						
2028 Projection	14,623		66,118		146,691	
2023 Estimate	14,258		65,206		145,013	
2010 Census	11,527		57,301		129,570	
Growth 2023 - 2028	2.56%		1.40%		1.16%	
Growth 2010 - 2023	23.69%		13.80%		11.92%	
Owner Occupied	2,298	16.12%	23,634	36.25%	61,050	42.10%
Renter Occupied	11,960	83.88%	41,572	63.75%	83,963	57.90%
2023 Households by HH Income	14,259		65,206		145,014	
Income: <\$25,000	4,998	35.05%	16,941	25.98%	31,919	22.01%
Income: \$25,000 - \$50,000	3,797	26.63%	15,388	23.60%	33,745	23.27%
Income: \$50,000 - \$75,000	2,341	16.42%	11,736	18.00%	27,761	19.14%
Income: \$75,000 - \$100,000	1,659	11.63%	8,070	12.38%	18,687	12.89%
Income: \$100,000 - \$125,000	816	5.72%	5,589	8.57%	13,144	9.06%
Income: \$125,000 - \$150,000	170	1.19%	2,642	4.05%	6,966	4.80%
Income: \$150,000 - \$200,000	223	1.56%	2,658	4.08%	6,696	4.62%
Income: \$200,000+	255	1.79%	2,182	3.35%	6,096	4.20%
2023 Avg Household Income	\$50,815		\$66,873		\$72,884	
2023 Med Household Income	\$39,642		\$50,553		\$55,699	

Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S McClintock Dr	E Broadway Rd	0.24 S	2020	31,728	MPSI	.21
2	S McClintock Dr	E Broadway Rd	0.24 S	2022	32,657	MPSI	.22
3	South McClintock Drive	E Broadway Rd	0.24 S	2020	28,659	MPSI	.22
4	South McClintock Drive	E Broadway Rd	0.24 S	2022	28,281	MPSI	.22
5	East Don Carlos Avenue	S McClintock Dr	0.03 E	2020	1,999	MPSI	.26
6	East Don Carlos Avenue	S McClintock Dr	0.03 E	2022	1,951	MPSI	.26
7	E Don Carlos Ave	S McClintock Dr	0.03 E	2022	1,716	MPSI	.26
8	East Randall Drive	S McClintock Dr	0.01 W	2020	32,539	MPSI	.29
9	East Randall Drive	S McClintock Dr	0.01 W	2022	31,755	MPSI	.30
10	S McClintock Dr	E Randall Dr	0.02 S	2018	34,517	MPSI	.31

