



**AVAILABLE
16,795 SF**

206,838 CPD



58,627 CPD

HIGH PROFILE TEMPE ANCHOR

Southwest Corner of Elliot Rd and Priest Dr
Tempe, Arizona

Walmart

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PRIME TEMPE ANCHOR SPACE

Southwest Corner of Elliot Rd and Priest Dr
Tempe, Arizona



◆ ±16,795 SF AVAILABLE

Property Highlights

- ±90,000 cars per day at the intersection
- Existing LA Fitness Facility
- Right off of Interstate 10 - Quarter of a million cars per day
- High traffic daytime and evening population
- Join AutoZone & another large Retailer

Traffic Counts

Elliot Rd	58,627 CPD
Priest Dr	26,564 CPD
Total	85,191 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	13,700	123,311	290,977
Estimated Households	5,979	50,939	115,649
Avg Household Income	\$91,937	\$99,584	\$101,498
Daytime Population	17,770	63,659	181,886

Source: SitesUSA

Nearby Tenants



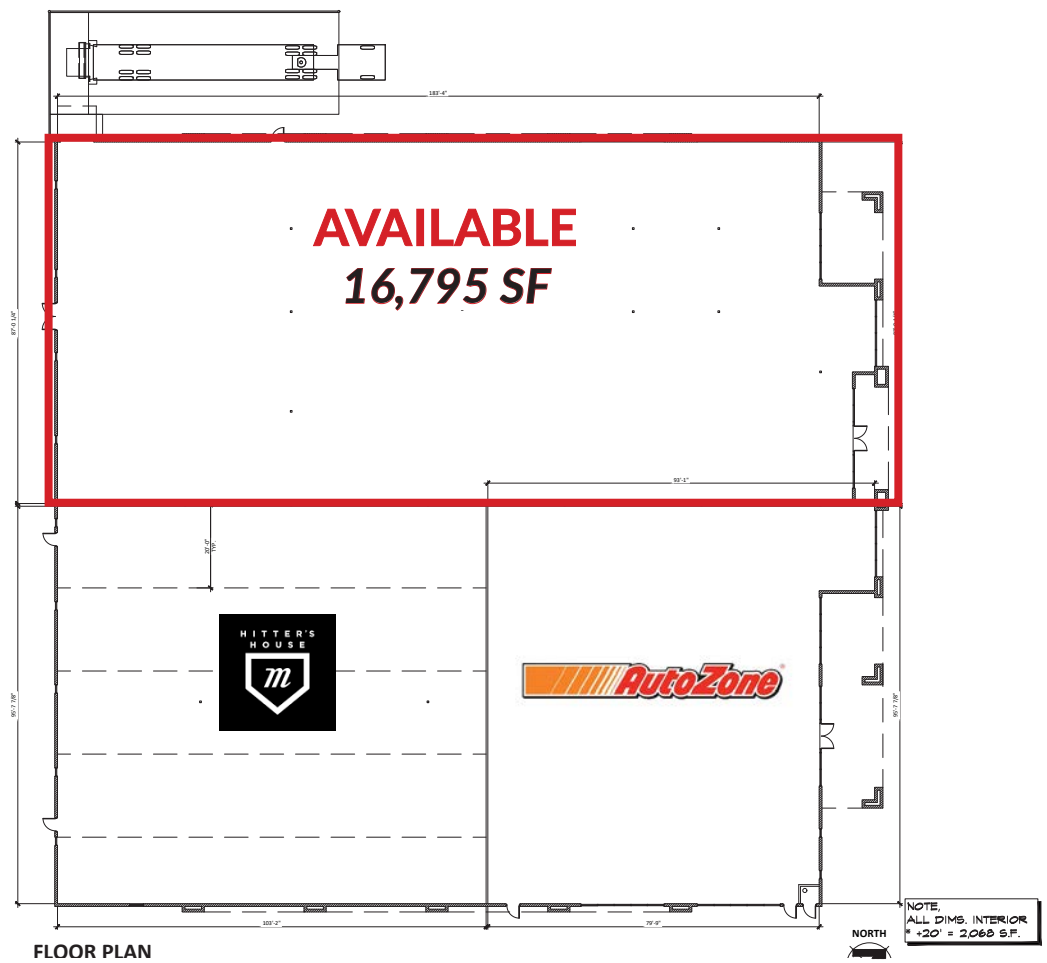
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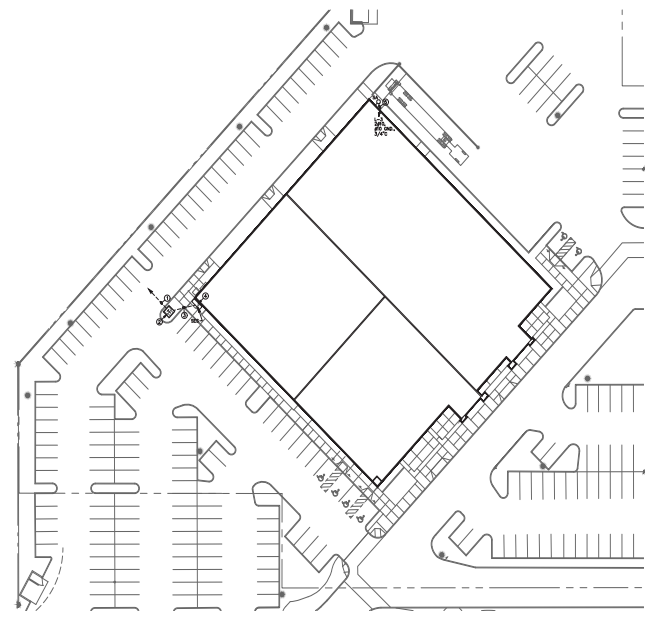
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CONCEPTUAL SITE PLAN



FLOOR PLAN



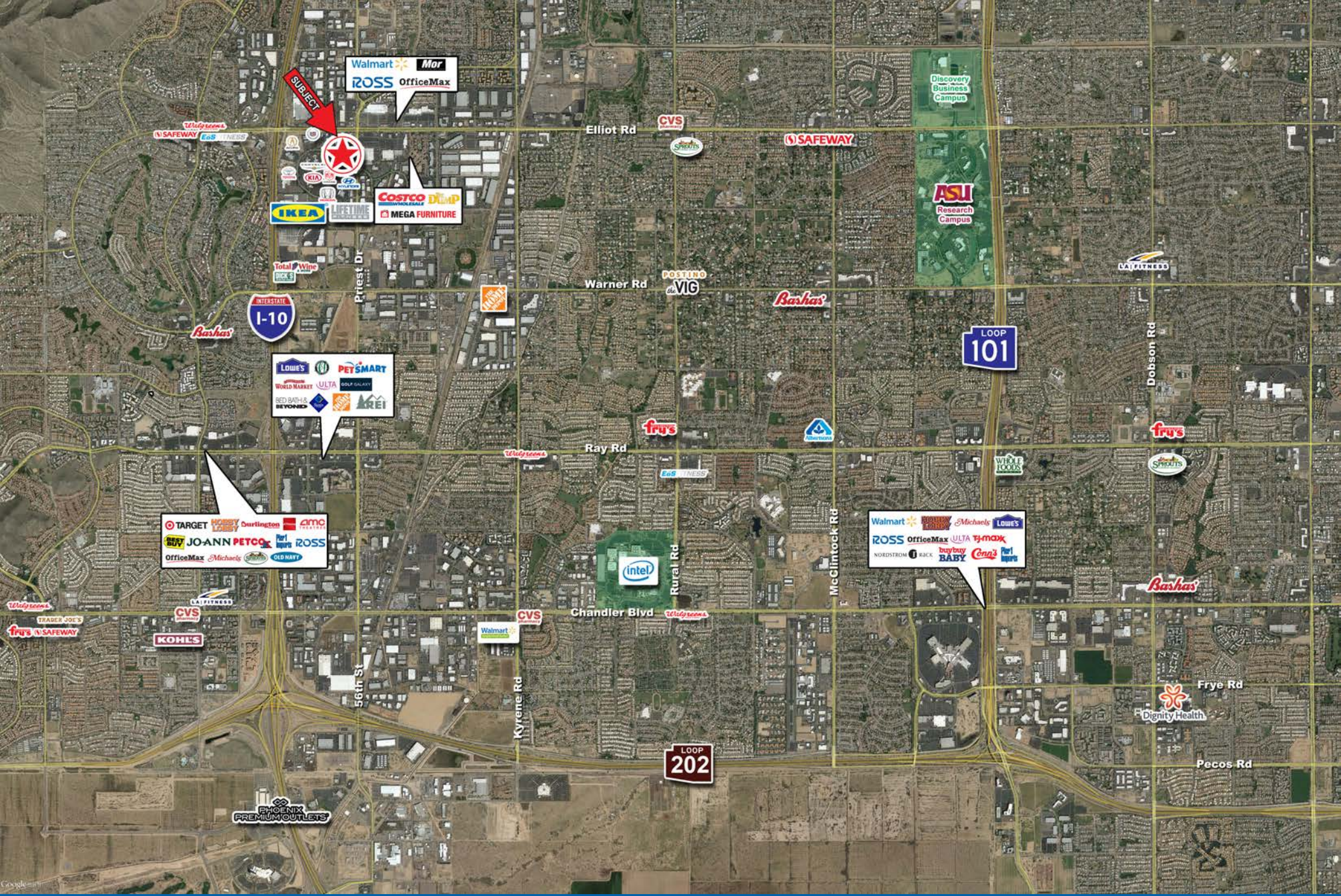
- GENERAL NOTES**
- A. ALL EXISTING CONDITIONS TO REMAIN UNLESS OTHERWISE NOTED.
 - B. ALL EXISTING UTILITIES AND SERVICES TO BE VERIFIED BY THE OWNER.
 - C. ALL EXISTING ELECTRICAL EQUIPMENT TO BE MAINTAINED.
 - D. CONSTRUCTION TO MAINTAIN EXISTING UTILITIES AND SERVICES WITH LANDSCAPE.
 - E. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION. ALL UTILITIES SHALL BE MAINTAINED TO REMAIN AS NOTED.
 - F. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - G. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 - I. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION.
- KEYNOTES**
1. EXISTING POWER SERVICE.
 2. EXISTING AND PROPOSED POWER SERVICE TRANSFORMERS.
 3. EXISTING AND PROPOSED POWER SERVICE EQUIPMENT, REFER TO THE ELECTRICAL.
 4. EXISTING AND PROPOSED POWER SERVICE EQUIPMENT, REFER TO THE ELECTRICAL.
 5. EXISTING AND PROPOSED POWER SERVICE EQUIPMENT, REFER TO THE ELECTRICAL.
- EXISTING EXTERIOR LIGHTING NOTES**
- A. EXISTING EXTERIOR LIGHTING SHALL REMAIN UNLESS OTHERWISE NOTED.
 - B. EXISTING EXTERIOR LIGHTING SHALL REMAIN UNLESS OTHERWISE NOTED.
 - C. EXISTING EXTERIOR LIGHTING SHALL REMAIN UNLESS OTHERWISE NOTED.
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DEMOGRAPHICS



2022 POPULATION

1 MILE: 13,339
3 MILES: 117,508
5 MILES: 281,396



MEDIAN HOUSEHOLD INCOME

1 MILE: \$85,046
3 MILES: \$99,809
5 MILES: \$98,723



POPULATION GROWTH PROJECTION 2022 - 2027

1 MILE: 1.3%
3 MILES: 0.8%
5 MILES: 1.0%



TOTAL BUSINESSES

1 MILE: 1,124
3 MILES: 6,149
5 MILES: 16,534



2022 TOTAL HOUSEHOLDS

1 MILE: 6,014
3 MILES: 49,078
5 MILES: 112,795



NUMBER OF EMPLOYEES

1 MILE: 16,654
3 MILES: 69,877
5 MILES: 192,790



MEDIAN HOME VALUE

1 MILE: \$315,020
3 MILES: \$324,397
5 MILES: \$319,360

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