



CORNERSTONE

NEC Rural Rd & University Dr | Tempe, AZ



CO-TENANTS

TRADER JOE'S



FAST MED URGENT CARE



AT A GLANCE



ESTIMATED POPULATION
(5 MILE RADIUS)
364,830



AVERAGE INCOME
(5 MILE RADIUS)
\$68,390



YEAR BUILT
1986

PROPERTY HIGHLIGHTS

- A Class A regional power center consisting of a dynamic mix of restaurant, retail & service concepts.
- Located in the heart of Tempe, where over 200,000 people work & 70,000 students reside.
- Strategically nestled just 6 miles from Phoenix Sky Harbor Airport which set a new high for traffic with over 46 million visitors within the past year.

AVAILABLE UNITS

| | | |
|-----------|----------|---------------|
| SUITE 106 | 1,295 SF | Retail |
| SUITE 206 | 1,818 SF | Retail/Office |
| SUITE 210 | 4,775 SF | Retail/Office |

Located on the northeast corner of Rural Rd & University Dr, Cornerstone is home to Trader Joes, Café Rio, Tempe Improv, Buffalo Wild Wings & many other popular shops & restaurants. Adjacent to Arizona State University, this highly frequented property offers a wide array of mixed-use space.

For more information please contact:

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AREA CO-TENANTS



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SITE MAP

DINING

- 25** Buffalo Wild Wings
- 22** Café Rio
- 11** Einstein Bros. Bagels
- 9** GuacStar Kitchen & Cantina
- 24** IHOP
- 23** McAlister's Deli
- 6** Pastries N' Chaat
- 1** Raising Cane's Chicken Fingers
- 7** Sushi 101
- 13** Tea Swirl

SHOPPING

- 3** BLICK Art Materials
- 2** Trader Joe's

AVAILABLE

- 4** Suite 106
- 19** Suite 206
- 20** Suite 210

ENTERTAINMENT

- 8** Tempe Improv Comedy Theatre

SERVICES

- 26** Arizona State University
- 15** Celebrity Tanning
- 17** FastMed Urgent Care
- 14** First Class Reflexology
- 21** Floatology
- 18** Mindspace
- 12** PNC Bank
- 16** Supercuts
- 10** Tempe Improv Management
- 5** UNI Nails



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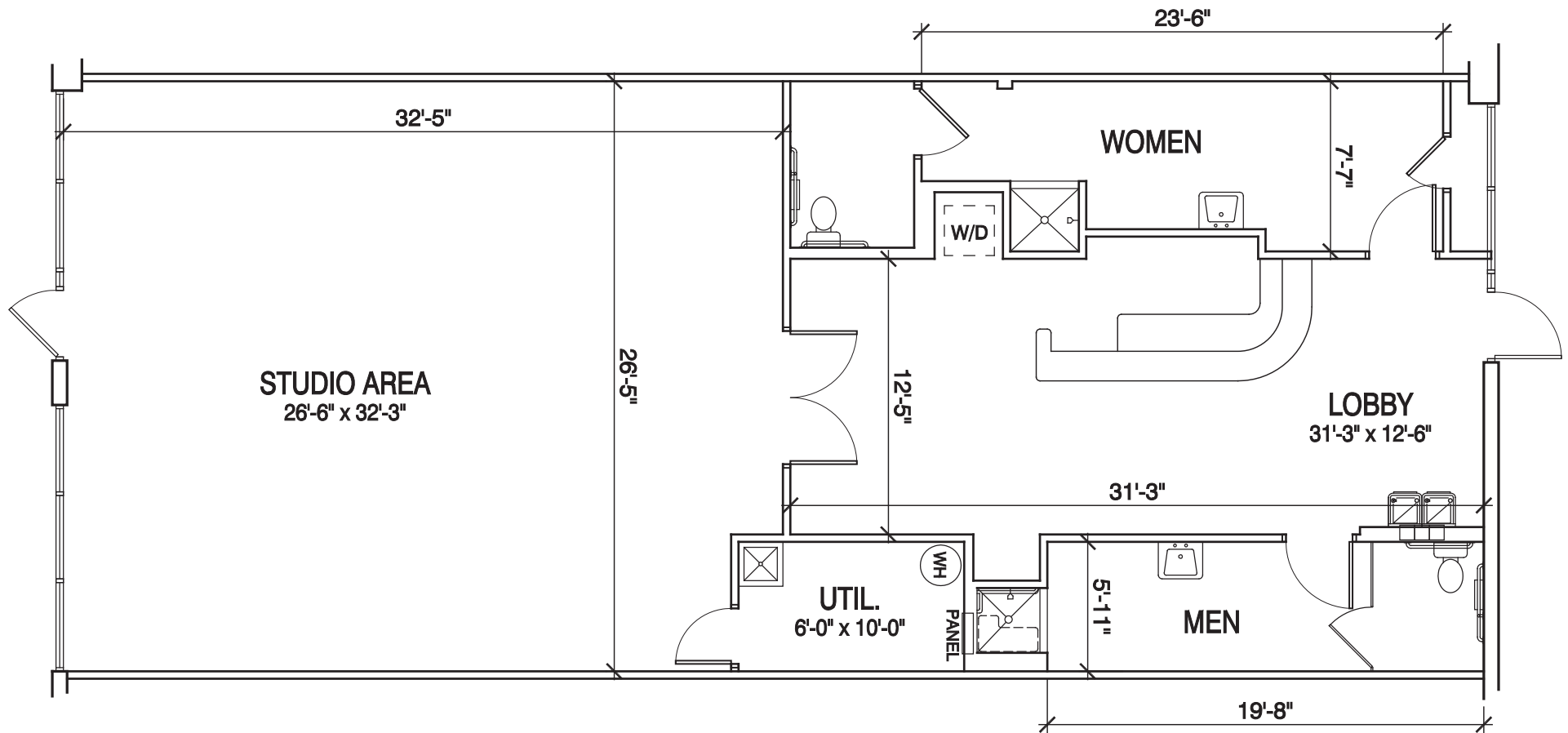
CORNERSTONE

NEC Rural Rd & University Dr | Tempe, AZ

FLOOR PLANS

SUITE 106 | 4

920 E University Dr | Tempe, AZ 85281



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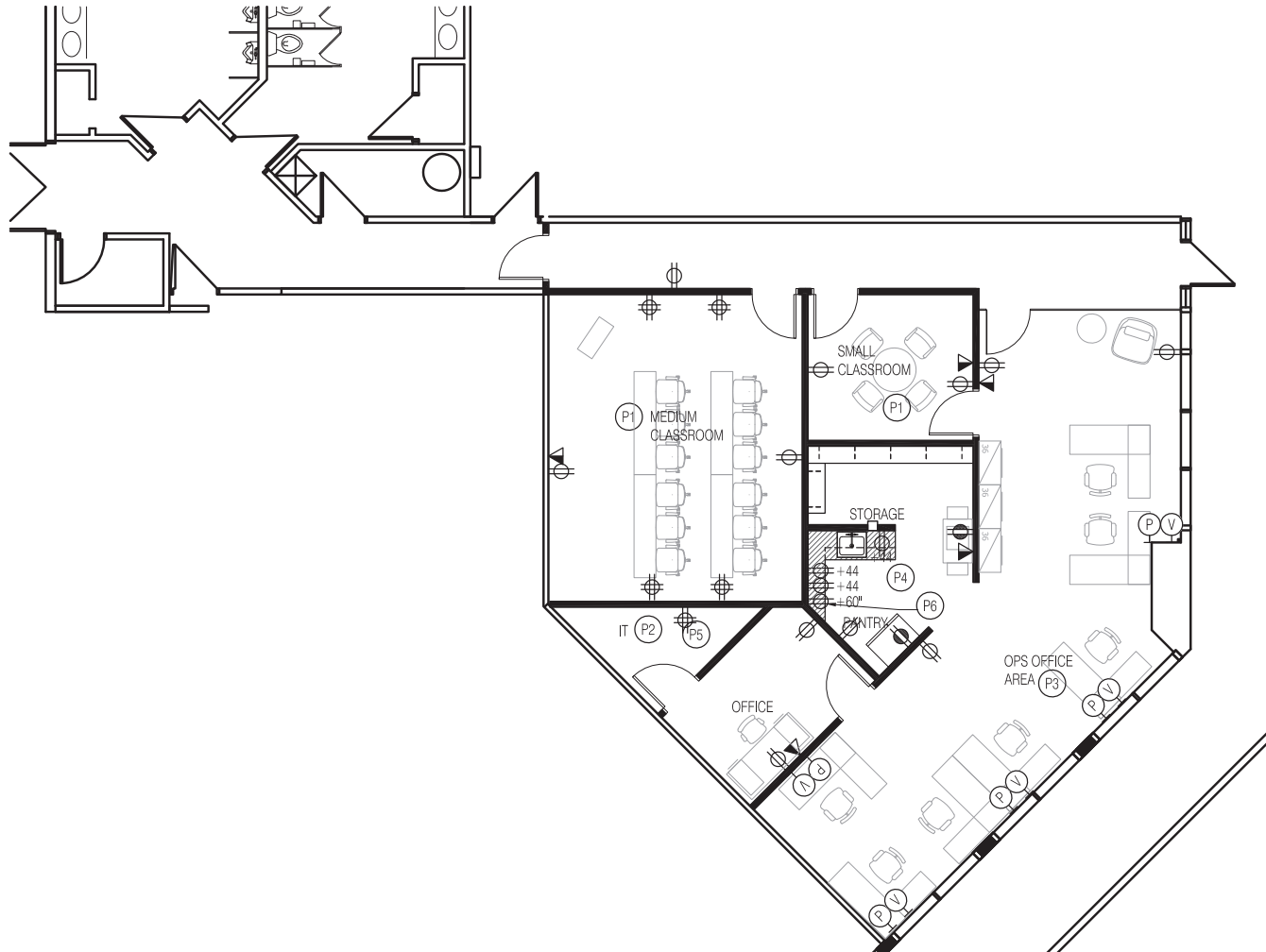
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FLOOR PLANS

SUITE 206 | 19

920 E University Dr | Tempe, AZ 85281



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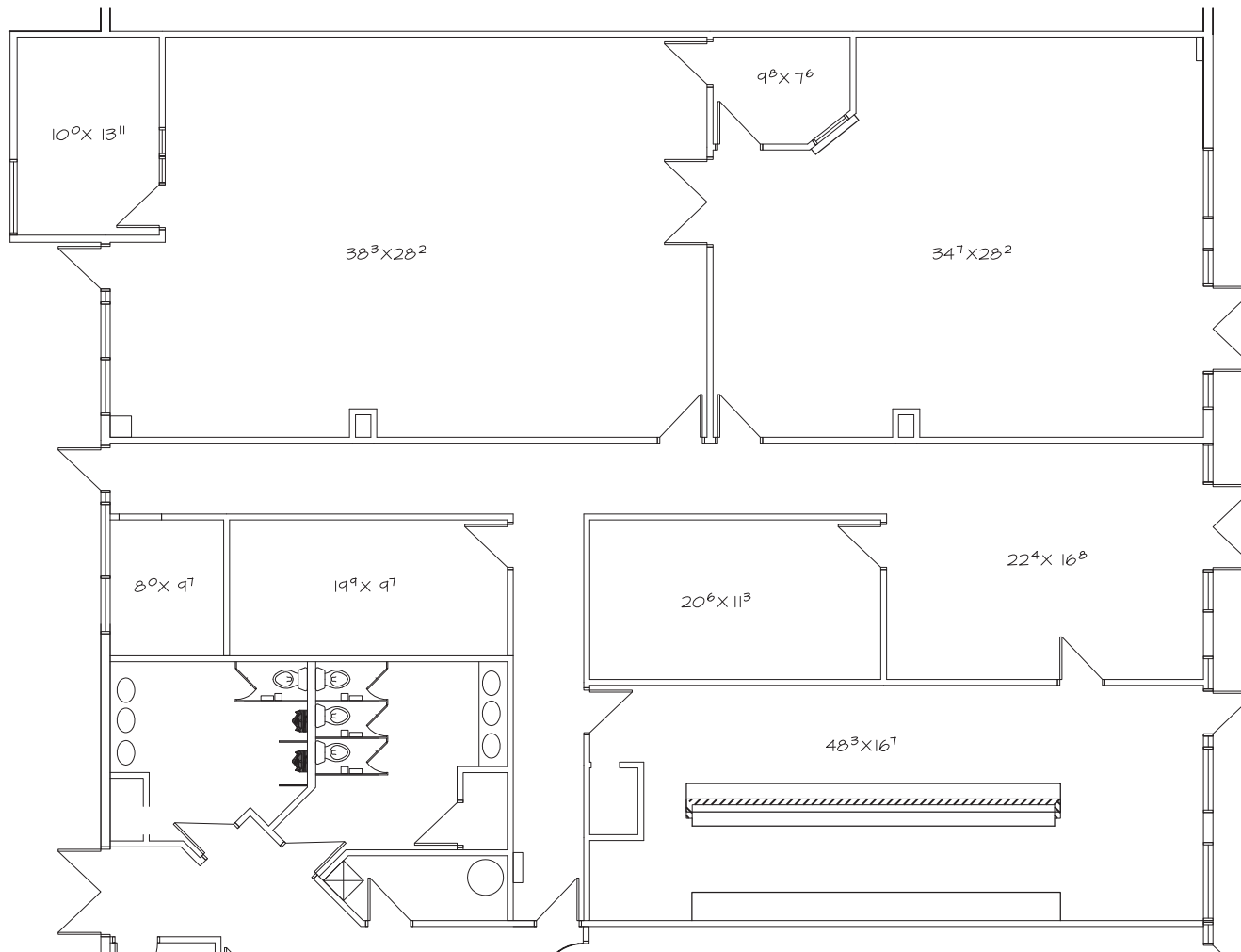
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FLOOR PLANS

SUITE 210 | 20

725 S Rural Rd | Tempe, AZ 85281



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PHOTOS



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DEMOGRAPHICS

| Radius | 1 mile | | 3 mile | | 5 mile | |
|--------------------------------------|---------------|--------|----------------|--------|----------------|--------|
| Population | | | | | | |
| 2025 Population | 30,193 | | 153,509 | | 393,039 | |
| 2020 Estimate | 28,280 | | 141,959 | | 364,830 | |
| 2010 Census | 21,509 | | 113,166 | | 306,788 | |
| Growth 2020 - 2025 | 6.76% | | 8.14% | | 7.73% | |
| Growth 2010 - 2020 | 31.48% | | 25.44% | | 18.92% | |
| Population by Hispanic Origin | 6,183 | | 37,422 | | 116,854 | |
| 2020 Population | 28,280 | | 141,959 | | 364,830 | |
| White | 20,014 | 70.77% | 109,845 | 77.38% | 280,694 | 76.94% |
| Black | 2,062 | 7.29% | 10,023 | 7.06% | 29,621 | 8.12% |
| American Indian & Alaskan | 1,015 | 3.59% | 6,484 | 4.57% | 22,079 | 6.05% |
| Asian | 3,905 | 13.81% | 9,515 | 6.70% | 17,605 | 4.83% |
| Hawaiian & Pacific Island | 90 | 0.32% | 709 | 0.50% | 1,855 | 0.51% |
| Other | 1,193 | 4.22% | 5,383 | 3.79% | 12,976 | 3.56% |
| U.S. Armed Forces | 8 | | 108 | | 371 | |

| Radius | 1 mile | | 3 mile | | 5 mile | |
|-------------------------------------|-----------------|--------|-----------------|--------|-----------------|--------|
| Households | | | | | | |
| 2025 Projection | 9,140 | | 61,560 | | 158,084 | |
| 2020 Estimate | 8,330 | | 56,873 | | 146,980 | |
| 2010 Census | 6,091 | | 46,600 | | 126,473 | |
| Growth 2020 - 2025 | 9.72% | | 8.24% | | 7.55% | |
| Growth 2010 - 2020 | 36.76% | | 22.05% | | 16.21% | |
| Owner Occupied | 1,175 | 14.11% | 19,745 | 34.72% | 60,560 | 41.20% |
| Renter Occupied | 7,155 | 85.89% | 37,128 | 65.28% | 86,419 | 58.80% |
| 2020 Households by HH Income | 8,329 | | 56,872 | | 146,982 | |
| Income: <\$25,000 | 4,118 | 49.44% | 16,295 | 28.65% | 33,371 | 22.70% |
| Income: \$25,000 - \$50,000 | 1,851 | 22.22% | 13,654 | 24.01% | 37,412 | 25.45% |
| Income: \$50,000 - \$75,000 | 998 | 11.98% | 9,651 | 16.97% | 28,925 | 19.68% |
| Income: \$75,000 - \$100,000 | 530 | 6.36% | 6,968 | 12.25% | 18,089 | 12.31% |
| Income: \$100,000 - \$125,000 | 354 | 4.25% | 4,241 | 7.46% | 11,307 | 7.69% |
| Income: \$125,000 - \$150,000 | 155 | 1.86% | 2,281 | 4.01% | 6,793 | 4.62% |
| Income: \$150,000 - \$200,000 | 184 | 2.21% | 2,068 | 3.64% | 6,083 | 4.14% |
| Income: \$200,000+ | 139 | 1.67% | 1,714 | 3.01% | 5,002 | 3.40% |
| 2020 Avg Household Income | \$43,112 | | \$63,435 | | \$68,390 | |
| 2020 Med Household Income | \$25,587 | | \$46,401 | | \$52,013 | |

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