



First generation ground floor retail space available with patio overlooking Tempe Town Lake

2,000 – 7,000 Sf

1001 E Playa Del Norte Drive, Tempe AZ 85281



Julie Harris

856-371-2204

[Julie.harris@locate.ai](mailto:Julie.harris@locate.ai)

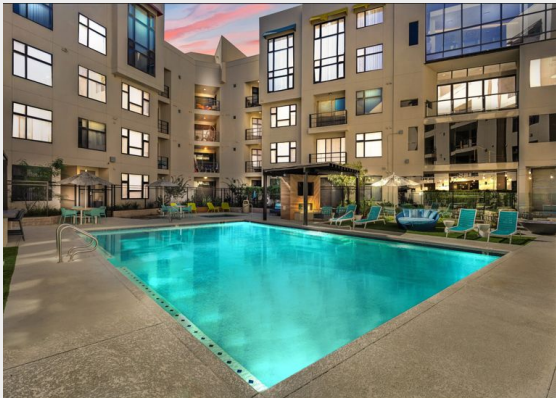
Jennifer Hill

602-616-4477

[Jhill@gpsaz.com](mailto:Jhill@gpsaz.com)

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to your satisfaction, the suitability of the property for your needs.





Ground Floor Retail of a 523-unit multi-family, newly remodeled, apartment building.

**1,500 – 2,000 residents (EST).**

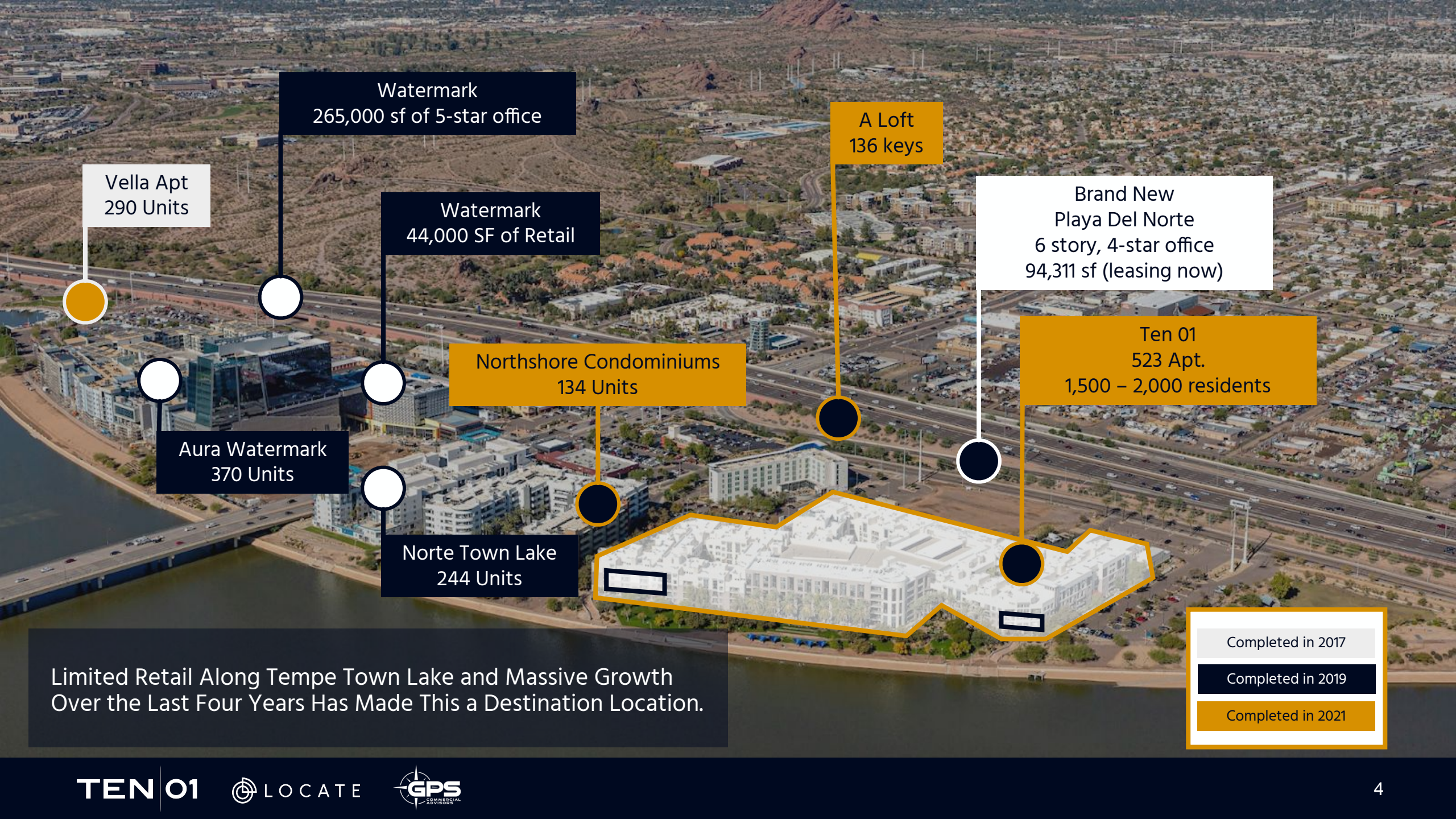


TWO LAKE FRONT retail spaces available at **TEN|O1**

1001 PLAYA DEL NORTE. TEMPE ARIZONA

POSITIONED NEXT TO  
NEWLY BUILT. 6 STORY. 4 STAR  
OFFICE BUILDING





Watermark  
265,000 sf of 5-star office

A Loft  
136 keys

Brand New  
Playa Del Norte  
6 story, 4-star office  
94,311 sf (leasing now)

Ten 01  
523 Apt.  
1,500 – 2,000 residents

Northshore Condominiums  
134 Units

Watermark  
44,000 SF of Retail

Vella Apt  
290 Units

Aura Watermark  
370 Units

Norte Town Lake  
244 Units

Limited Retail Along Tempe Town Lake and Massive Growth Over the Last Four Years Has Made This a Destination Location.

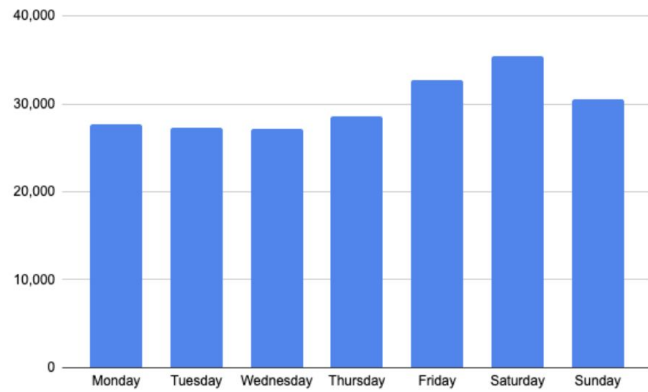
Completed in 2017

Completed in 2019

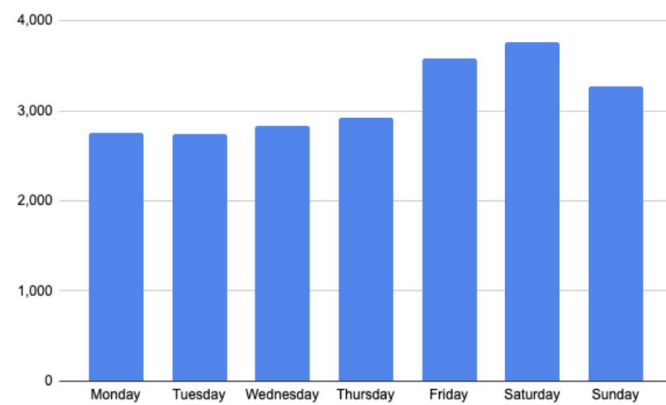
Completed in 2021



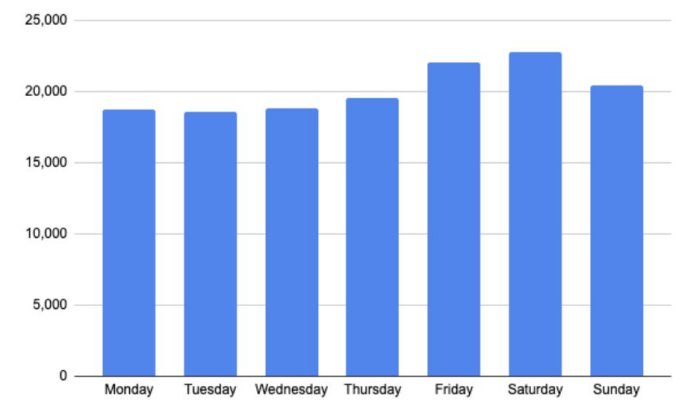
Estimated Foot Traffic Per Day (Avg Week)



Estimated Foot Traffic Per Day (Avg Week)



Estimated Foot Traffic Per Day (Avg Week)



Limited Retail Along Tempe Town Lake and Massive Growth Over the Last Four Years Has Made This a Destination Location.



# THE CUSTOMERS: TOP 3 MARKET SEGMENTS



- Single person Household
- Renters (one of the top 5 renter's markets)
- Highly mobile – change addresses frequently
- College educated or still in college
- Spend most of their money on food



- Average Three-person Household
- Own single-family homes – (\$350K average)
- Married with one child (average)
- Two people working in the Household
- College educated
- Spend most of their money apparel and services
- Typically drive Luxury cars
- Style and physical fitness is important



- Average Three-person Household
- Own single-family homes – (\$194K average)
- Two people working in the Household
- College educated
- Spend most of their money on apparel and services
- Typically drive SUV's



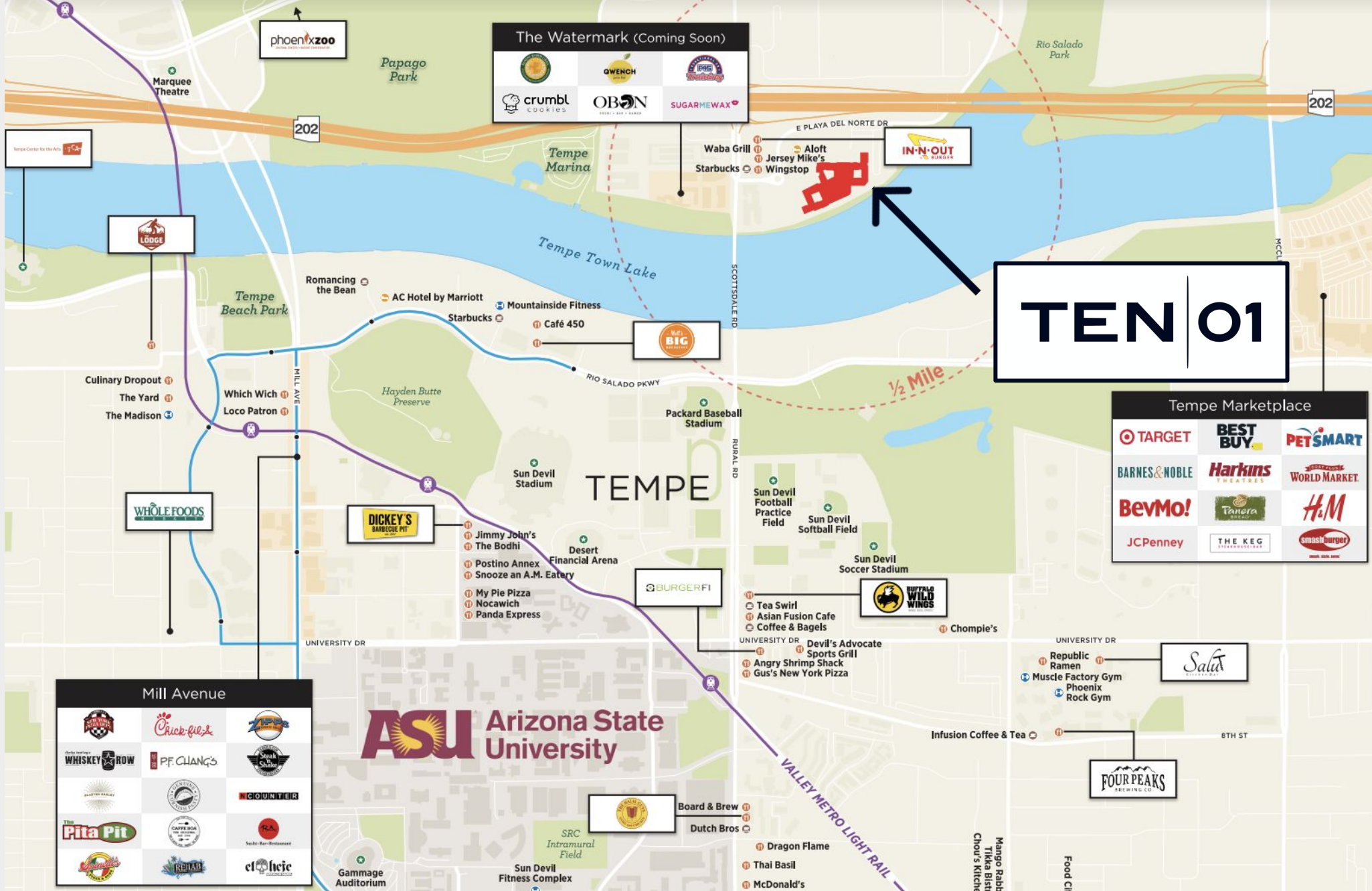


**RETAIL**  
174,919  
VPD

**RETAIL**  
42,686  
VPD







- Entertainment
- Dining
- Coffee Shops/Bakeries
- Fitness
- Retail
- Hotels