

# PRIME CORNER COLLEGE & E. 7TH 8,300 SF WITH A 2,000 SF PATIO

BRAND NEW GROUND FLOOR RETAIL/RESTAURANT SPACE IN 9-STORY LUXURY MIXED USE BUILDING ON COLLEGE AVE JUST STEPS FROM CAMPUS AND DOWNTOWN. BREAKING GROUND 2024 WITH 2026 DELIVERY.



706, 712 COLLEGE AVE. TEMPE AZ 85281



# COLLEGE AVE IS CONSIDERED THE ENTRYWAY TO ASU WHERE 57,000 STUDENTS ARE ENROLLED.

Those lucky enough to score a spot on this street in Downtown Tempe are performing top of their chain. Within .5 miles you'll find ASU's campus, 1,500 multifamily and student housing units, high density residential and commercial buildings and developments, and Sun Devil Stadium with 75,000 visitors for each game.

**1 SUBJECT PROPERTY**  
180 UNITS LUXURY MIXED  
USE BUILDING 8,000 SF  
GF RETAIL AVAILABLE

**2 ATMOSPHERE TEMPE**  
252 UNITS  
DELIVERED AUG 2021

**3 UNION TEMPE**  
407 UNITS

**4 OLIV TEMPE**  
268 LUXURY  
RESIDENTIAL UNITS

**5 WESTIN**  
290 KEYS

**6 SUN DEVIL STADIUM**  
75,000 VISITORS  
EACH GAME

**7 UNIVERSITY HOUSE**  
423 UNITS WITH  
926 BEDS

**8 ANNEX TEMPE**  
POSTINO & SNOOZE,  
PERFORMING TOP  
OF THEIR CHAIN

**9 FULTON CENTER**  
OFFICE/RETAIL  
WITH OVER 1,000  
EMPLOYEES  
INCLUDING ASU  
EXECUTIVE OFFICES

**10 ASU CAMPUS**  
57,000 STUDENTS



Walk Score®



BIKE SCORE  
95



WALK SCORE  
89



TRANSIT SCORE  
70





THE  
YARD

## ARBOR

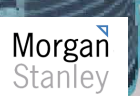
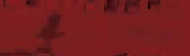
5 building adaptive reuse office project centered around wellness that leased up faster than any other office space in the valley.



MILL AVE  
27,094 VPD



ASU PROJECT

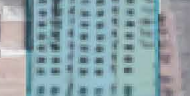


## NOVUS

A 20 year mega project that includes ice hockey rink (coyotes), full downtown retail experience, multifamily, office. One of the nation's most progressive projects. 355 Acres being developed. 10 Million SF of mixed use space.

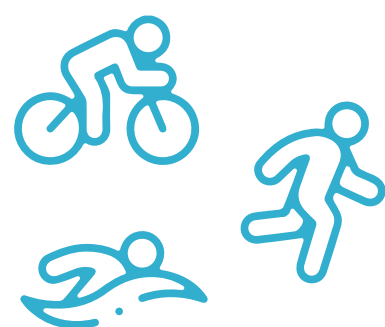


1.8B resort style lakeside neighborhood that includes a walking bridge across the lake, ferris wheel and boardwalk.





# TOP-TIER EVENTS EPICENTER



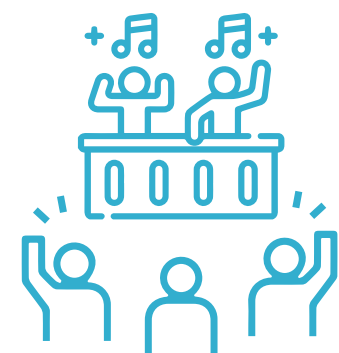
**IRONMAN**

**30,000**  
VISITORS



**SUN DEVIL GAMES**

**75,000**  
VISITORS  
PER GAME



**FESTIVALS**

**360,000+**  
VISITORS



**GAMMAGE  
EVENTS**

**300,000+**  
VISITORS

**TILLMAN  
40**

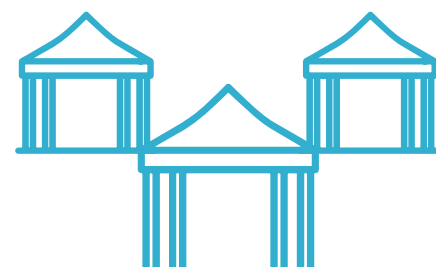
**PAT TILLMAN  
RUN**

**28,000**  
VISITORS  
PER YEAR



**ROCK N ROLL  
MARATHON**

**30,000**  
VISITORS  
PER YEAR



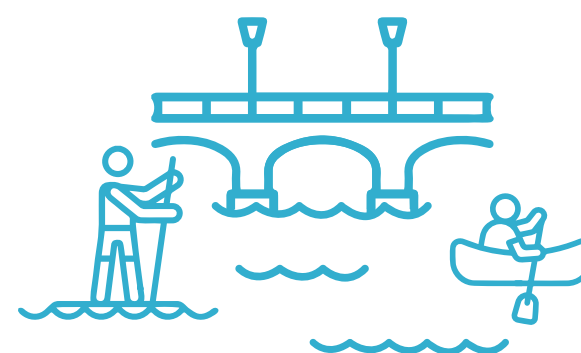
**FALL FESTIVAL  
OF THE ARTS**

**200,000**  
VISITORS



**BLOCK PARTY  
/PARADES**

**130,500**  
VISITORS  
PER YEAR



**TEMPE TOWN  
LAKE SEES**

**2.4M PEOPLE**  
EACH YEAR



Rendering Courtesy ASU







**200 LUXURY  
MULTIFAMILY  
UNITS**

**ESTIMATED  
RENTS BETWEEN  
\$1,800 -  
\$4,000  
PER MONTH**



## DEMOGRAPHICS



### POPULATION

<b>28,317</b>	<b>129,832</b>	<b>342,918</b>
1 MILE	3 MILES	5 MILES

### HOUSEHOLDS

<b>10,115</b>	<b>56,552</b>	<b>146,687</b>
1 MILE	3 MILES	5 MILES

### MEDIAN HH INCOME

<b>\$40,928</b>	<b>\$54,114</b>	<b>\$58,815</b>
1 MILE	3 MILES	5 MILES

### MEDIAN AGE

<b>23.3</b>	<b>28.2</b>	<b>31.6</b>
1 MILE	3 MILES	5 MILES

SOURCE: ESRI 2022









# INQUIRIES:

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