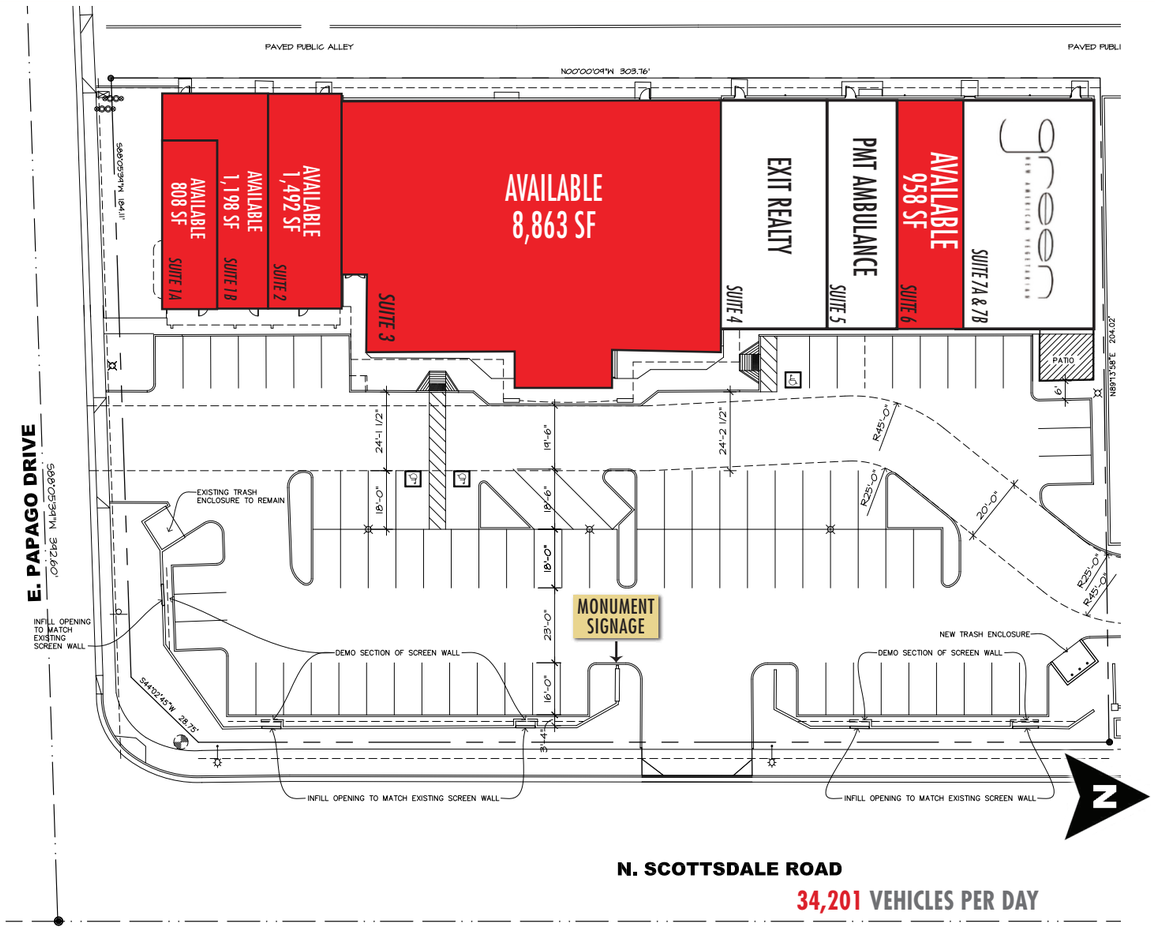
Northwest Corner of Scottsdale Road & Papago Drive – Tempe, Arizona



DEMOGRAPHICS (Source: SitesUSA)	1 Mile	3 Miles	5 Miles
Estimated Population (2016)	15,067	112,804	290,809
Projected Population (2021)	16,370	122,473	315,985
Estimated Avg. Household Income (2016)	$56,168	$57,760	$63,473
Projected Avg. Household Income (2021)	$62,984	$66,070	$73,141
Average Household Size (2016)	2.3	2.0	2.2
Total Daytime Employees (2016)	7,642	121,055	281,621
Median Age (2016)	32.8	31.9	33.3

TRAFFIC COUNTS (2014 Source: KSS Fuels)

Scottsdale Road	34,201
McKellips Road	16,284
Total Cars Per Day	**50,485**

RETAIL BROKERS NETWORK

CoStar POWER BROKER 2015 Top Firm Award

DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

ANCHOR AND SHOP SPACE AVAILABLE ON SCOTTSDALE RD

Northwest Corner of Scottsdale Road & Papago Drive – Tempe, Arizona

SCOTTSDALE ROAD FRONTAGE; UP TO 8,863 SF AVAILABLE — **FOR LEASE**

For further information contact:

CARL JONES, JR.
(602) 393-0117
carl.jones@derito.com

JEFF SCHONBERGER
(602) 553-2933
carl.jones@derito.com

3200 E. Camelback Rd., Ste 175
Phoenix, AZ 85018
o. 480.834.8500
f. 602.381.1981
www.derito.com

PROJECT HIGHLIGHTS

- Minutes from ASU Skysong located at Scottsdale Rd and McDowell Rd - a high profile intersection that will be attractive to local restaurants and shops
- The site has a dense daytime population with more than 120,000 daytime employees in a 3-mile radius
- Close proximity to Arizona State University with an on-campus enrollment of more than 50,000
- Within one mile of the Red Mountain 202 Freeway & Loop 101 Scottsdale Freeway
- Excellent visibility from Scottsdale Road with monument signage available
- Approximately 1,500 employees currently working at SkySong

DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.

ASU SKYSONG FACTS

- 42-acre mixed-use development will include more than 1.2 million SF upon buildout.
- SkySong 1 & 2 were completed in 2008 and combine for approximately 300,000 SF of office space.
- SkySong 3 opened in early 2015 and features approximately 145,000 SF of office.
- As of September 2015, SkySong 1, 2, and 3 are all approaching full occupancy.
- SkySong 4 currently under construction and set to open in late 2016 with approximately 145,000 SF of office.
- SkySong Apartments Scottsdale (325 units) opened in 2013.
- From well-known brands to early startups, SkySong has attracted many companies and is now home to nearly 1,500 employees and expected to grow.

Information gathered from skysongcenter.com (September 2015)

ARIZONA STATE UNIVERSITY FACTS

- 50,246 Students (Tempe Campus)
- **Diversity** *Data Reflective of fall enrollment*

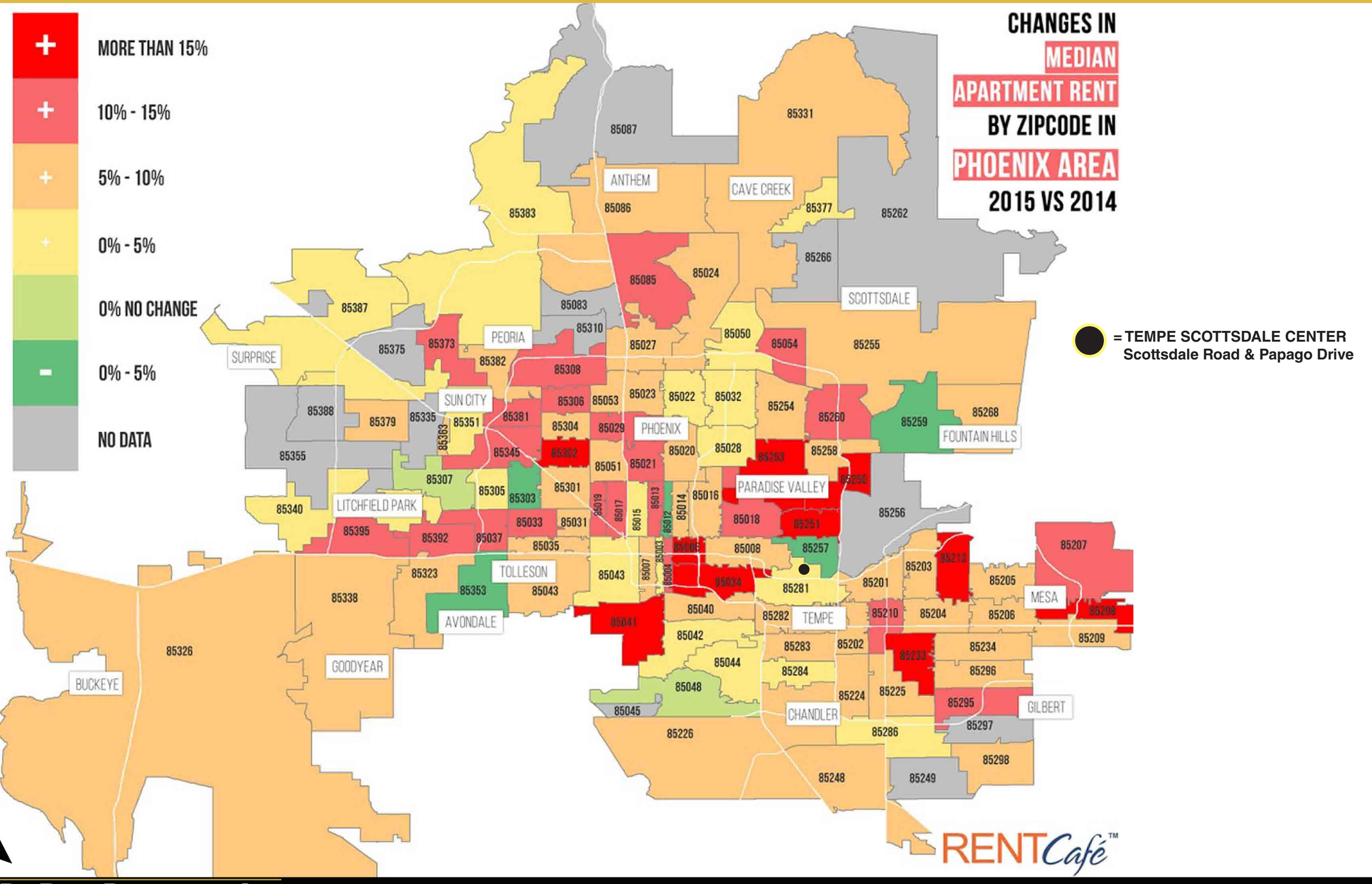
	UNDERGRAD		GRAD	
Minority	24,731	36.6%	3,561	22.5%
White	37,419	55.4%	7,988	50.6%
International	4,764	7.1%	4,087	25.9%

Information gathered from WWW.ASU.EDU (Data from Fall 2014)

NWC CORNER OF SCOTTSDALE ROAD & PAPAGO DRIVE

MONUMENT SIGNAGE ON SCOTTSDALE RD

AVAILABLE ANCHOR SPACE


+
MORE THAN 15%
+
10% - 15%
+
5% - 10%
+
0% - 5%
0% NO CHANGE
-
0% - 5%
NO DATA
CHANGES IN
MEDIAN
APARTMENT RENT
BY ZIPCODE IN
PHOENIX AREA
2015 VS 2014
= TEMPE SCOTTSDALE CENTER
Scottsdale Road & Papago Drive
ANTHEM
CAVE CREEK
SCOTTSDALE
PEORIA
SURPRISE
SUN CITY
PHOENIX
FOUNTAIN HILLS
PARADISE VALLEY
LITCHFIELD PARK
TOLLESON
AVONDALE
GOODYEAR
BUCKEYE
TEMPE
MESA
CHANDLER
GILBERT
85087
85331
85383
85086
85377
85262
85266
85085
85024
85387
85083
85310
85375
85373
85027
85050
85054
85255
85382
85308
85388
85379
85335
85351
85381
85306
85053
85023
85022
85032
85254
85260
85259
85268
85363
85304
85029
85355
85345
85020
85028
85253
85258
85051
85021
85307
85305
85303
85301
85019
85017
85015
85013
85012
85014
85016
85340
85033
85031
85018
85251
85256
85395
85392
85037
85035
85008
85257
85207
85203
85213
85323
85043
85034
85281
85201
85205
85353
85338
85040
85282
85210
85204
85206
85209
85041
85042
85283
85202
85233
85234
85326
85044
85284
85296
85048
85224
85225
85295
85045
85297
85226
85286
85298
85248
85249
N
RENTCafé™