

# TEMPE MARKET STATION

A Premier 8.5 Acre Retail Commercial Zoned Site Across from Downtown Tempe's Lifestyle Center



**TEMPE MARKETPLACE**  
1.3M SF OF RETAIL SPACE

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**18,971 VPD**

**ALLIANCE BROADSTONE RIO-SALADO**  
+/- 275 UNITS

**SPRING TRAINING FACILITY OF THE CHICAGO CUBS**

**181,979 VPD**

**PROPOSED APARTMENT COMPLEX**  
+/- 349 UNITS

**MIXED USE DEVELOPMENT**  
(OFFICE (RIO2100), HOTEL, MULTIFAMILY, TRAIL)

**PROPOSED MULTI FAMILY DEVELOPMENT**  
+/- 350 UNITS

**34,187 VPD**

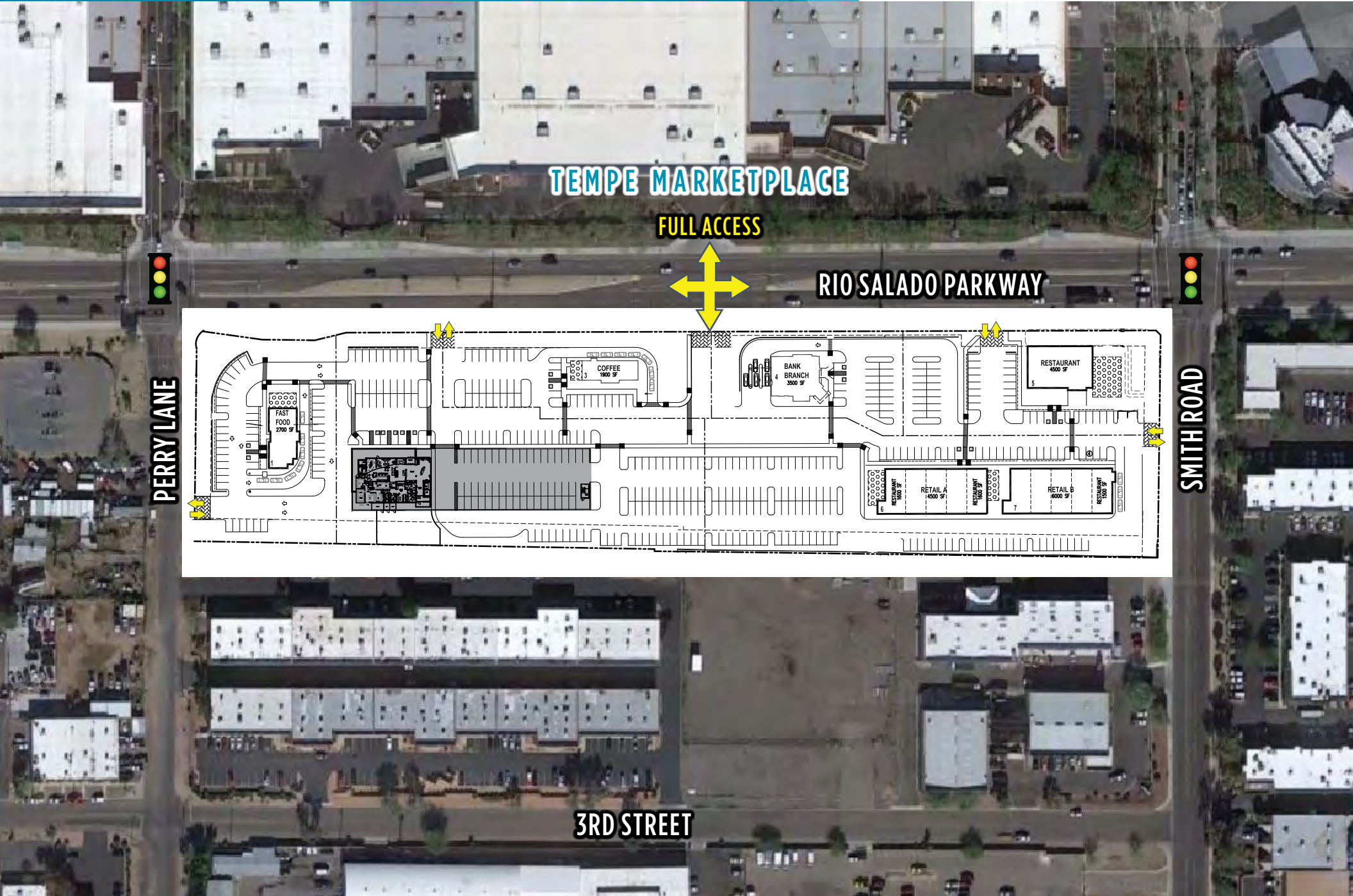
**49,767 VPD**

**154,479 VPD**



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TEMPE MARKETPLACE

FULL ACCESS

RIO SALADO PARKWAY

PERRY LANE

SMITH ROAD

3RD STREET





\*Photo of Tempe Marketplace



\*Photo of Downtown Tempe

JCPenney TARGET

Harkins Theatres

(Top Sales Volume in Arizona)

BARNES & NOBLE BOOKSELLERS

THE KEG STEAKHOUSE & BAR

H&M

RED WAGON

Michaels

Pier 1 imports

Lucille's COUNTRY HOUSE BAR-B-Q

Portillo's

D&B BISTERS

Charley's Lion

OLD NAVY



## ABOUT TEMPE

2.4

Million Annual Visitors to Tempe Town Lake

8.8%

Increase of Tempe's population in 5 years

58%

of Workforce within 3 Mile Radius is 'Tech Focused'

85K

Students Enrolled at ASU

50%

of Tempe Residents Have an Associates Degree or Higher

54

Tempe's Rating as the Most "Walkable City in Arizona"

81,322

Present and Proposed Residential Apartments and Condominiums within 5 Mile Radius

CENTRALLY LOCATED

at the Confluence of 3 of Metro Phoenix's Major Freeways

## TOP TEMPE EMPLOYERS

ASU

10,089 Employees

State Farm

8,000 Employees

MARICOPA COMMUNITY COLLEGES

4,703 Employees

WELLS FARGO

4,236 Employees

SAFEMAY

3,996 Employees

SNP

3,331 Employees

freescale aemiconductor

3,000 Employees

Honeywell

3,000 Employees

Kyrene School District

2,559 Employees

CHASE

2,377 Employees

U-S AIRWAYS

1,898 Employees

Insight

1,500 Employees

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