

AVAILABLE

2,632 SF

Freestanding Building



FOR LEASE

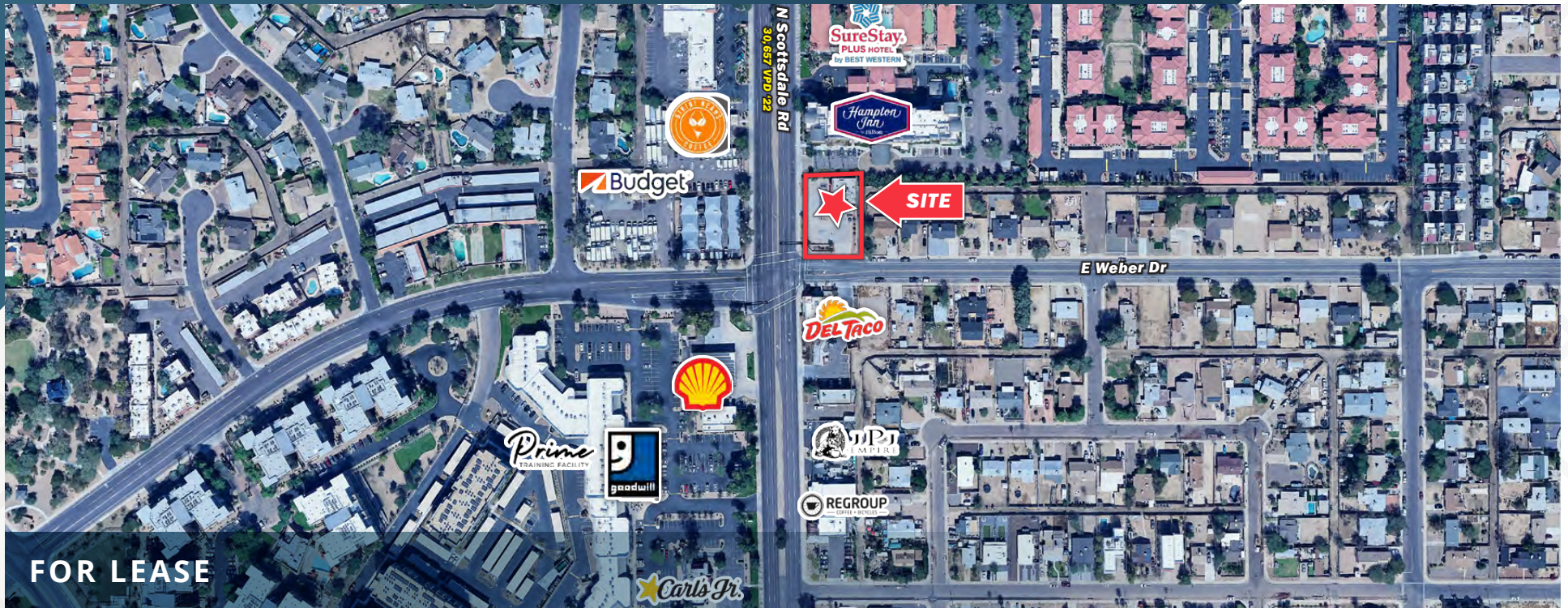
Former 7/11 C-Store Available

1405 North Scottsdale Road | Tempe, AZ 85288



Former 7/11 C-Store Available

NEC Weber Drive & Scottsdale Road | Tempe, AZ 85288



AVAILABLE

2,632 SF

LOT SIZE

13,687 SF

CONTACT

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ABOUT THE PROPERTY

- Highly visible former 7/11 c-store available
- Well positioned fronting Scottsdale Road
- Arizona State University is only 1 mile away
- Easy access from freeway – just West of Loop 101 Hwy and just North of Loop 202 Hwy

TRAFFIC COUNTS

Scottsdale Road

30,657 VPD

Year: 2022 | Source: MPSI



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DEMOGRAPHIC HIGHLIGHTS (2026)

1 MILE

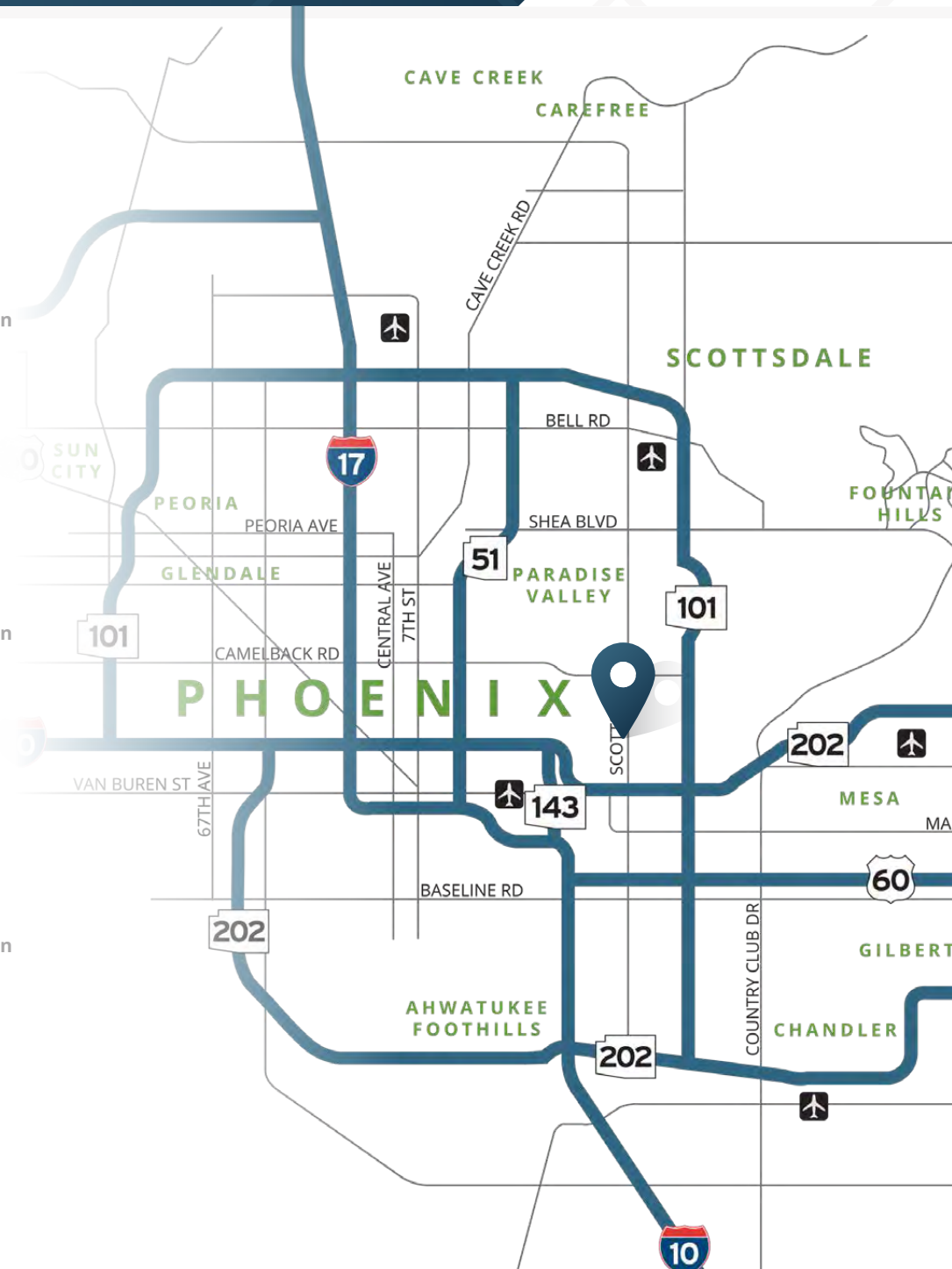
13,829	14,318	\$115,043	11,041
2026 Population	2031 Population	Avg Household Income	Daytime Population

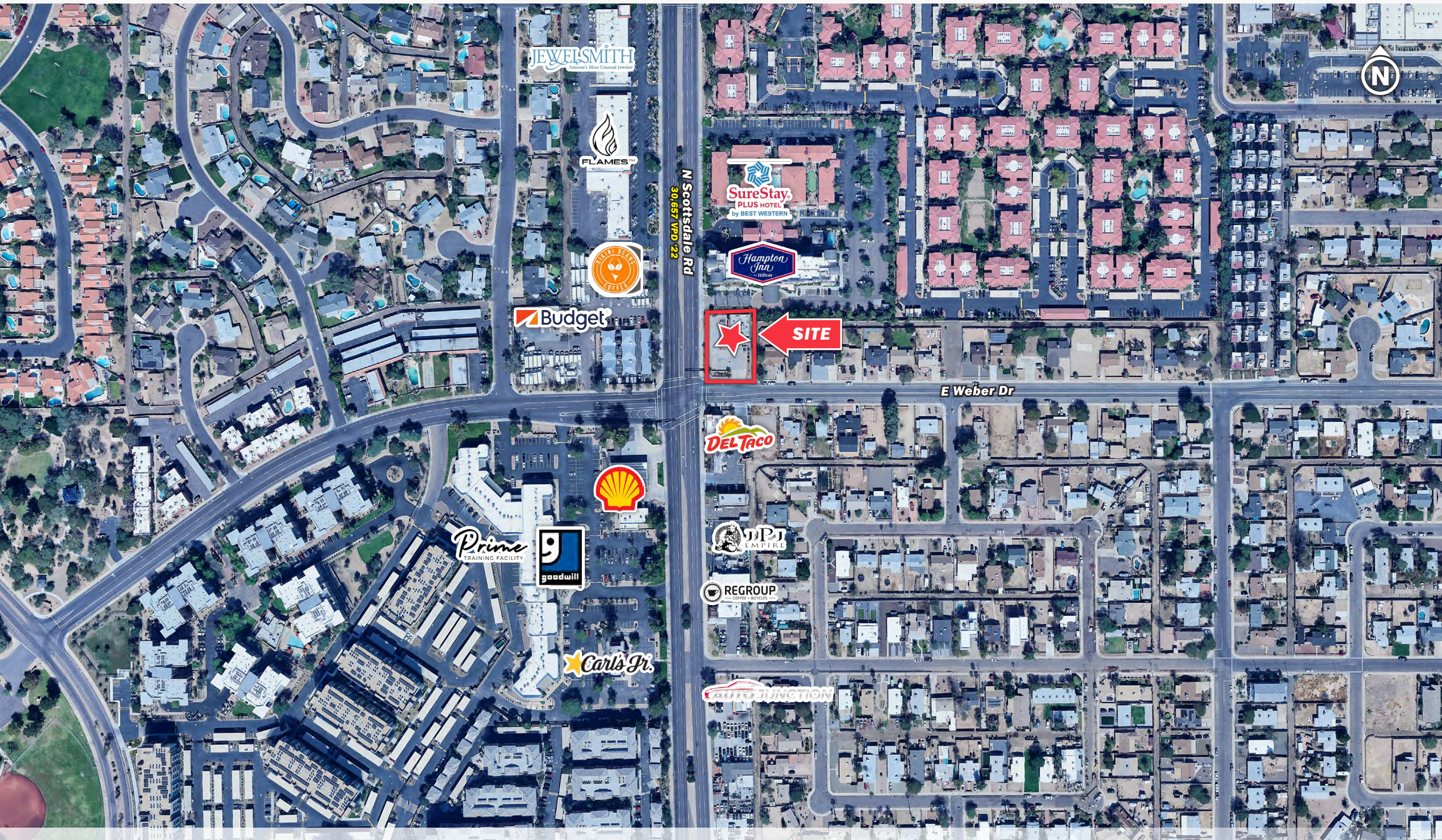
3 MILES

137,319	149,282	\$106,418	191,425
2026 Population	2031 Population	Avg Household Income	Daytime Population

5 MILES

333,196	351,891	\$114,974	452,741
2026 Population	2031 Population	Avg Household Income	Daytime Population





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Tempe, AZ 85288





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