

High Traffic Tempe Retail | For Lease

1290 N Scottsdale Rd., Tempe, AZ 85281



- Tempe Retail, In-Line Suite Available For Lease
- Flexible suite size - +/- 4,262 SF
- Contiguous across Suite 103/104
- Suite 107 2nd Generation Restaurant Space +/- 5,393 SF
- Located within Established Rio Salado Courtyard
- Located on N Scottsdale Rd just east of Loop 202
- High Density Population with \$100,000 Avg Household Income (5 Miles)
- High Traffic Area - +/- 34,800 VPD
- Located near Business and Retail Amenities
- Dedicated Parking for Shoppers and Employees
- Signage Options Available for Brand Exposure

www.menlocre.com/property

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Lease Spaces



LEASE INFORMATION

Lease Type: NNN Lease Term: 3-5 Year Lease Term
Total Space: 4,262 - 5,393 SF Lease Rate: \$18.00 SF/yr

AVAILABLE SPACES

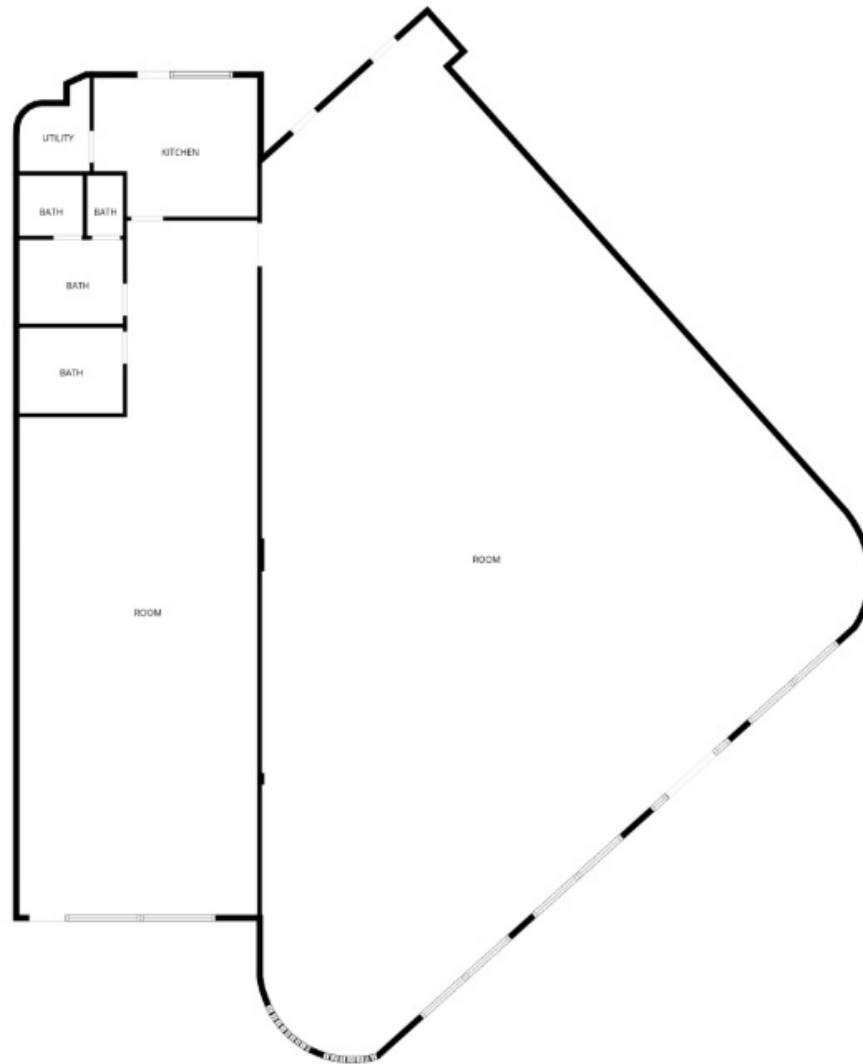
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 103/104	Available	4,262 SF	NNN	\$18.00 SF/yr
Ste 107 - 2nd Gen Restaurant	Available	5,393 SF	NNN	\$22.00 SF/yr

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Floor Plan Ste 103/104

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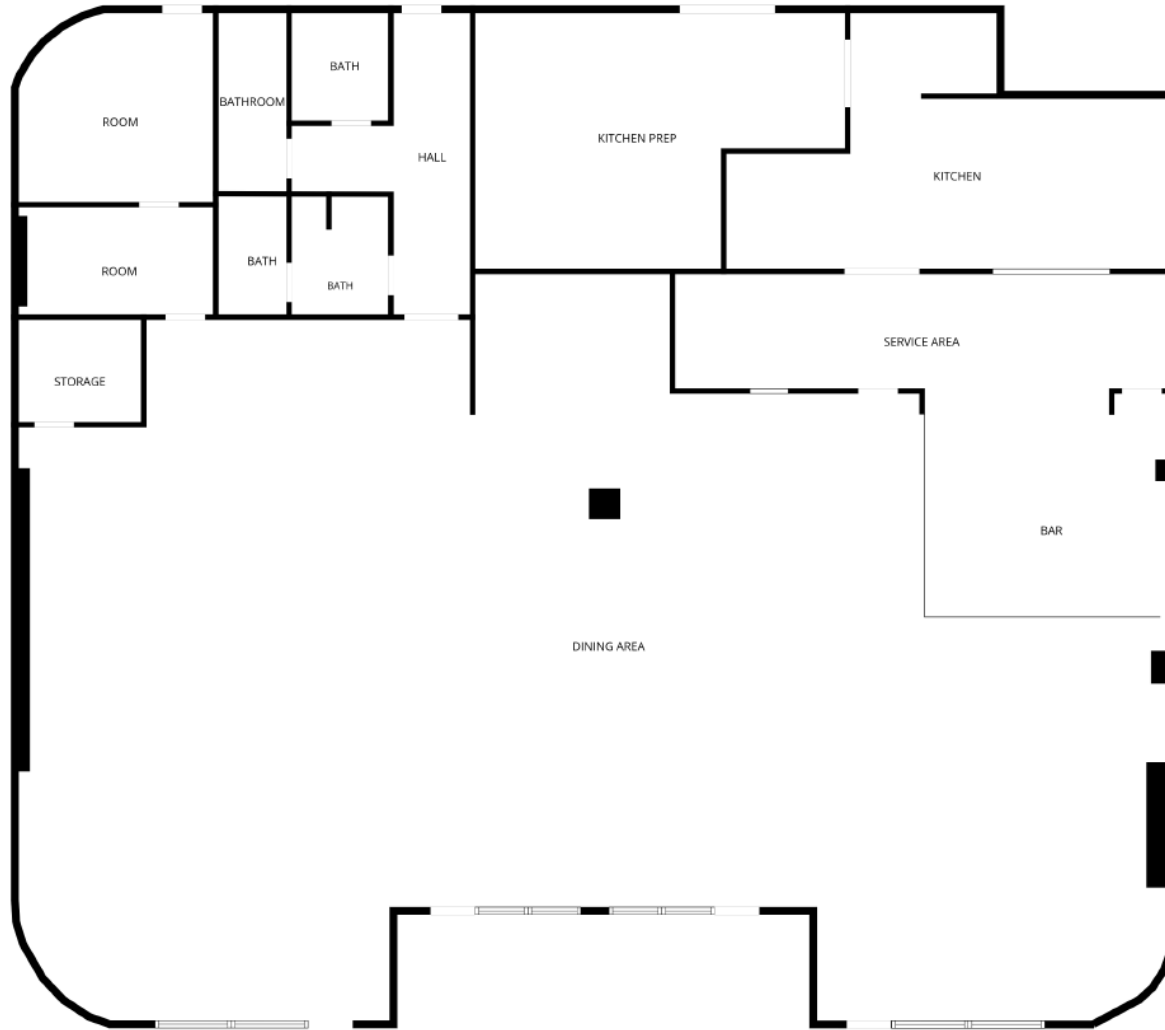


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Floor Plan Ste 107

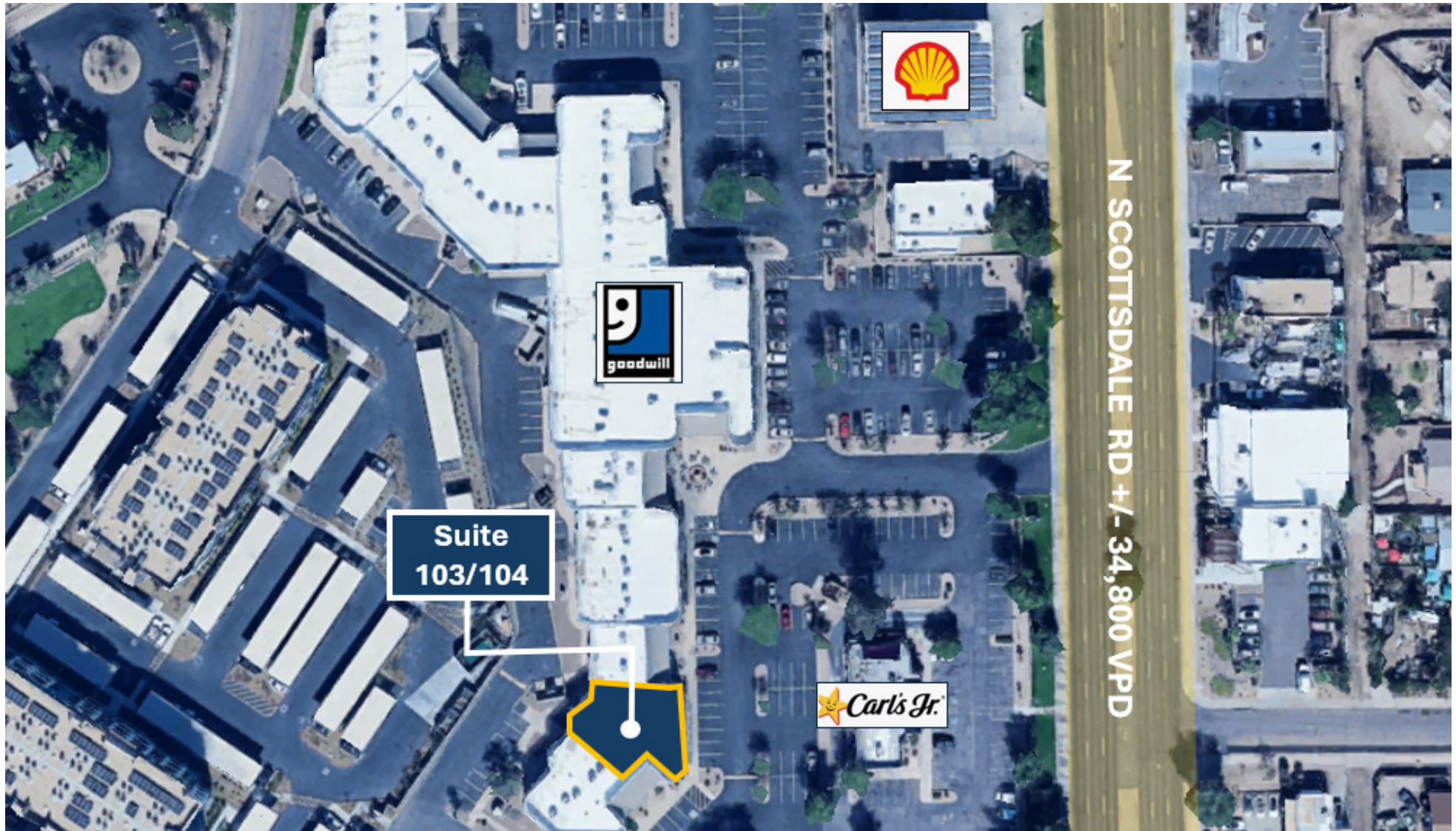
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Site Plan



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Aerial Map



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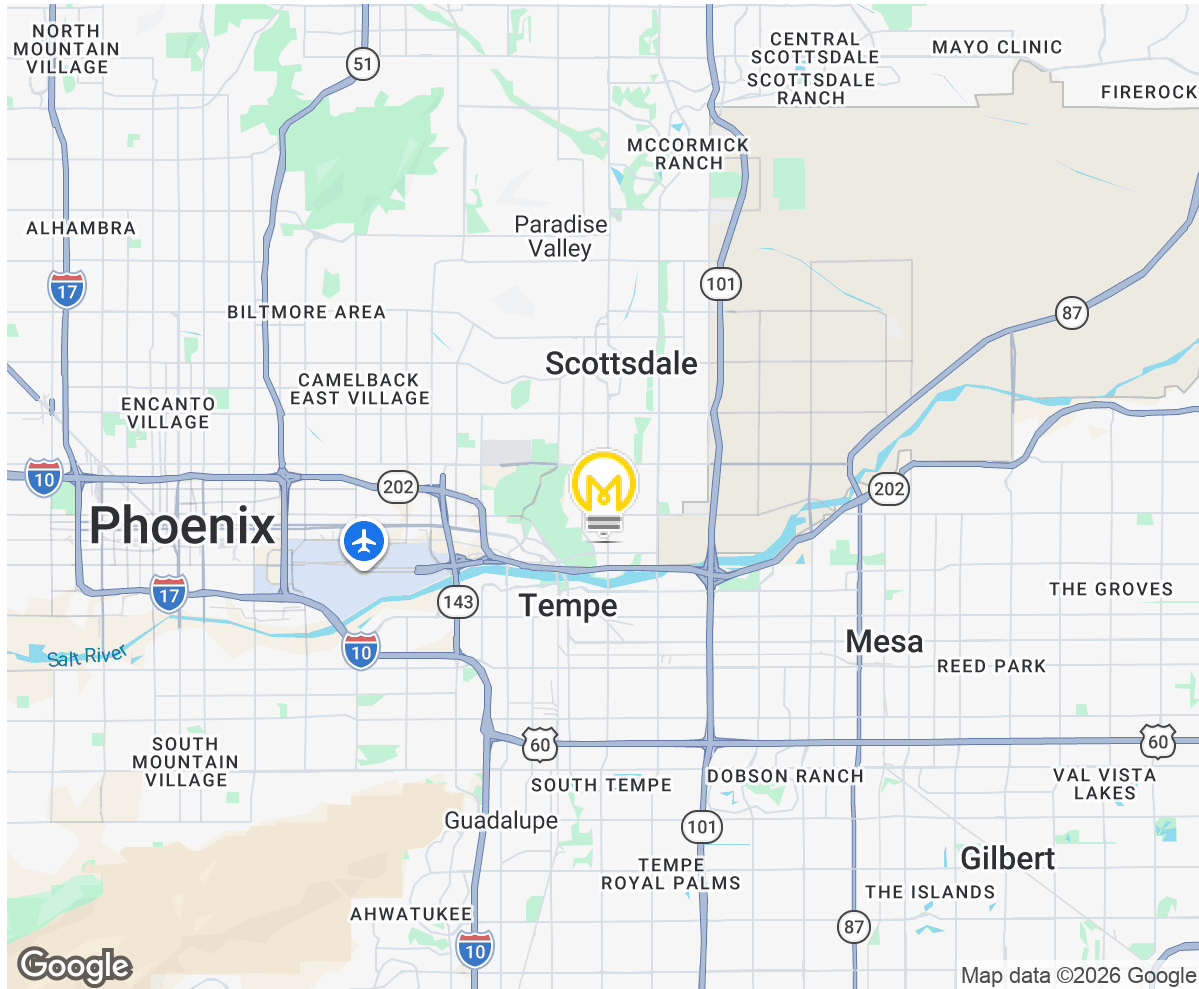
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Site Details



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	5,404	55,111	140,564
Total Population:	12,346	124,602	323,450
Average HH Income:	\$96,584	\$87,393	\$100,124