



FOR LEASE | RETAIL

1876-1878 E Apache Boulevard

1876 E Apache Boulevard | Tempe, AZ 85281

PRESENTED BY:

Don Mortensen Principal, Broker | 602.451.3684 | don@lraphx.com

LRA

1876-1878 E Apache Boulevard

1876 E Apache Boulevard | Tempe, AZ 85281



OFFERING SUMMARY

Lease Rate:	\$26.00/SF/MG
Building Size:	8,701 SF
Available SF:	1,800
Year Built:	1974
Zoning:	C-G
Market:	Retail
Submarket:	Tempe

PROPERTY OVERVIEW

The last available suite in the shopping center. Neighboring tenants include a diverse mix of businesses: a barber shop, convenience store, vintage clothing store, and an Indian restaurant. Located on Apache Blvd, the space benefits from heavy car traffic, as well as consistent foot traffic from the nearby light rail, Arizona State University, and several upscale apartment complexes.

PROPERTY HIGHLIGHTS

- High traffic
- Close to Light Rail
- One mile from Arizona State University

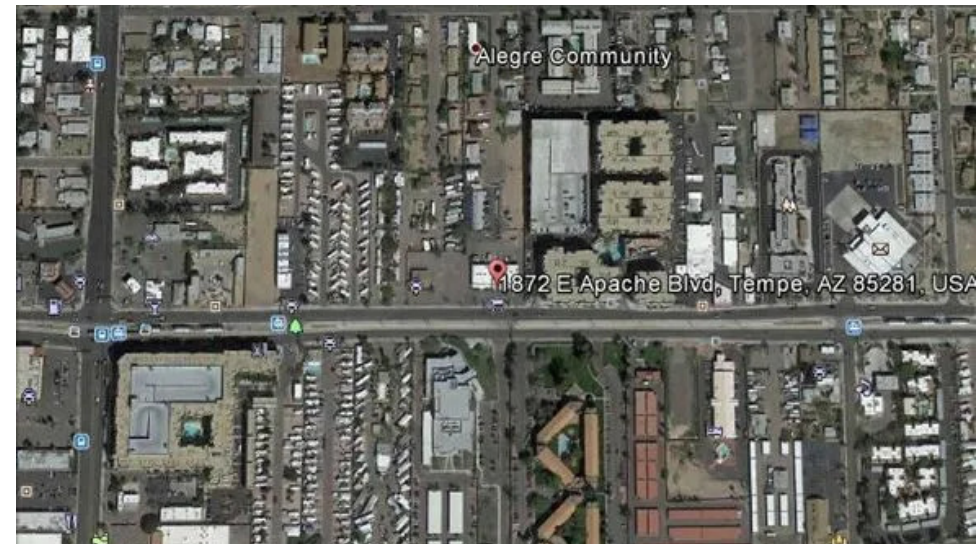
1876-1878 E Apache Boulevard

1876 E Apache Boulevard | Tempe, AZ 85281



1876-1878 E Apache Boulevard

1876 E Apache Boulevard | Tempe, AZ 85281

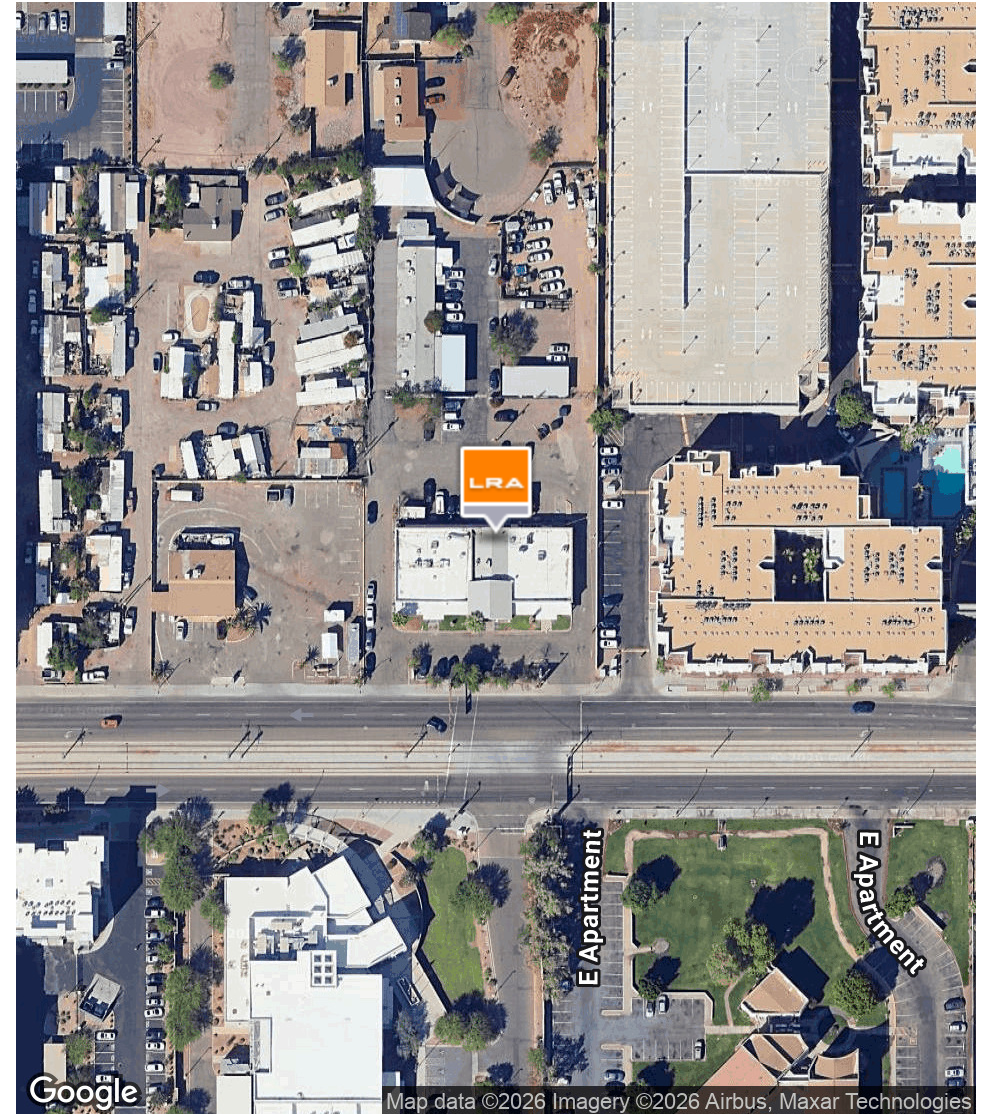
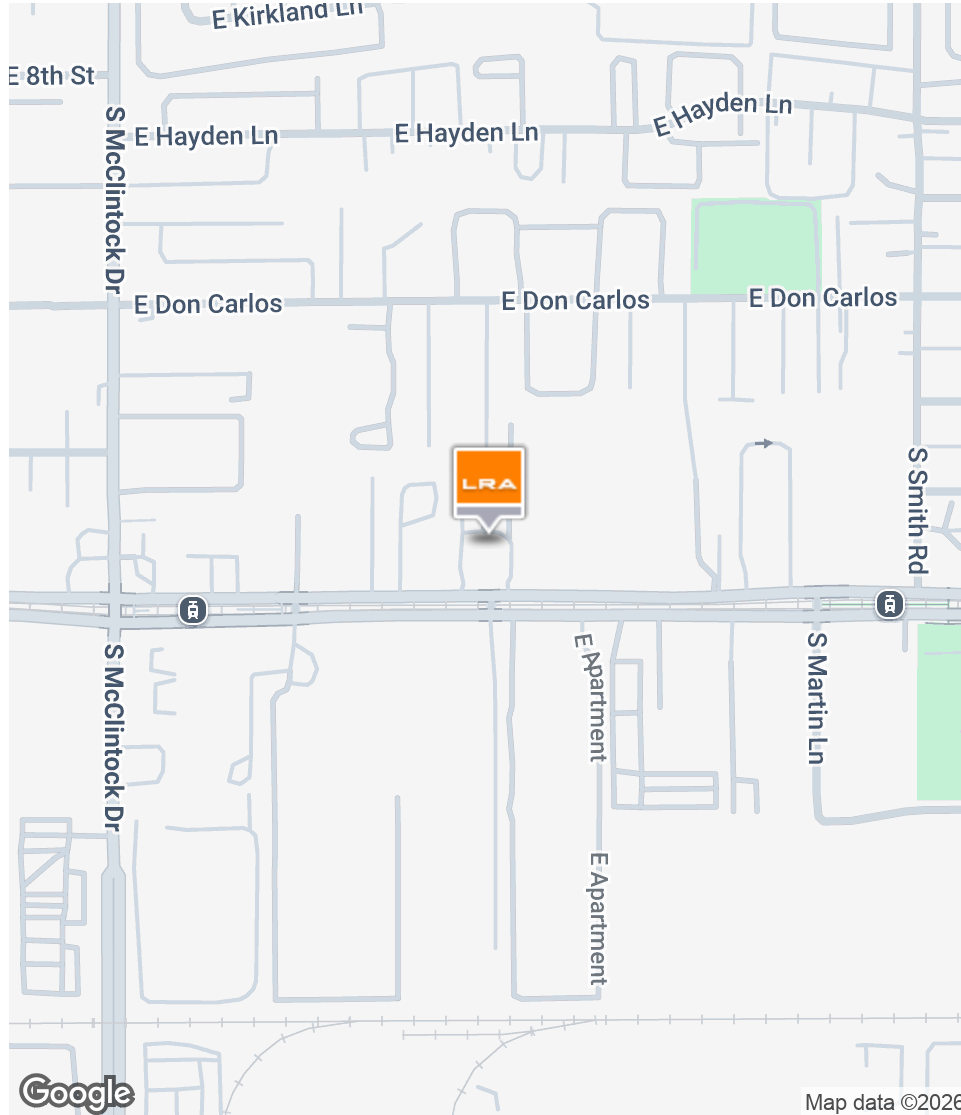


LRA

FOR LEASE | RETAIL

1876-1878 E Apache Boulevard

1876 E Apache Boulevard | Tempe, AZ 85281



www.lrarealestate.com

DON MORTENSEN
Principal, Broker
C 602.451.3684
don@lraphx.com

LRA

1876-1878 E Apache Boulevard

1876 E Apache Boulevard | Tempe, AZ 85281



1876-1878 E Apache Boulevard

1876 E Apache Boulevard | Tempe, AZ 85281

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,609	8,584	26,685
Average Age	23.8	26.5	27.6
Average Age (Male)	23.6	25.9	27.3
Average Age (Female)	25.7	28.6	28.6

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,256	4,003	12,508
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$48,452	\$60,688	\$68,474
Average House Value	\$262,814	\$253,413	\$294,550

* Demographic data derived from 2020 ACS - US Census

