

PAPAGO HILLS SHOPPING CENTER

1158 W WASHINGTON ST | TEMPE, AZ

AVAILABLE
FOR LEASE



PROPERTY FEATURES

- Restaurant/Retail Space
- 2 Miles to Arizona State University
- 4 Minutes to Sky Harbor Int'l Airport
- Adjacent to Multiple Corporate Offices/HQ
- Served by Major Light Rail Stop
- Loop 101 & 202, SR 143, & I-10
- Ideal Tempe Location
- Nearby retail, hotel, & multi-family
- Priest Dr & Washington ~ 24,719 Cars Per Day
- Loop 202 ~ 185,217 Cars Per Day
- Outside Patio Seating

Trent Rustan
D 480.966.5155
M 602.550.0709
trustan@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiac.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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MAJOR NEARBY COMPANIES/EMPLOYERS



JPMORGAN CHASE & Co.



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N PRIEST DR
±25,132 VPD

WASHINGTON ST
±10,356 VPD



POPULATION

1MI: 5,411
3MI: 119,677
5MI: 350,798



HOUSEHOLDS

1MI: 3,011
3MI: 50,919
5MI: 150,827



MEDIAN HHI

1MI: \$75,946
3MI: \$68,437
5MI: \$73,291



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PHX

PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

IRON MOUNTAIN

UNITED STATES
POSTAL SERVICE

WASHINGTON ST

PAPAGO PARK
CENTER INDUSTRIAL

PAPAGO
GOLF COURSE

phoenix
XZOO
ARIZONA CENTER FOR NATURE CONSERVATION

ASU

ROLLING HILLS
GOLF COURSE

PAPAGO PARK
CENTER INDUSTRIAL

THE GRAND
AT PAPAGO PARK CENTER

LOOP
202

TEMPE TOWN LAKE

ARIZONA
143

American Airlines

N PRIEST DR

UNIVERSITY DR

ASU

SOUTHBANK

POWERS
INDUSTRIAL
CENTER

HOHOKAM 10
WEST PARK

WESTECH

MARICOPA
FREEWAY CENTER NORTH

MARICOPA
FREEWAY CENTER

BROADWAY RD

COTTON
BUSINESS CENTER

BUTTES
BUSINESS CENTER

DIABLO
STADIUM
COMPLEX

PAPAGO HILLS
SHOPPING CENTER



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TEMPE LOCAL ATTRACTIONS



The **Phoenix Zoo** opened is the largest privately owned, non-profit zoo in the United States.[5] Located in Phoenix, Arizona, the zoo operates on 125 acres of land in the Papago Park area of Phoenix. The zoo has over 1,400 animals on display and contains 2.5 miles of walking trails.

Tempe Town Lake is Arizona's second-most visited public attraction. The more than 2-mile long lake was created by damming a portion of the dry Salt River and adding water. Today, the lake continues to act like a river to convey rainwater and snow run-off by lowering the dam when needed and raising it again to maintain the water within the lake.



Hole-in-the-Rock is a natural geological formation in Papago Park, a municipal park of Phoenix and Tempe, Arizona. Hole-in-the-Rock is a series of openings (tafoni) eroded in a small hill composed of bare red arkosic conglomeritic sandstone. The sandstone was first formed some 6-15 million years ago from the accumulation of materials eroding from a Precambrian granite, long since eroded away.

To appreciate how lush and vibrant the desert can be, pay a visit to the **Desert Botanical Garden**, 140 serene acres set amid the red rocks of the Papago Buttes. It's the result of tireless conservation efforts to maintain the desert ecology—and suggests what the area here has had to offer since long before our arrival. Stroll through the DBG's winding paths and be entranced by the 50,000 specimens, including wildflowers, succulents and, of course, majestic cacti.



ASU is one of the largest public universities by enrollment in the U.S. As of fall 2025, the university had over 160,000 students enrolled, with more than 78,000 attending classes across its metro campuses and over 81,000 students attending online. The student body includes nearly 125,000 undergraduates and over 35,000 postgraduates. The university is organized into 17 colleges, featuring more than 170 cross-discipline centers and institutes. ASU offers over 400 degree options for undergraduate students, as well as more than 450 graduate degree and certificate programs.

