



**SUBJECT  
AVAILABLE**

2,555 SF EXISTING BLDG  
±14,300 SF PARCEL SIZE

**38,221 ADT**

**Hardy Dr**

**University Dr**

**O'Reilly  
AUTO PARTS**

**ampm**

**ARCO**

**CORNISH  
PASTRY**

**CHABA HUT  
TOASTED SUBS**

**Starbucks**

**Tempe Feed**

**Harlow's  
Cafe**

**8,881 ADT**

**Cafe  
Lalibela SACKS**

**HARD CORNER FOR LEASE OR GROUND LEASE**

# **SWC UNIVERSITY DR & HARDY DR**

Tempe, AZ 85281

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**KATIE WEEKS**  
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2555 E Camelback Rd, Suite 200  
Phoenix AZ, 85016  
602.778.3747 | **w-retail.com**

# SWC UNIVERSITY DR & HARDY DR

802 S Hardy Dr | Tempe, AZ



## LOCATION DESCRIPTION

SWC University Dr & Hardy Dr | Tempe

## PROPERTY HIGHLIGHTS

- Hard Corner for Lease or Ground Lease
- ±2,555 SF Existing Building on ±14,293 SF of Land
- Easy Access to the Loop 202 & SR143
- Signalized Intersection
- Monument Signage Available
- Located Nearby ASU Main Campus, Whole Foods & Centerpoint on Mill
- Extremely High Daytime Population (±461,000) within a 5 Mile Radius
- Zoned: CSS - Commercial Shopping and Services

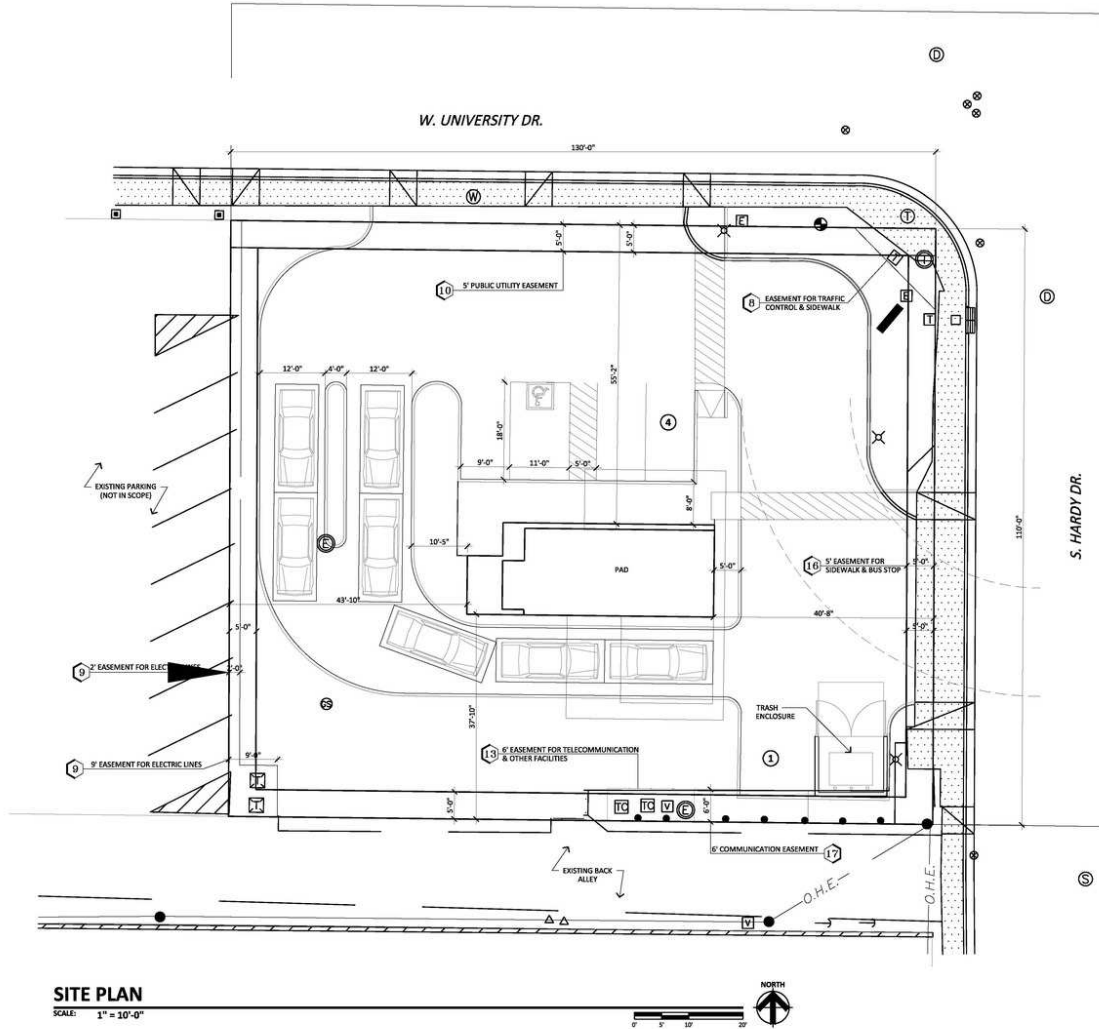
## AREA CO-TENANTS



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# SWC UNIVERSITY DR & HARDY DR

802 S Hardy Dr | Tempe, AZ



PREPARED BY:  
 MARKUS & MULLICHAP  
 2398 EAST CAMELBACK ROAD, SUITE 300  
 PHOENIX, AZ 85016  
 CONTACT: MARK KUBLE  
 PHONE: (602) 687-6766  
 E-MAIL: mkuble@mmms.com

DESIGNED BY:  
 RIGA ARCHITECTS, INC.  
 2238 E. THOMAS ROAD  
 PHOENIX, AZ 85016  
 CONTACT: NIEL REASER  
 PHONE: (602) 955-3900  
 E-MAIL: nreaser@riga.com

## PROJECT DESCRIPTION

NEW GROUND UP BUILDING FOR FUTURE RESTAURANT. WORK INCLUDES MAJOR UTILITIES INCLUDING ELECTRICAL, MECHANICAL, AND PLUMBING. SITE WORK INCLUDES MINOR GRADING AND DRAINAGE, NEW PARKING STALLS, DRIVE-THRU, HARDSCAPE AND LANDSCAPE AREAS.

## SITE DATA

PARCEL NUMBER:	124-01-0228
EXISTING ZONING:	CS3 (COMMERCIAL SHOPPING AND SERVICE)
PROPOSED ZONING:	CS3 (COMMERCIAL SHOPPING AND SERVICE)
GROSS SITE AREA:	328 ACRES (14,300 SF)
MAX. HEIGHT:	00'-00"
SETBACKS:	
FRONT (MIN. - MAX.)	0'-0" - 10'-0"
SIDE (MIN.)	5'-0"
REAR (MIN.)	10'-0"
PROPOSED USE:	RESTAURANT W/ DRIVE THRU
BUILDING AREA (PAD):	
SALAD AND GO	876 S.F. (APPROX.)
MARK BUILDING	
DUTCH BROTHERS	600 S.F. (APPROX.)
MARK BUILDING	

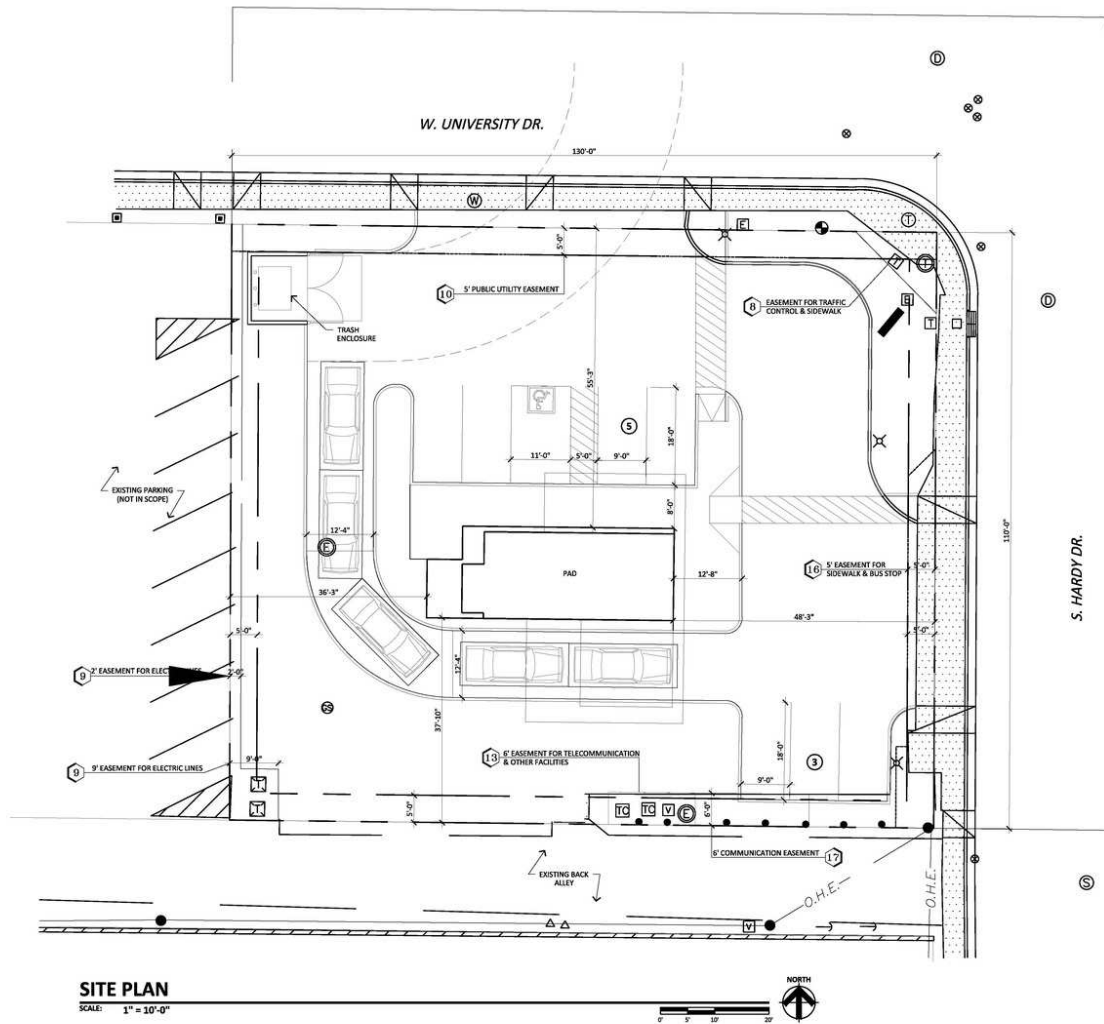
## PARKING DATA

RESTAURANT	1/150 S.F. OUTDOOR AREA	
NOTE:	NO INDOOR DINING	
SALAD AND GO	PATIO - OUTDOOR SITTING (378 / 150)	3 SPACES
DUTCH BROTHERS	PATIO - OUTDOOR SITTING (377 / 150)	3 SPACES
TOTAL PARKING PROVIDED:		4 SPACES
PARKING SPACES		4 SPACES
ACCESSIBLE PARKING		5 SPACES

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ARCHITECT:  
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2398 EAST CAMELBACK ROAD, SUITE 300  
PHOENIX, AZ 85016  
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ENGINEER:  
RGA ARCHITECTS, INC.  
2238 E. THOMAS ROAD  
PHOENIX, AZ 85016  
CONTACT: NIEL REASER  
PHONE: (602) 955-3900  
E-MAIL: nreaser@rha.com

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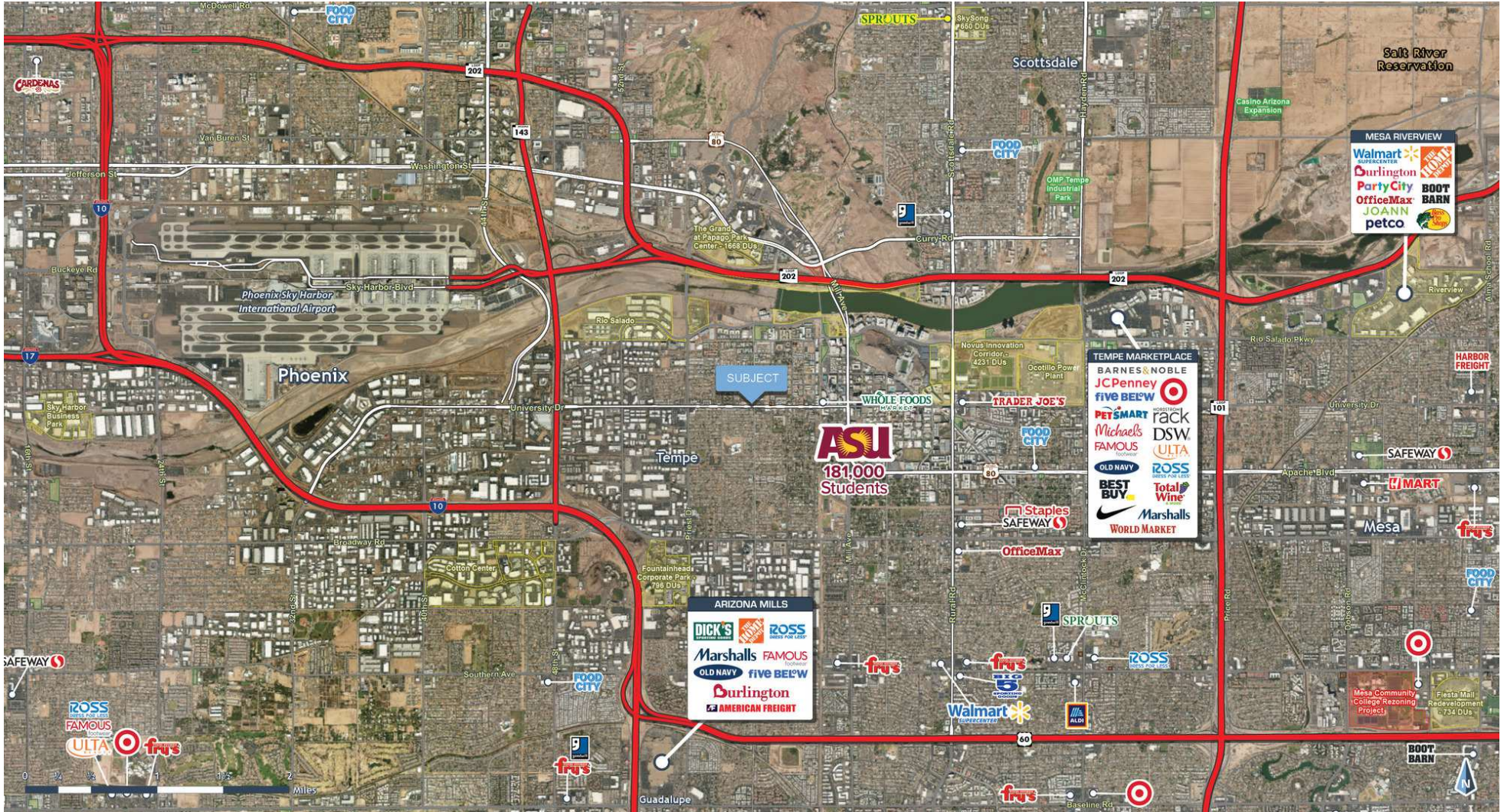
## PARKING DATA

RESTAURANT	17150 S.F. OUTDOOR AREA	
NOTE:	NO INDOOR DINING	
SALAD AND GO	PATIO - OUTDOOR SITTING (378 / 150)	3 SPACES
DUTCH BROTHERS	PATIO - OUTDOOR SITTING (377 / 150)	3 SPACES
TOTAL PARKING PROVIDED:		7 SPACES
PARKING SPACES		3 SPACES
ACCESSIBLE PARKING		5 SPACES

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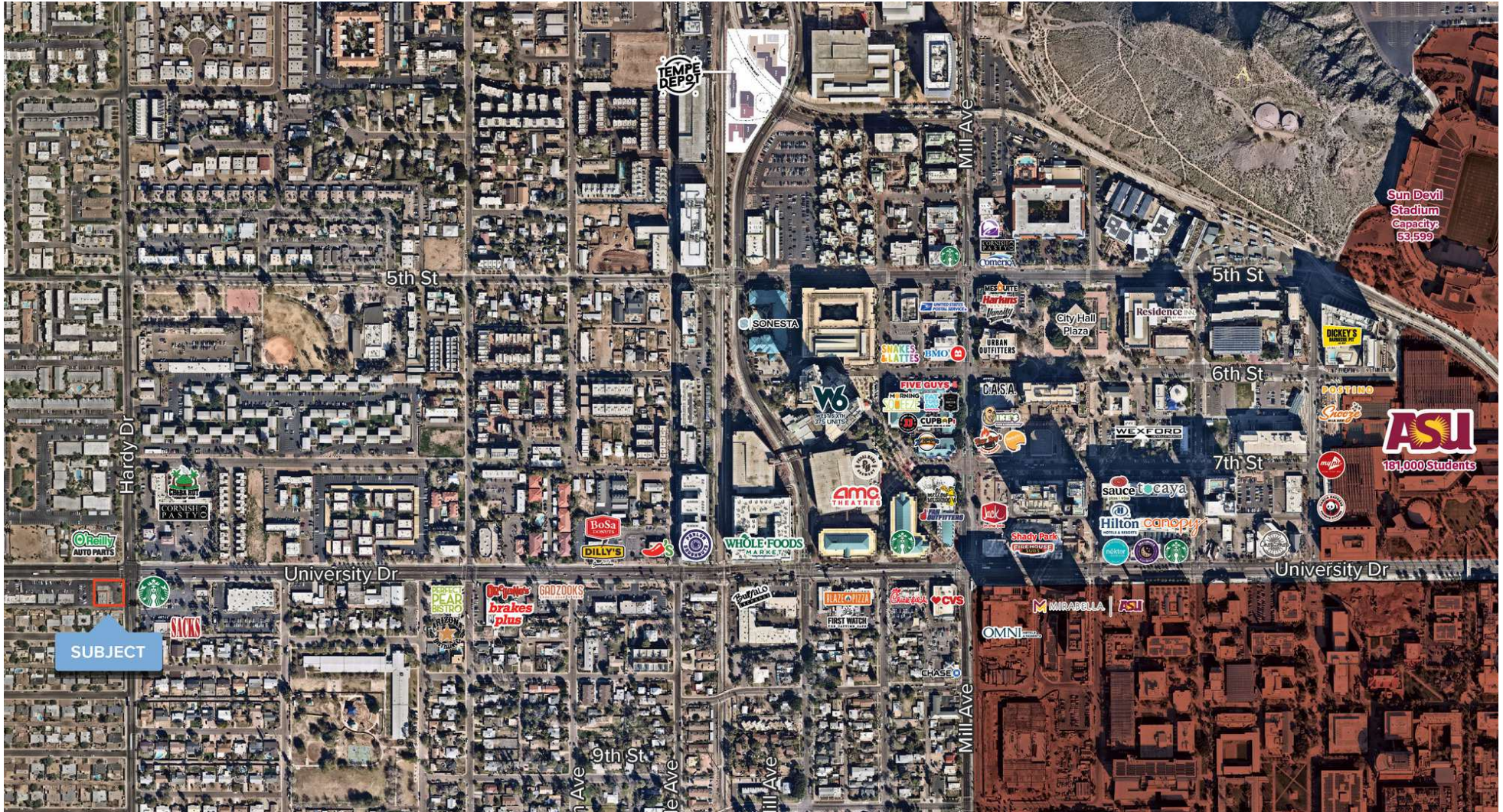
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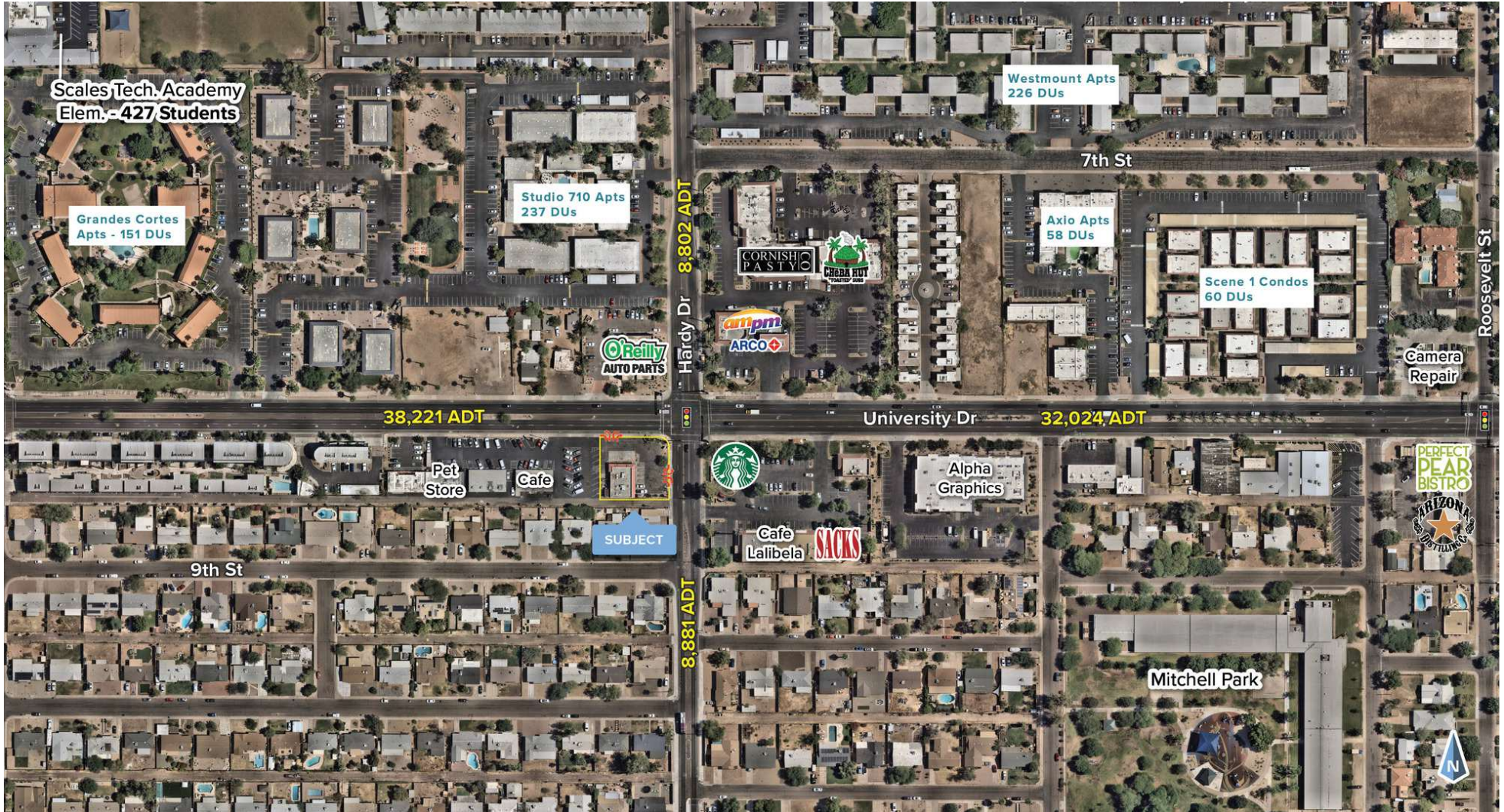
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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	19,079	118,776	339,837
Median Age	28.4	27.7	31.4



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$58,690	\$64,926	\$71,944
Average	\$79,522	\$85,365	\$95,214



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	1,163	7,061	15,800
Employees	18,961	129,485	276,795
Daytime Population	27,151	189,546	461,470



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	61.9%	54.1%	50.2%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	69.6%	67.7%	66.2%
Services	16.3%	17.5%	18.3%
Blue Collar	14.1%	14.8%	15.5%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	9,031	50,560	144,816
Median Home Value	\$449,421	\$424,476	\$440,318

\*2024 Demographic data derived from ESRI

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