



COLLEGE PARK SHOPPING CENTER

Baseline Rd & Rural Rd - Northwest Corner
Tempe, Arizona

Brian Gast	Heather Prinsloo	Parker Jones	Ryan Lane
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COLLEGE PARK SHOPPING CENTER



◆ **±2,857 SF SHOP SPACE AVAILABLE**

Property Highlights

- Prime Tempe location at the NWC of Baseline Rd & Rural Rd
- High-traffic intersection with ±73,920 CPD
- Established neighborhood center with strong co-tenancy and daily-needs draw
- Less than 1 mile south of US 60 with strong regional connectivity
- Dense infill demographics: 152,086 residents (3 mi)

Traffic Counts

Elliot Rd	33,166 CPD
Power Dr	40,754 CPD

Total 73,920 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	18,991	152,086	361,090
Estimated Households	7,849	62,138	149,102
Med. Household Income	\$81,995	\$87,583	\$82,760
Daytime Population	9,476	92,535	253,456

Source: SitesUSA

Nearby Tenants



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CONCEPTUAL SITE PLAN



TENANTS	SQFT
1 Sunshine Breakfast Bar	4,369
2 European Wax Center	1,600
3 NY Nails	1,393
4 Sushi Time	1,156
5 IN LEASE	900
6 IN LEASE	1,500
7 Jimmy Johns Gourmet Sandwiches	2,080
8 National Fitness User	32,306
9 Keep It Cut	1,200
10 Elements Therapeutic Massage	1,500
11 Verizon Wireless GoWireless	1,500
12 AVAILABLE	2,857
13 ATI Physical Therapy	2,537
14 Cafe Rio	2,785
15 Pet Planet	2,400
16, 17 Bagelfeld's	2,000

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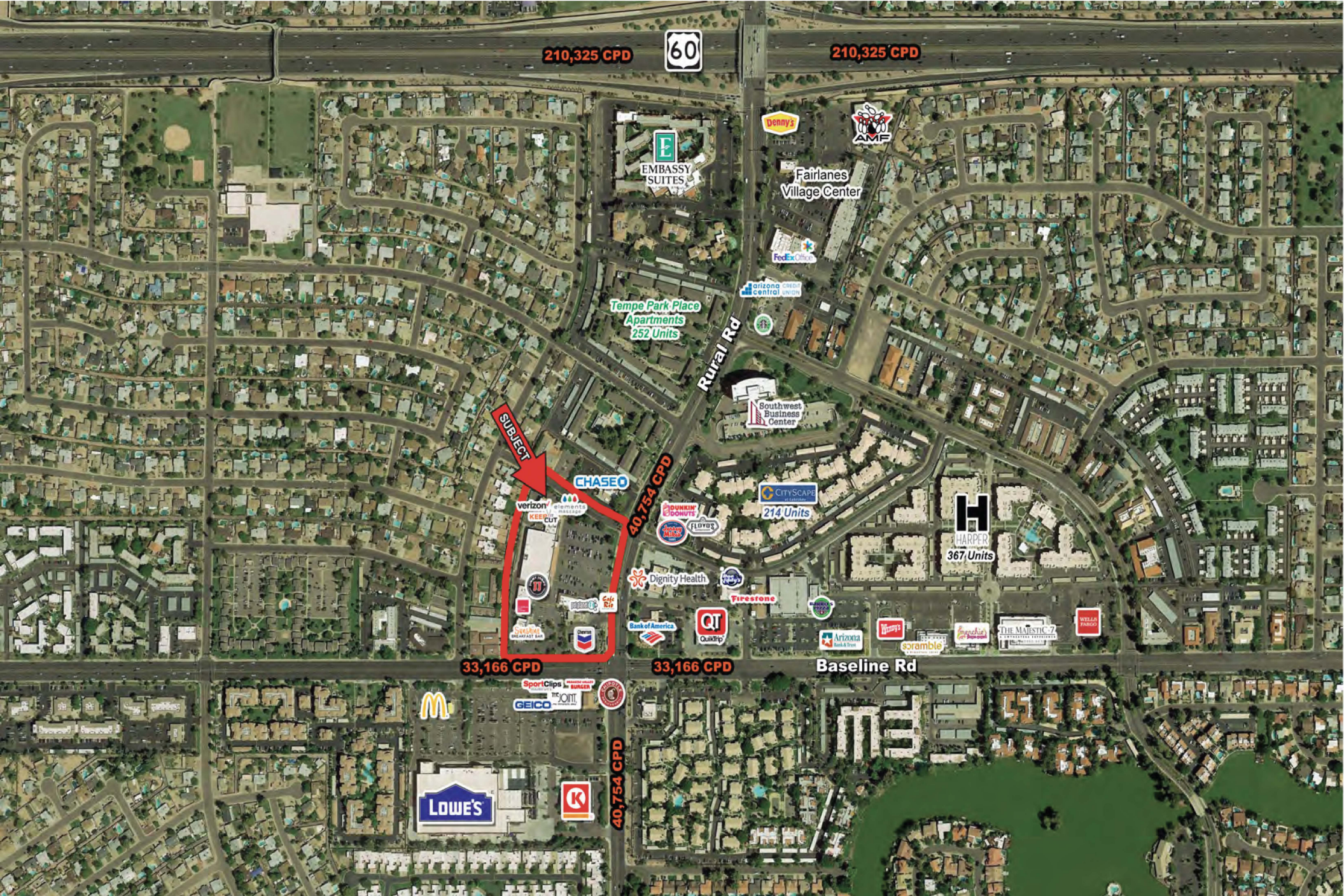
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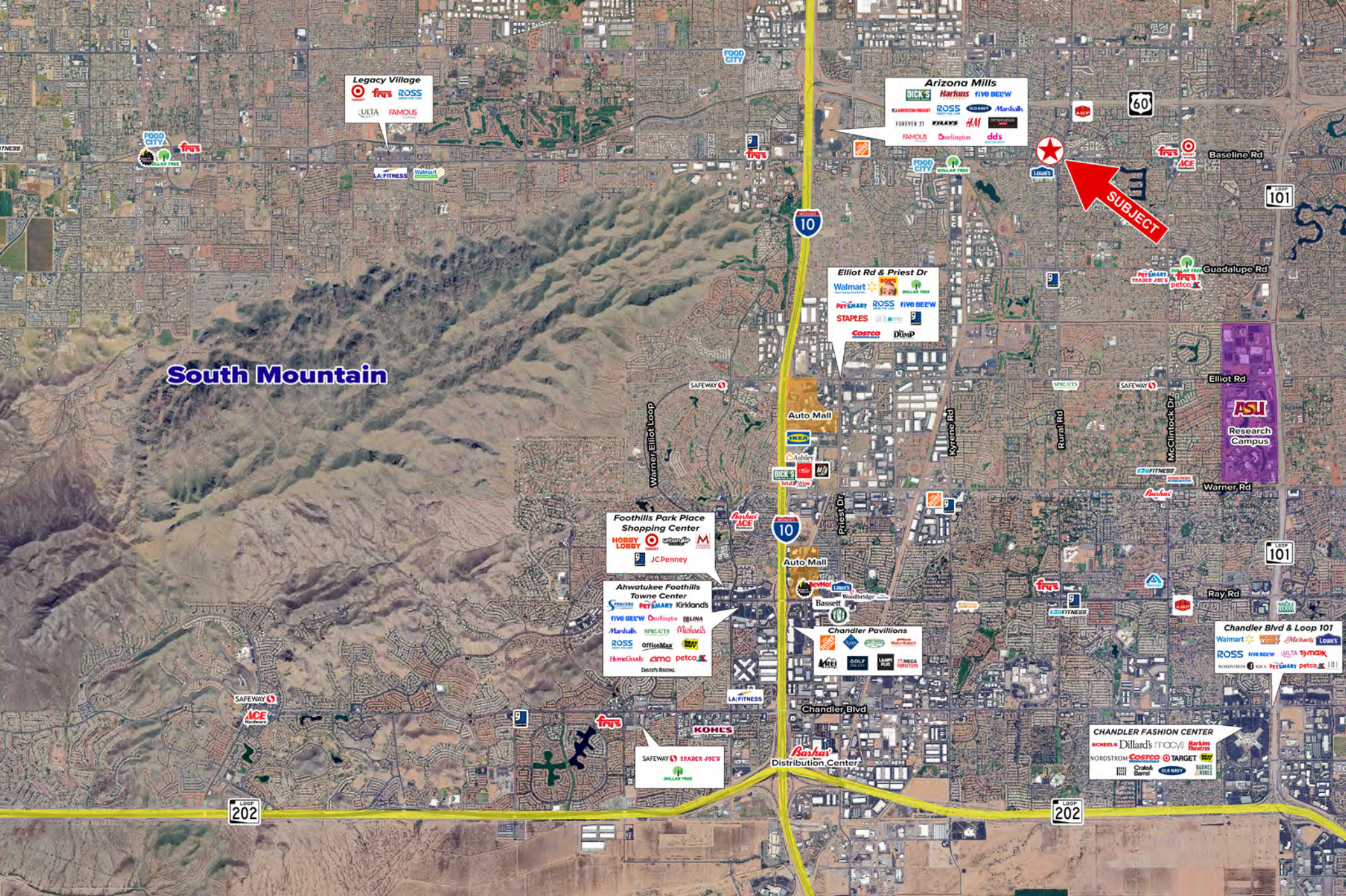
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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE		1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	18,991	152,086	361,090
	2026 TOTAL HOUSEHOLDS	7,849	62,138	149,102
	MEDIAN HOUSEHOLD INCOME	\$81,995	\$87,583	\$85,442
	2026 MEDIAN HOME VALUE	\$432,720	\$443,794	\$434,729
	2026 TOTAL EMPLOYEES	9,476	92,535	253,456
	2026 TOTAL BUSINESSES	1,173	8,584	20,981



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