

# FOR LEASE

524 W BROADWAY RD, TEMPE, AZ 85282



## OFFERING SUMMARY

Available SF:	1,900 - 3,308 SF
Lease Rate:	Negotiable
Lot Size:	1.01 Acres
Building Size:	17,964 SF
Zoning:	CSS
APN:	12464112M

## PROPERTY HIGHLIGHTS

- Close Proximity to Downtown Tempe & ASU Campus
- Over 200,000 Employees within a 5 mile radius
- ±30k Vehicles per day along Broadway Rd
- Easy access to i-10 Highway and SR 143
- Estimated Population of ±324k in a 5 mile radius



**MPB Realty Services, Inc**  
1450 E. Indian School Road  
Phoenix, AZ 85014  
602.909.3060 | mpbrealty.net

**Michael Buekers**  
PRESIDENT AND DESIGNATED BROKER  
602.280.1010 x109  
mbuekers@mpbrealty.net

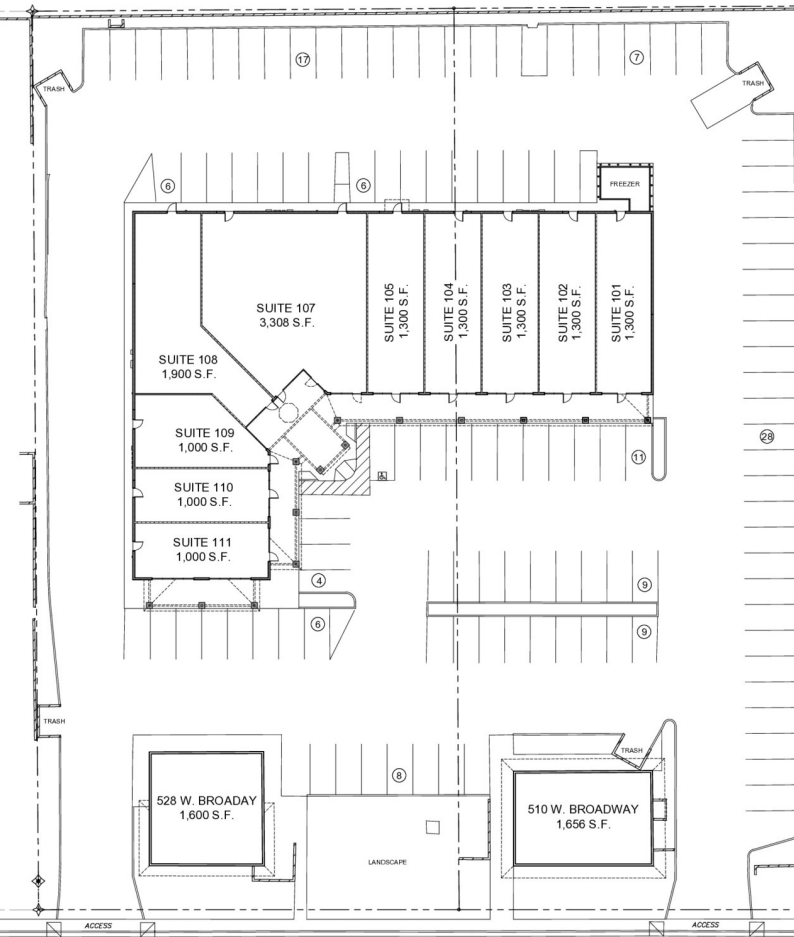
**Jacob Ray**  
VICE PRESIDENT OF SALES & LEASING  
602.975.8620  
jray@mpbrealty.net

# BROADWAY PLAZA

524 W BROADWAY RD, TEMPE, AZ 85282

## BROADWAY PLAZA

LEASING PLAN  
510, 524 & 528 W BROADWAY ROAD  
TEMPE, ARIZONA 85282



### AVAILABLE SUITES

SUITE #	SQ. FT.	DESCRIPTION
Suite 107	3,308	Former Gym
Suite 108	1,900	Former Barbershop

**mpb REALTY SERVICES**  
1450 E Indian School Rd  
Suite 104  
Phoenix AZ 85014  
602-280-1010

W. BROADWAY ROAD



**No**  
ENTERF  
ARCHITECTURE - I  
PLANNING - D  
60022-22

ter has approximately 17,964 s.f. and approximately 111 parking spaces. Any plan or exhibit attached to this property is intended to show only the general layout of the property or pa  
reserves the right to alter, add to or omit in whole or in part the structures and/or common areas currently existing or hereafter constructed on the property or shown on any plan. Th  
change or modification as may be made by the landlord in its sole discretion or required by any authority having jurisdiction. Any and all measurements, distances or square footage  
does not covenant or represent that any occupant currently or hereafter located at the property will remain a tenant. Landlord makes no representations, either expressed or implied  
addition or subtraction of tenants and/or occupancy of the property or any surrounding properties. 04.05.23 (23-18)



**MPB Realty Services, Inc**  
1450 E. Indian School Road  
Phoenix, AZ 85014  
602.909.3060 | mpbrealty.net

**Michael Buekers**  
PRESIDENT AND DESIGNATED BROKER  
602.280.1010 x109  
mbuekers@mpbrealty.net

**Jacob Ray**  
VICE PRESIDENT OF SALES & LEASING  
602.975.8620  
jray@mpbrealty.net

# BROADWAY PLAZA

524 W BROADWAY RD, TEMPE, AZ 85282



**MPB Realty Services, Inc**  
1450 E. Indian School Road  
Phoenix, AZ 85014  
602.909.3060 | mpbrealty.net

**Michael Buekers**  
PRESIDENT AND DESIGNATED BROKER  
602.280.1010 x109  
mbuekers@mpbrealty.net

**Jacob Ray**  
VICE PRESIDENT OF SALES & LEASING  
602.975.8620  
jray@mpbrealty.net

# BROADWAY PLAZA

524 W BROADWAY RD, TEMPE, AZ 85282



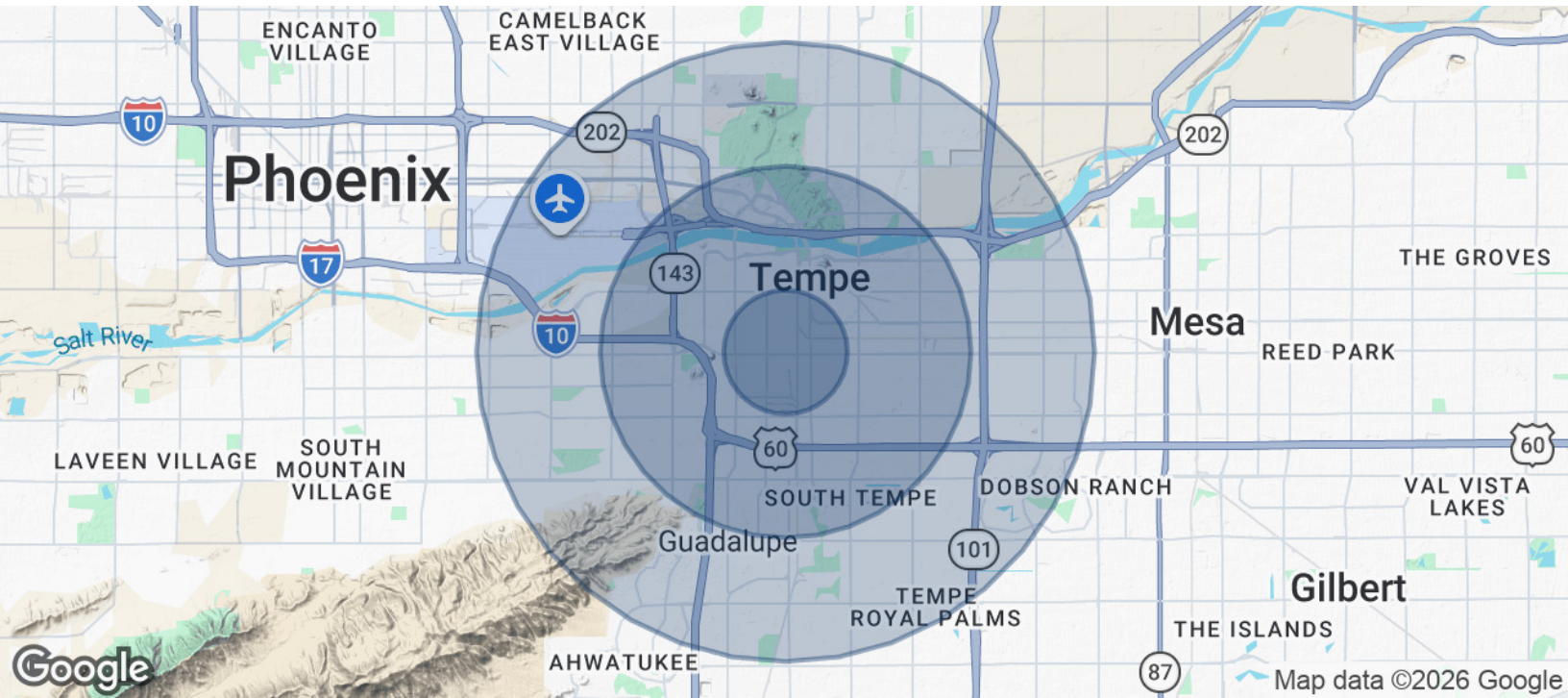
**MPB Realty Services, Inc**  
1450 E. Indian School Road  
Phoenix, AZ 85014  
602.909.3060 | mpbrealty.net

**Michael Buekers**  
PRESIDENT AND DESIGNATED BROKER  
602.280.1010 x109  
mbuekers@mpbrealty.net

**Jacob Ray**  
VICE PRESIDENT OF SALES & LEASING  
602.975.8620  
jray@mpbrealty.net

# BROADWAY PLAZA

524 W BROADWAY RD, TEMPE, AZ 85282



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	13,789	135,527	317,383
Average Age	31.0	30.0	33.3
Average Age (Male)	32.2	30.0	32.8
Average Age (Female)	31.2	30.5	34.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	5,098	54,740	132,323
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$96,710	\$83,942	\$92,605
Average House Value	\$468,714	\$348,704	\$378,505

2023 American Community Survey (ACS)



**MPB Realty Services, Inc**  
 1450 E. Indian School Road  
 Phoenix, AZ 85014  
 602.909.3060 | mpbrealty.net

**Michael Buekers**  
 PRESIDENT AND DESIGNATED BROKER  
 602.280.1010 x109  
 mbuekers@mpbrealty.net

**Jacob Ray**  
 VICE PRESIDENT OF SALES & LEASING  
 602.975.8620  
 jray@mpbrealty.net