

FOR LEASE

4409-4411 S RURAL RD
TEMPE, AZ 85282

PREMIER FRONTAGE
ON RURAL RD



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COMMERCIAL REAL ESTATE



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PROPERTY INFORMATION

LEASE RATE	\$16.00/SF + NNN
AVAILABLE SF	±2,925 SF
BUILDING SIZE	±12,205 SF
LOT SIZE	±22,216 SF
PARCEL	133-38-453
ZONING	C-2
PARKING	Reciprocal Parking



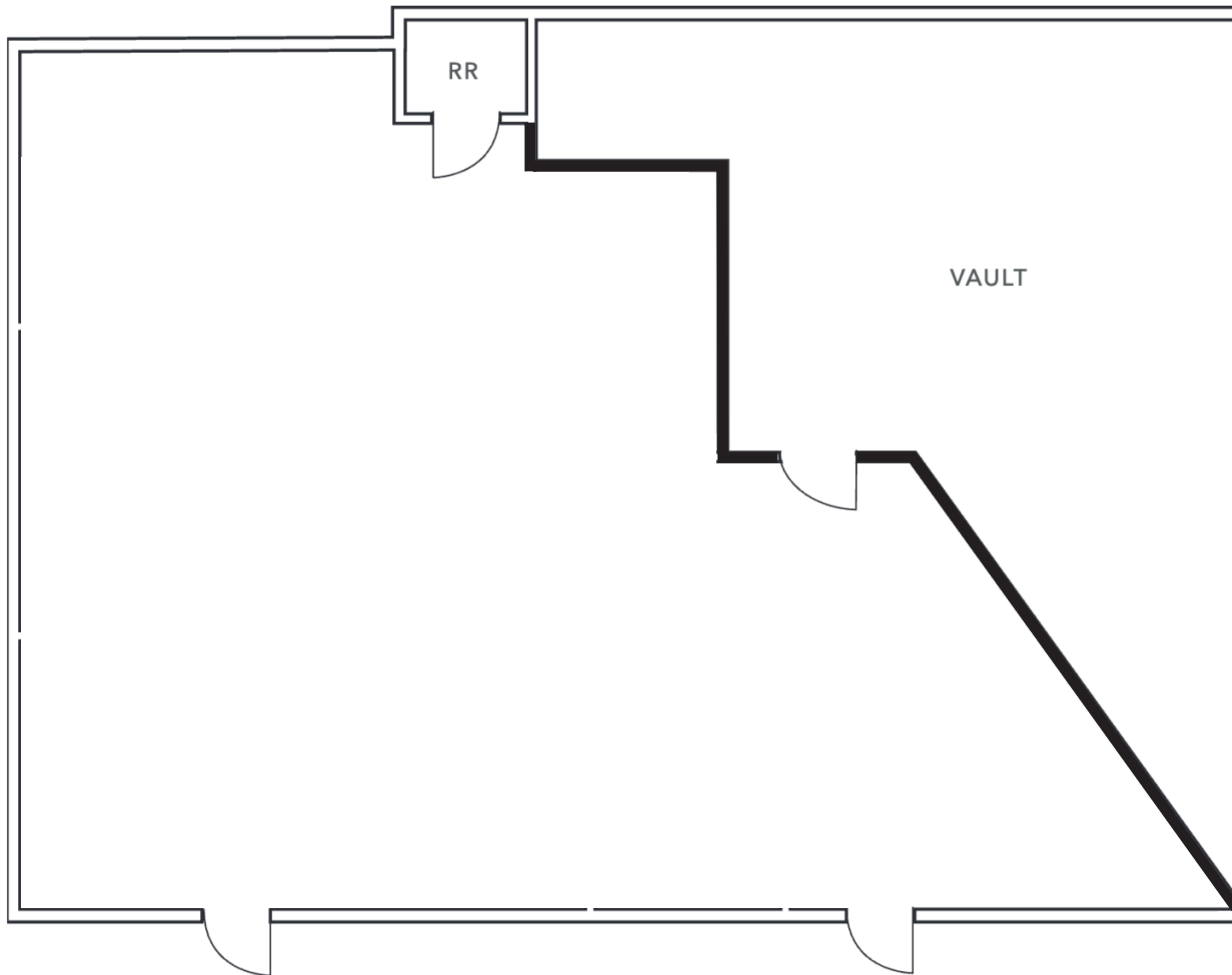
PROPERTY HIGHLIGHTS



- Premier frontage on Rural Road with exceptional visibility and daily commuter traffic
- Direct signalized access for seamless ingress and egress
- Minutes to US-60 & Loop 101, providing unmatched regional connectivity
- Strong surrounding retail corridor with national co-tenancy and established amenities
- Abundant on-site parking for employees and visitors
- Prominent signage and branding opportunities



SUITE 100 FLOOR PLAN



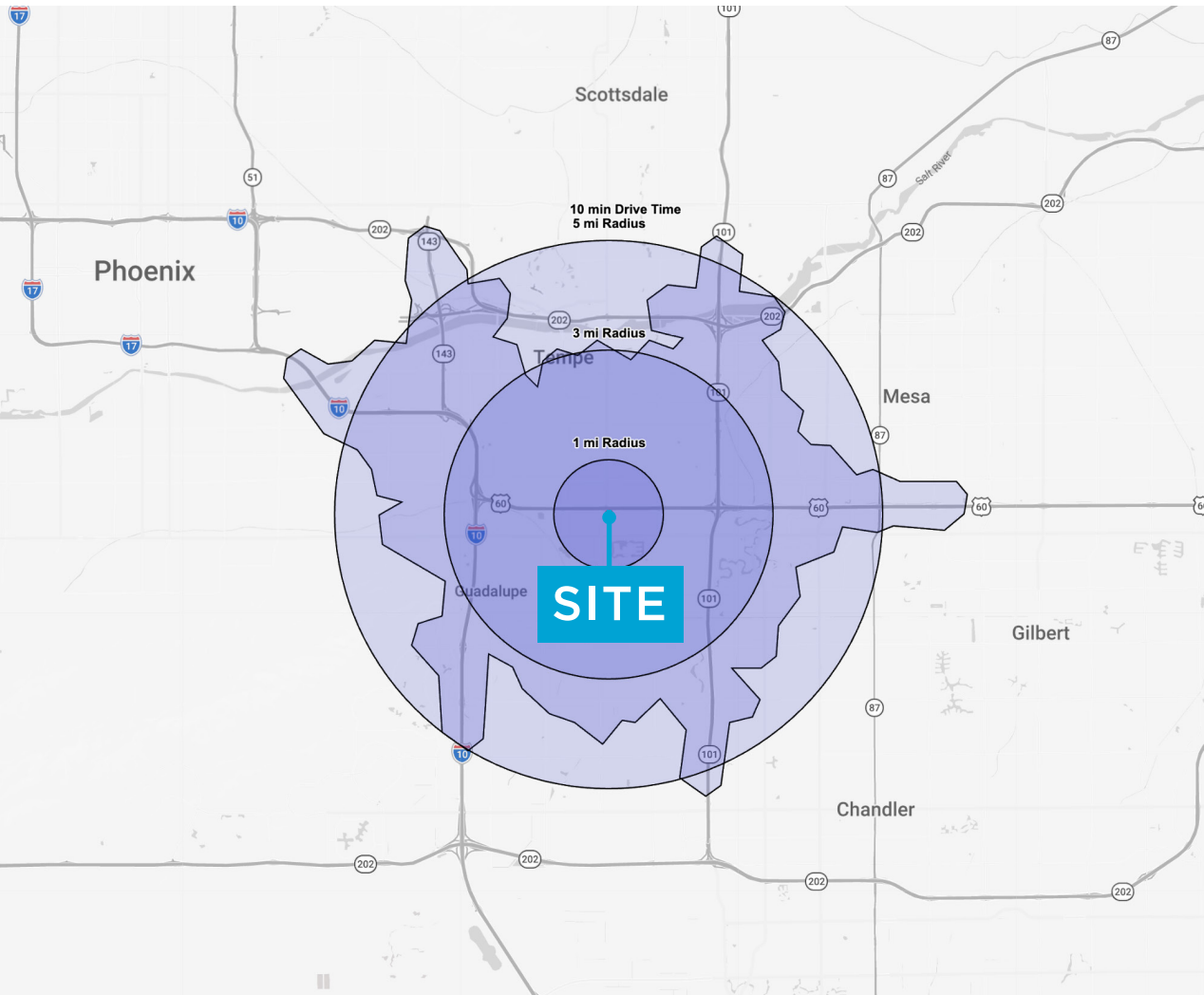


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AERIAL OVERVIEW

This property sits along one of Tempe's primary north-south corridors, offering excellent visibility and direct access to Loop 101 and US-60. The site benefits from its proximity to Arizona State University, Tempe Marketplace, and surrounding high-density residential communities, placing it in the heart of a strong and active trade area.

DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	9,969	101,139	215,028
2029	10,825	113,476	242,379

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	3,566	40,451	84,353
2029	3,887	45,595	95,504

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$93,529	\$80,318	\$87,738

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$323,850	\$274,343	\$45,731

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	3,217	16,230	34,748

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	555	2,170	4,384

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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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