

FOR LEASE

±1,590 SF RETAIL AVAILABLE

NEW 188-UNIT APARTMENT DEVELOPMENT



THE
MARSHALL
TEMPE



1057 E APACHE BLVD | TEMPE, AZ 85281

AARON NORWOOD
PARTNER
anorwood@levrose.com
480.294.6016

BRYN NORWOOD
ADVISOR
bnorwood@levrose.com
480.508.7442

LEVROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL TRUST SERVICES



PROPERTY DETAILS

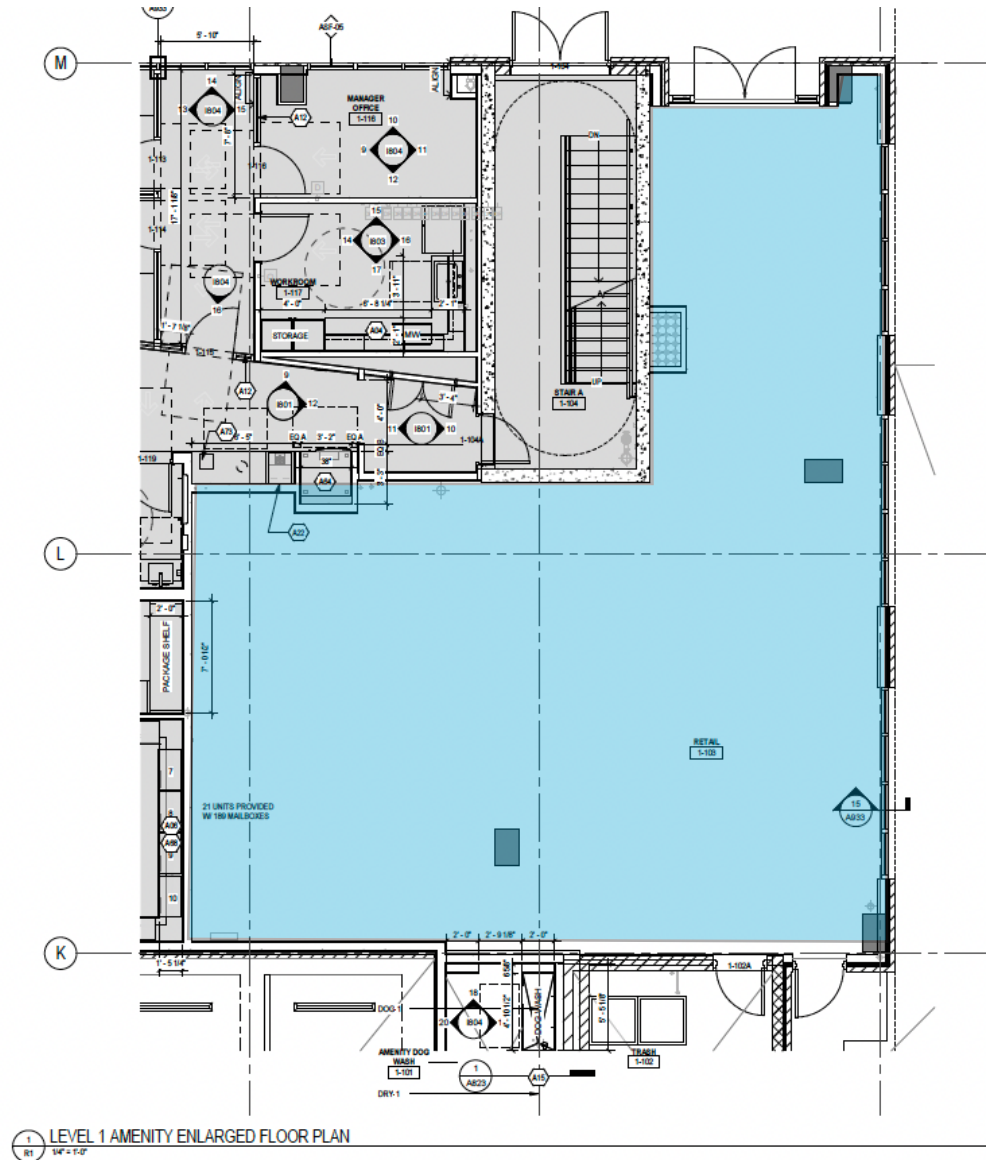
LISTING ADDRESS	1075 E APACHE BLVD TEMPE, AZ 85281
LEASE RATE	Call Broker For Pricing
AVAILABLE SF	±1,590 SF
PARKING	Dedicated Parking for Retail Customers
DELIVERY	Fall 2026

PROPERTY HIGHLIGHTS

- New Construction, 485-Bed ASU Student Apartment Opening Fall 2026
- Street Level Retail Space with Apache Blvd Frontage
- Seeking coffee, bagel, donut, juice, acai, dessert, or boutique fitness tenants
- Walkable location on Rural Rd & Apache Blvd
- High Foot Traffic Location Within Walking Distance to Arizona State University

FLOORPLAN

APACHE BLVD





marquee
THEATRE

LOOP
202

S MILL AVE

E UNIVERSITY DR

S RURAL RD

S MCCLINTOCK DR

E APACHE BLVD

E BROADWAY RD

ADP CARVANA
amazon State Farm

IN-N-OUT BURGER
Starbucks
crumbl cookies

DEVIL'S HIDEAWAY
Daily Jam
canopy BY HILTON
SNAKES & LATTES
WESTIN HOTELS & RESORTS
FIVE GUYS BURGERS and FRIES
ZIPPS SPORTS GRILL
amc THEATRES
PEAK HARBOR BREWERY
WHOLE FOODS MARKET

desert FINANCIAL CREDIT UNION
MOUNTAIN A
MOUNTAIN AMERICA STADIUM
MULLETT ARENA
BLANCO COCINA + CANTINA
FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD

BUFFALO WILD WINGS
IMPROV comedy theatre
CAVA
IHOP
Cane's
SILVER LAKE
TRADER JOE'S

BEST BUY
Harkins THEATRES
HYATT PLACE
fIVE BEL'W
Marshall's
NORDSTROM
Rack
sam's club
ROSS DRESS FOR LESS
CHIPOTLE MEXICAN GRILL
TARGET
Total Wine & MORE
WORLD MARKET
ULTA BEAUTY

ASU

THE MARSHALL TEMPE

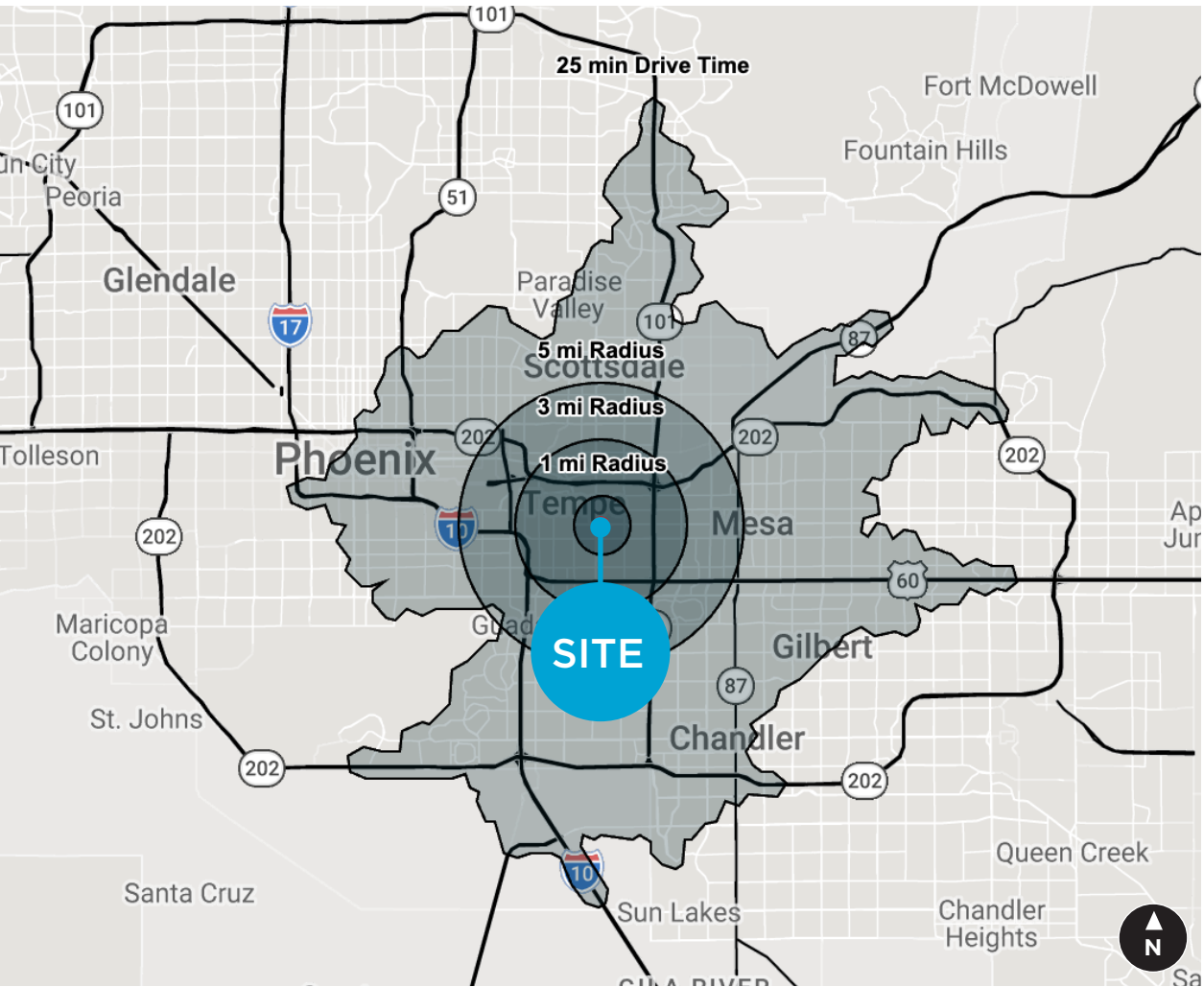


DEMOGRAPHICS



ASU STUDENT POPULATION

YEAR	POPULATION
2026	120,500



*2025 Statistics from SitesUSA.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	30,874	150,795	345,305

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	11,403	66,846	151,444

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$89,616	\$102,457	\$108,773

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	8,126	95,568	241,305

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	996	9,027	21,281

TEMPE CITY OVERVIEW

ACCESSIBLE LOCATION

Tempe is situated in the heart of the Valley and just 10 minutes from Phoenix Sky Harbor International Airport. The city is a top technology center in Arizona and a leading choice for major corporations. Primary city initiatives focus on transportation, accessibility, sustainability, quality of life, inclusivity, and more. There are over 210,000 employees in Tempe and Arizona State University employs the majority of daytime employees.

GROWING POPULATION

Tempe continues to be one of the fastest-growing and most dynamic cities in the Phoenix metropolitan area, with its population reaching approximately 192,000 residents in 2026. A major driver of this growth is Arizona State University (ASU), whose Tempe campus serves as the city's economic and innovation hub. With more than 100,000 students across the university system and over 55,000 attending the Tempe campus, ASU fuels demand for housing, retail, entertainment, and employment while supplying a highly educated workforce that attracts technology companies, startups, and corporate investment. Together, Tempe's steady population growth and ASU's expanding presence continue to reinforce the city's reputation as one of Arizona's premier destinations for business, innovation, and talent.



LEVROSE

COMMERCIAL REAL ESTATE



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.

AARON NORWOOD
PARTNER
anorwood@levrose.com
480.294.6016

BRYN NORWOOD
ADVISOR
bnorwood@levrose.com
480.508.7442

WWW.LEVROSE.COM