

RIO 2100: PREMIER TEMPE ENDCAP SPACE AVAILABLE

3,715 SF with Patio Opportunity | W/NWC Loop 101 & Rio Salado Pkwy | Tempe, AZ

JOIN:



For more information, please contact:

Drew Butler
602.288.3480
dbutler@pcaemail.com

Cameron Warren
602.288.3471
cwarren@pcaemail.com



3131 E Camelback Rd, #340 | Phoenix, AZ 85016 | 602.957.9800

[03/04/20]

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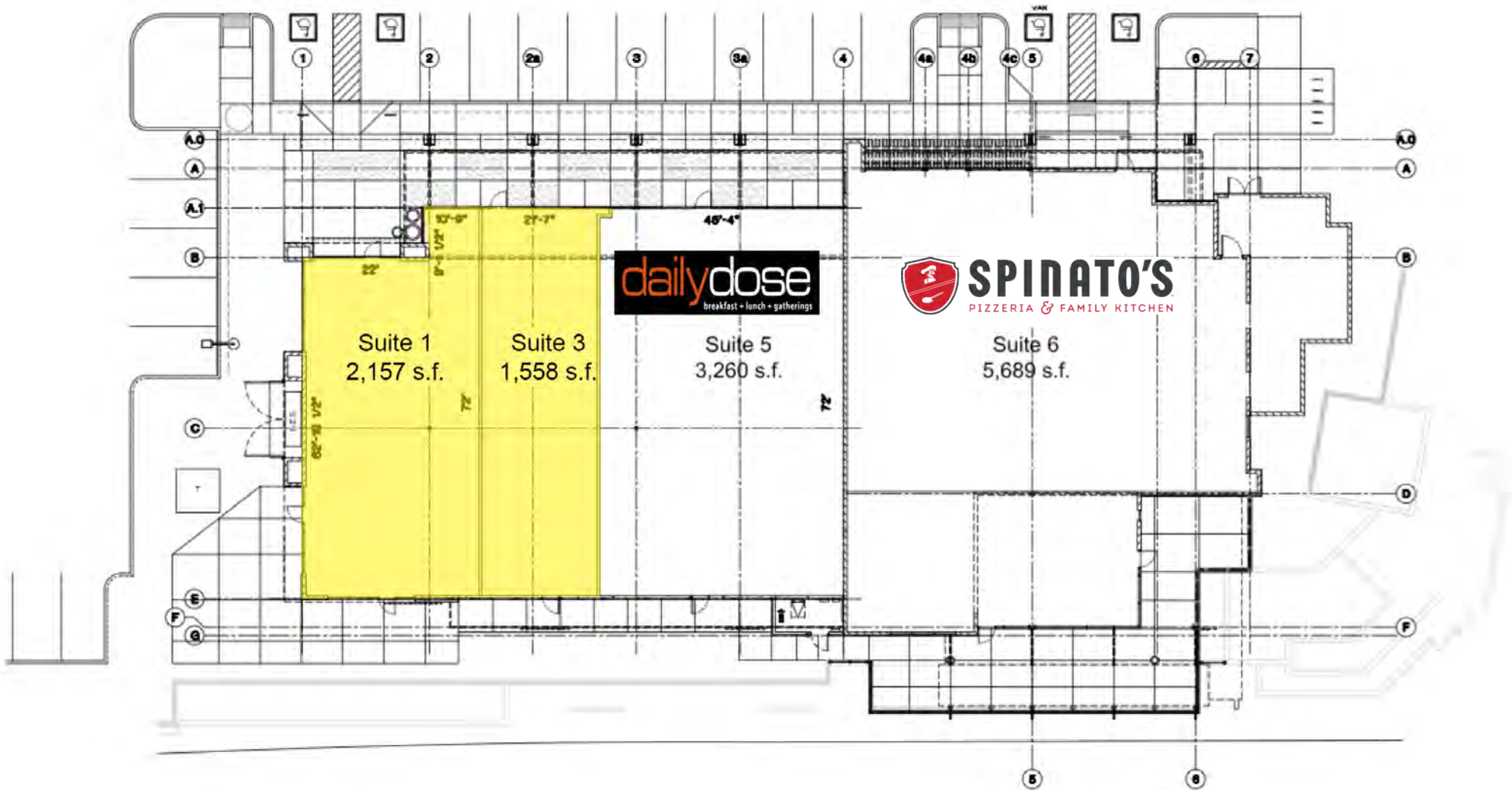
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

PROPERTY HIGHLIGHTS

- Easy access to Loop 101 & Loop 202
- Close proximity to downtown Tempe; with strong daytime population with over 190,000 within 3 miles
- Approximately 2 miles east of Arizona State University with 51,585 students (Fall 2018)
- Just east of Tempe Marketplace
- Rio 2100 borders the planned Novus Innovation Corridor; which at full completion will boast over 10 million SF mixed-use opportunities, add an additional 20,000 jobs to the immediate trade area along 5,000 more residents

2019 POPULATION



1-Mile	11,265
3-Miles	145,031
5-Miles	362,688

2019 DAYTIME WORKERS



1-Mile	11,168
3-Miles	122,633
5-Miles	298,785

2019 AVERAGE HH INCOME



1-Mile	\$52,985
3-Miles	\$58,465
5-Miles	\$65,464

2019 MEDIAN HH INCOME



1-Mile	\$41,006
3-Miles	\$42,339
5-Miles	\$48,821

ESRI 2019 Estimates



TRAFFIC COUNTS

N: ±95,859 VPD (NB & SB) E: ±20,337 VPD (EB & WB)
S: ±105,614 VPD (NB & SB) W: ±23,422 VPD (EB & WB)

ADOT 2013, KSS Fuels 2012

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TEMPE OVERVIEW

- ✓ Walkable, Bikeable & Mass Transit
- ✓ Over 15% of Arizona's High-Tech Companies
- ✓ More Than 100 Office Complexes
- ✓ ±210,000 People Work in Tempe
- ✓ International Travel Destination (1.5 miles from Phoenix Sky Harbor)
- ✓ Above Average Job Growth Compared to National Average
- ✓ Tourism Brought \$730M+ to Tempe Economy
- ✓ Central Valley Location









TEMPE, AZ

Tempe is a city just east of Phoenix, in Arizona. Its striking Tempe Center for the Arts hosts concerts, dance and comedy shows. Nearby, Tempe Town Lake is dotted with kayaks, pedal boats and paddleboards. Tempe Beach Park hosts outdoor festivals. Rising above the city, Hayden Butte is a mountain dotted with centuries-old rock art. Sporting events and concerts are held at Wells Fargo Arena.

CITY FACTS

2018 Population: 182,000+
2018 Median Age: 28 Yrs

TOP EMPLOYERS

 ±8,118 EMPLOYEES	 ±8,500 EMPLOYEES	 ±3,300 EMPLOYEES
 ±2,300 EMPLOYEES	 ±2,236 EMPLOYEES	 ±1,958 EMPLOYEES

MAJOR EVENTS

Gammage
±60 performances annually
±284k visitors annually

Tempe Center for the Arts
±500 events
±125k visitors annually

ASU Athletics
±20 home games annually
±500k attendees annually

Tempe Town Lake
Open year-round
±2.7m visitors annually

Arizona Rock 'n' Roll Marathon & Pat's Run
±55k participants annually

THE ASU FACTOR

#1 Most Innovative School in the U.S.
4 years in a row - U.S. News & World Report

TOP 10 Graduate Employability
ASU is ranked in the top 10 in the nation

#1 In Fulbright Faculty Scholars
Nation's top producer of Fulbright faculty scholars

FULL-TIME / PART-TIME STUDENTS

UNDERGRADUATES

Full-Time 62,167
Part-Time 17,275

GRADUATE STUDENTS

Full-Time 11,420
Part-Time 7,284



HEADCOUNT ENROLLMENT BY CAMPUS

Tempe Campus	51,869 students
West Campus	3,663 students
Polytechnic Campus	4,380 students
Downtown Phoenix Campus	11,737 students
Skysong	26,200 students

Unduplicated Total 98,146 students

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