



College Park S.C. - Tempe

Tempe, AZ

Phoenix-Mesa-Chandler (AZ)



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AERIAL



GROSS LEASABLE AREA (GLA)

62,285 SF

PARKING SPACES

297

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DENSITY AERIAL



Property Overview

College Park Center is a 62,285-square-foot, grocery-anchored center. The site is strategically positioned at the intersection of Baseline Rd. and Rural Rd. in Tempe, Arizona, and one-half mile south of the Superstition Freeway (US 60).

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Available Curbside Pick-up

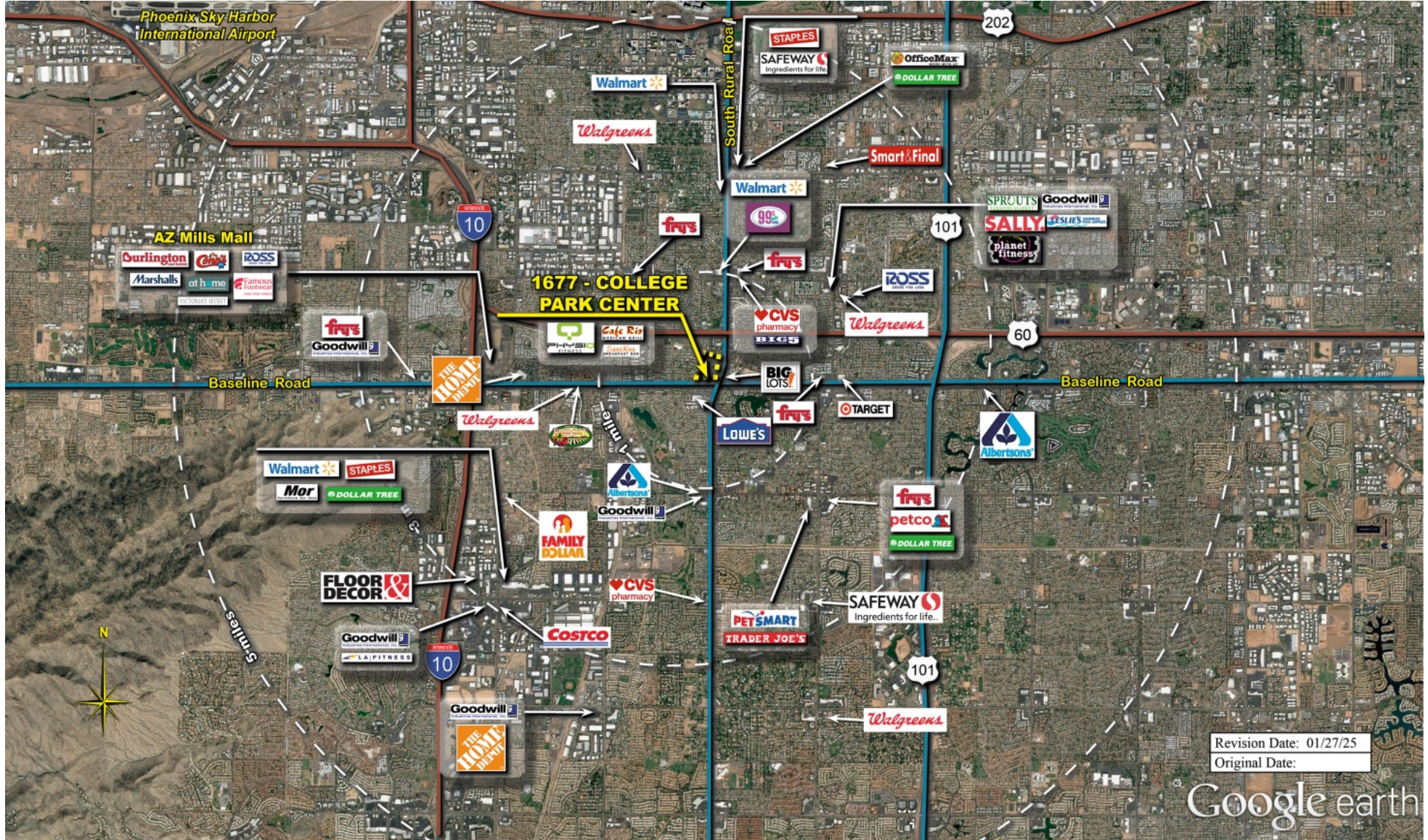


	TENANT	SQ FT
1	Sunshine Breakfast Bar	4,369
2	European Wax Center	1,600
3	NY Nails	1,393
4	Sushi Time	1,158
5	Available	900
6	Available	1,500
7	Jimmy Johns Gourmet Sandwiches	2,080
8	Physiq Fitness	32,306
9	Keep It Cut	1,200
10	Elements Therapeutic Massage	1,500
11	Verizon Wireless GoWireless	1,500
12	H&R Block	2,857
13	ATI Physical Therapy	2,537
14	Cafe Rio	2,785
15	Pet Planet	2,400
16	Available	2,200

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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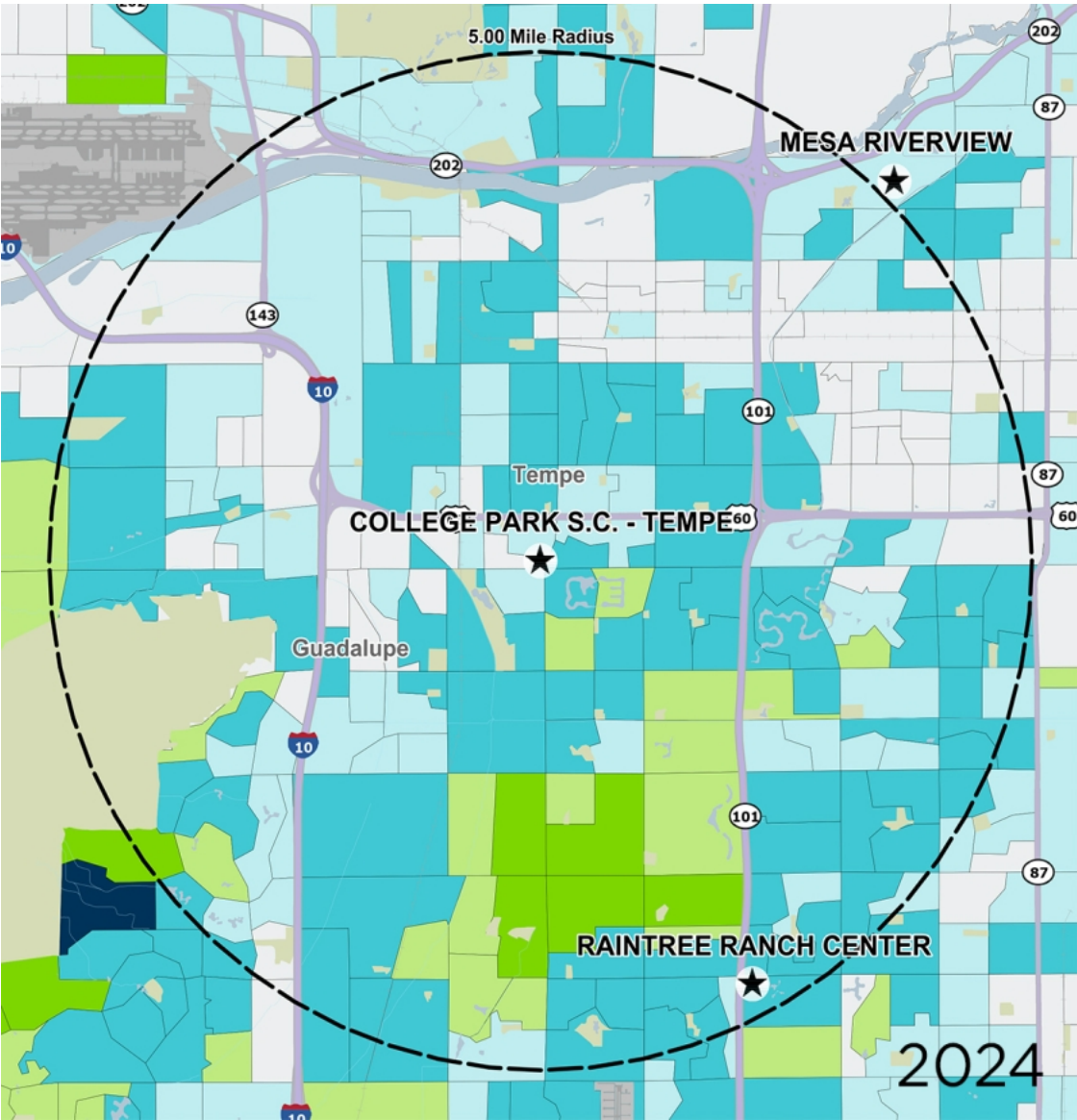
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COMPETITION MAP

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,414	142,573	346,700
Daytime Pop	22,952	292,001	661,163
Households	7,416	57,492	142,448
Average HH Income	\$99,829	\$102,200	\$101,329
Median HH Income	\$73,970	\$79,796	\$79,795
Per Capita Income	\$42,742	\$42,008	\$42,183

Average Household Income

Popstats, 4Q 2024, Trade Area Systems



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Rural Rd. & Baseline Rd., Tempe, AZ



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