



SIZE

257,123 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	16,711	168,993	365,215
Households	7,050	69,589	147,233
Median HH Income (\$)	74,168	59,725	62,807

MAJOR TENANT(S)

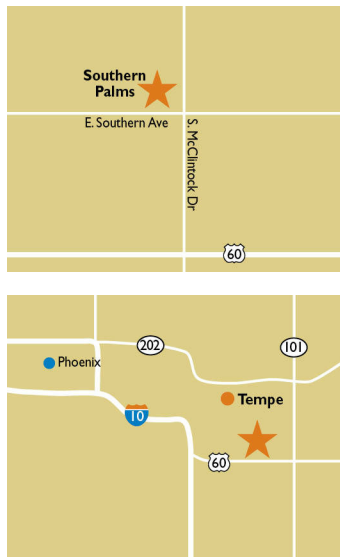
Sprouts Farmers Market
Planet Fitness
AutoZone
Starbucks

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

1706 East Southern Avenue | Tempe, AZ 85282

PROPERTY HIGHLIGHTS

- Anchored by Sprouts Farmers Market
- Additional tenants include Starbucks, AutoZone, Once Upon a Child, Gentle Dental, Goodwill, Planet Fitness, Taco Bell, McDonald's, Habitat for Humanity, Chase, Outback Steakhouse, Leslie Pools, Firehouse Subs and Baskin Robbins
- Maricopa Community College and Arizona State University (located only three miles away) are both located in Tempe, serving more than 95,000 students combined



SOUTHERN PALMS

1706 East Southern Avenue | Tempe, AZ 85282

SPACE	TENANT	SQ. FT.		SQ. FT.	
OUT1	Los Reyes de la Torta	5,100 SF	1706	Sprouts Farmers Market	47,530 SF
OUT2	Clean Freak Car Wash	9,000 SF	1726A	GNC	1,320 SF
OUT3	Taco Bell	2,806 SF	1726B	LG's Barbershop	960 SF
OUT4	Outback Steakhouse	6,225 SF	1726C	Fresche	900 SF
OUT5	Chase Bank	8,531 SF	1726D	Heads Up! Spa	900 SF
OUT6	Leslie's Pool Supplies	4,302 SF	1726E	Tempe Nails and Wax	912 SF
OUT7	Starbucks	2,400 SF	1726F	Lakeshore Optical	1,140 SF
OUT8	McDonald's	4,800 SF	1726G	State Farm Insurance	1,500 SF
1538	Southwest Institute of Healing Arts	25,917 SF	3108A	Baskin Robbins	1,000 SF
1546	Goodwill	28,000 SF	3108C	Firehouse Subs	2,590 SF
1628A	Once Upon A Child	6,000 SF	3114A	John's Perma Clean	2,730 SF
1628B	Back East Bagels	2,496 SF	3114B	Planet Fitness	20,670 SF
1628C	U-Mail Plus	1,050 SF	3136A	Gentle Dental	8,916 SF
1628D	Rainbow Bliss Botanicals	1,590 SF	3136B	AutoZone	10,032 SF
1628E	GBH Dental	1,700 SF	3136C	Fluid Martial Arts Academy	3,096 SF
1628G	Roc Physical Therapy	2,105 SF	3136H	AVAILABLE	2,020 SF
1628J	William Warren Group	3,252 SF	3136L	Athoria Games	3,477 SF
1628K	Nashville Hot Chicken	2,078 SF	3210	Habitat for Humanity ReStore	25,276 SF
1628L	Sally Beauty Supply	1,602 SF	TOTAL SQ. FT.		257,123

SITE LEGEND

- Available
- Leased (not occupied)
- Occupied
- Owned by Others
- Site Boundary

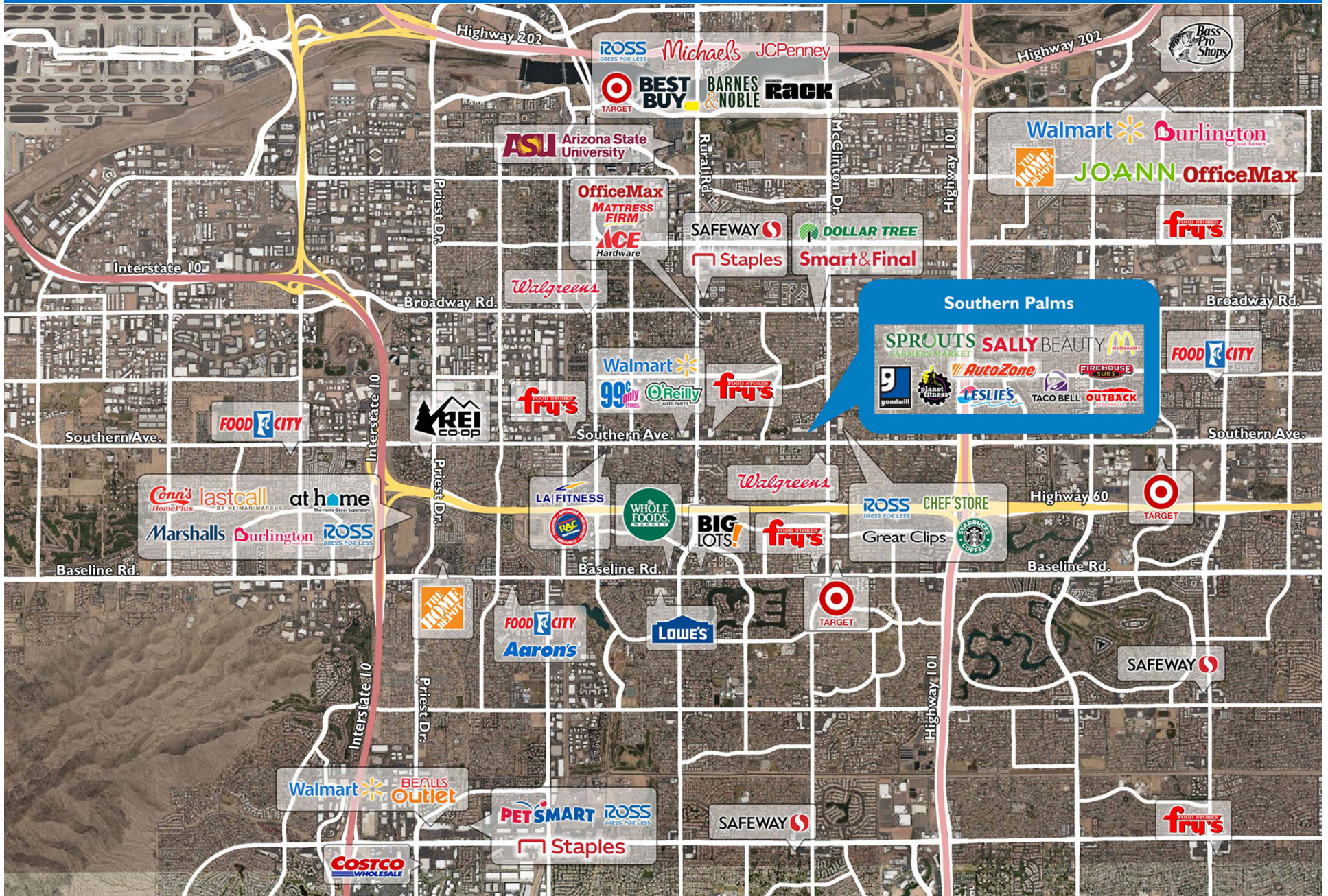


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



SOUTHERN PALMS

1706 East Southern Avenue | Tempe, AZ 85282



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Southern Palms Tempe, AZ		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	16,711	168,993	365,215
	2027 Projected Population	16,688	174,412	379,085
	2010 Census Population	16,030	151,523	324,616
	2000 Census Population	16,551	152,751	333,783
	1990 Census Population	16,991	142,542	301,582
	Historical Annual Growth 1990 to 2000	-0.26%	0.69%	1.02%
	Historical Annual Growth 2000 to 2010	-0.32%	-0.08%	-0.28%
	Estimated Annual Growth 2010 to 2022	0.33%	0.86%	0.93%
	Projected Annual Growth 2022 to 2027	-0.03%	0.63%	0.75%
	Median Age	35.3	32.8	34.6
Households	Q2 2022 Estimated Households	7,050	69,589	147,233
	2027 Projected Households	7,044	72,111	153,371
	2010 Census Households	6,747	61,568	129,777
	2000 Census Households	6,808	61,797	130,012
	1990 Census Households	6,486	56,702	116,755
	Historical Annual Growth 1990 to 2000	0.49%	0.86%	1.08%
	Historical Annual Growth 2000 to 2010	-0.09%	-0.04%	-0.02%
	Estimated Annual Growth 2010 to 2022	0.35%	0.97%	0.99%
	Projected Annual Growth 2022 to 2027	-0.02%	0.71%	0.82%
	Population per Household	2.36	2.29	2.40
Population by Race	White	62.5%	55.8%	53.1%
	Black or African American	7.2%	6.2%	5.9%
	Asian & Pacific Islander	5.7%	6.2%	5.0%
	Other Races	5.5%	6.9%	6.9%
	Hispanic Population	19.1%	24.8%	29.1%
Income	Average Household Income	\$88,036	\$77,145	\$81,117
	Median Household Income	\$74,168	\$59,725	\$62,807
	Per Capita Income	\$37,216	\$32,468	\$33,145
Education (Age 25+)	Elementary	0.6%	3.2%	4.1%
	Some High School	2.4%	4.8%	5.8%
	High School Graduate	16.7%	17.3%	19.1%
	Some College	26.0%	24.5%	24.1%
	Associates Degree Only	6.5%	8.2%	8.8%
	Bachelors Degree Only	28.7%	25.2%	23.4%
	Graduate Degree	19.0%	16.9%	14.6%
Business	Number of Businesses	512	5,927	13,480
	Total Number of Employees	11,112	138,693	317,880
	Employees per Business	21.72	23.40	23.58
	Residential Population per Business	32.66	28.51	27.09

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.