



SIZE

257,123 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
16,915	167,252	360,403
Households		
6,984	69,472	148,280
Median HH Income (\$)		
81,972	65,865	70,121

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.	1706	TENANT	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	31108A	Baskin Robbins	1,000 SF
1546	Goodwill	28,000 SF	31108C	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	CosmoProf	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			
1628M	Bricks and Minifigs	3,200 SF			
			TOTAL SQ. FT.		257,123

SITE LEGEND	
 Available	 Occupied
 Leased (not 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

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 33.394436

Longitude: -111.911034

Southern Palms Tempe, AZ		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	16,915	167,252	360,403
	2028 Projected Population	16,741	167,477	366,782
	2010 Census Population	15,919	150,871	324,804
	2000 Census Population	16,502	151,166	333,729
	1990 Census Population	16,760	141,778	300,243
	Historical Annual Growth 1990 to 2000	-0.16%	0.64%	1.06%
	Historical Annual Growth 2000 to 2010	-0.36%	-0.02%	-0.27%
	Estimated Annual Growth 2010 to 2023	0.44%	0.75%	0.76%
	Projected Annual Growth 2023 to 2028	-0.21%	0.03%	0.35%
	Median Age	33.2	31.6	33.6
Households	Q4 2023 Estimated Households	6,984	69,472	148,280
	2028 Projected Households	6,903	69,655	151,362
	2010 Census Households	6,679	61,216	129,969
	2000 Census Households	6,732	61,049	130,005
	1990 Census Households	6,343	56,217	116,468
	Historical Annual Growth 1990 to 2000	0.60%	0.83%	1.11%
	Historical Annual Growth 2000 to 2010	-0.08%	0.03%	0.00%
	Estimated Annual Growth 2010 to 2023	0.33%	0.92%	0.96%
	Projected Annual Growth 2023 to 2028	-0.23%	0.05%	0.41%
	Population per Household	2.42	2.27	2.36
Population by Race	White	57.2%	52.3%	50.2%
	Black or African American	7.6%	6.5%	6.4%
	Asian & Pacific Islander	7.5%	7.8%	6.3%
	Other Races	7.6%	8.1%	8.1%
	Hispanic Population	20.1%	25.2%	29.1%
Income	Average Household Income	\$97,664	\$85,859	\$90,510
	Median Household Income	\$81,972	\$65,865	\$70,121
	Per Capita Income	\$40,422	\$36,607	\$37,811
Education (Age 25+)	Elementary	1.0%	2.9%	3.8%
	Some High School	2.3%	4.6%	5.5%
	High School Graduate	18.5%	18.0%	19.2%
	Some College	25.7%	24.0%	23.7%
	Associates Degree Only	6.1%	7.8%	8.6%
	Bachelors Degree Only	27.4%	25.5%	24.1%
	Graduate Degree	19.1%	17.2%	15.2%
Business	Number of Businesses	713	6,558	14,420
	Total Number of Employees	12,469	135,026	295,552
	Employees per Business	17.49	20.59	20.50
	Residential Population per Business	23.72	25.50	24.99

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