



PHILLIPS EDISON & COMPANY®

FARM FRESH PRODUCE

SPROUTS
FARMERS MARKET

NATURAL FOODS

SOUTHERN PALMS

1706 East Southern Avenue
Tempe, Arizona 85282

Josh O'Toole, Leasing Professional • 801.698.8080 • jotoole@phillipsedison.com • www.phillipsedison.com

SOUTHERN PALMS

1706 East Southern Avenue | Tempe, Arizona 85282

FOR LEASE

1,590 - 10,032 SF AVAILABLE



PROPERTY HIGHLIGHTS

- 1,590 - 10,032 SF
- In-line spaces available
- Anchored by Sprouts Farmers Market
- Additional national tenants include Goodwill, Planet Fitness, Taco Bell, Sally Beauty Supply, Firehouse Subs and McDonald's
- The center is situated at the high-traffic intersection of East Southern Avenue (28,576 VPD) and South McClintock Drive (32,933 VPD)

MARKET HIGHLIGHTS

- The center is located in a growing population of more than 83,100 residents in a two-mile radius with an average household income greater than \$60,300

FOR MORE INFORMATION:

Josh O'Toole | jotoole@phillipsedison.com | 801.698.8080



PHILLIPS EDISON & COMPANY

SOUTHERN PALMS

1706 East Southern Avenue | Tempe, Arizona 85282

AERIAL
PERSPECTIVE



DEMOGRAPHICS

DISTANCE	1 Mile	2 Miles	3 Miles
POPULATION	16,500	83,104	161,508
AVERAGE HH INCOME (\$)	67,817	60,392	57,774
TOTAL HOUSEHOLDS	6,829	34,985	66,035

FOR MORE INFORMATION:

Josh O'Toole | jotoole@phillipsedison.com | 801.698.8080



PHILLIPS EDISON & COMPANY

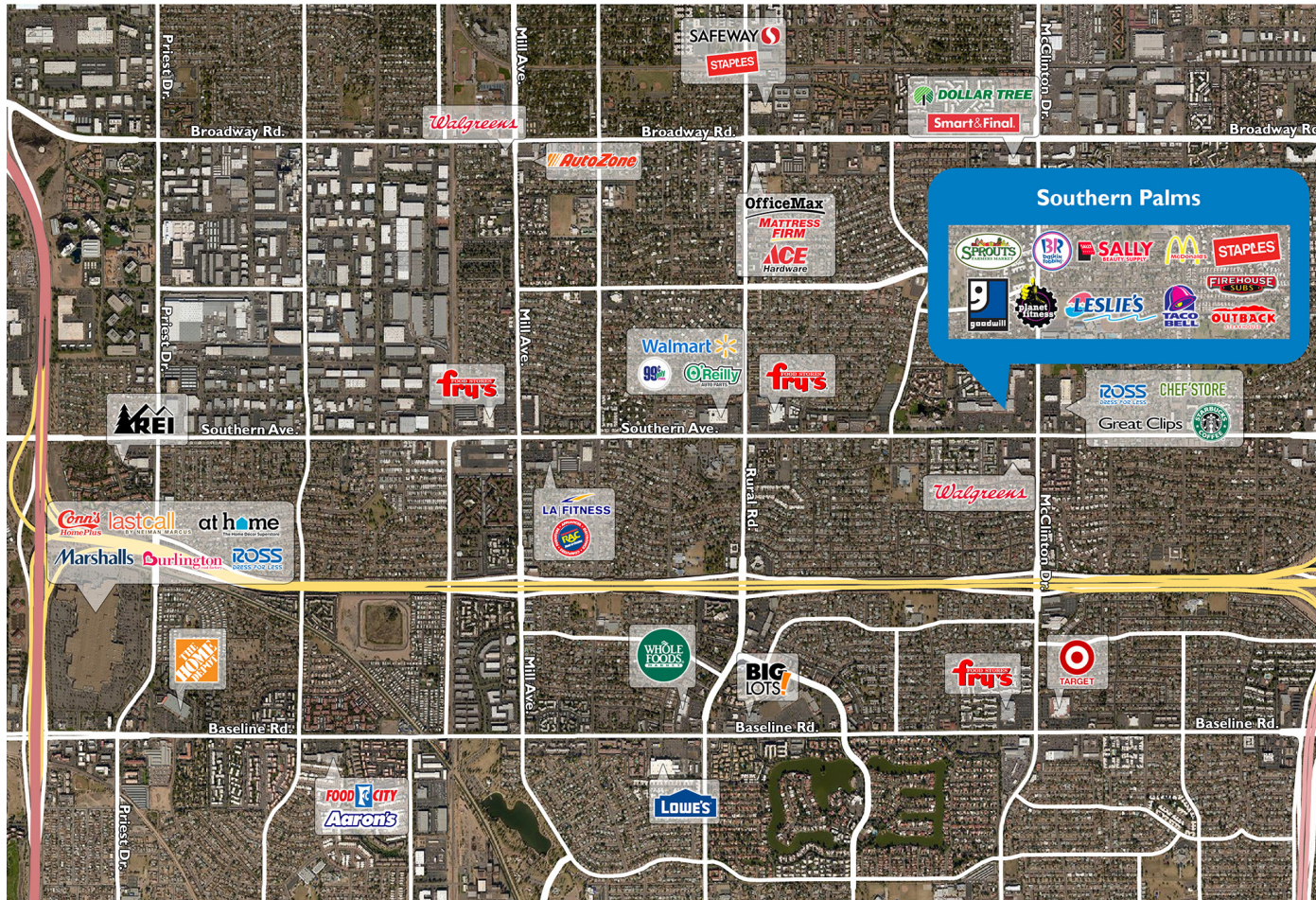
SOUTHERN PALMS

1706 East Southern Avenue | Tempe, Arizona 85282

SITE PERSPECTIVE

MARKET HIGHLIGHTS

- The center is situated at the high-traffic intersection of East Southern Avenue (28,576 VPD) and South McClintock Drive (32,933 VPD)
- The center is located in a growing population of more than 83,100 residents in a two-mile radius with an average household income greater than \$60,300
- Banner Desert Medical Center, Mesa Community College and Dobdon Ranch Gold Course are all within one mile of the center
- Major industries include aerospace and defense, technology and innovation, manufacturing and bioscience and healthcare



FOR MORE INFORMATION:

Josh O'Toole | jotoole@phillipsedison.com | 801.698.8080

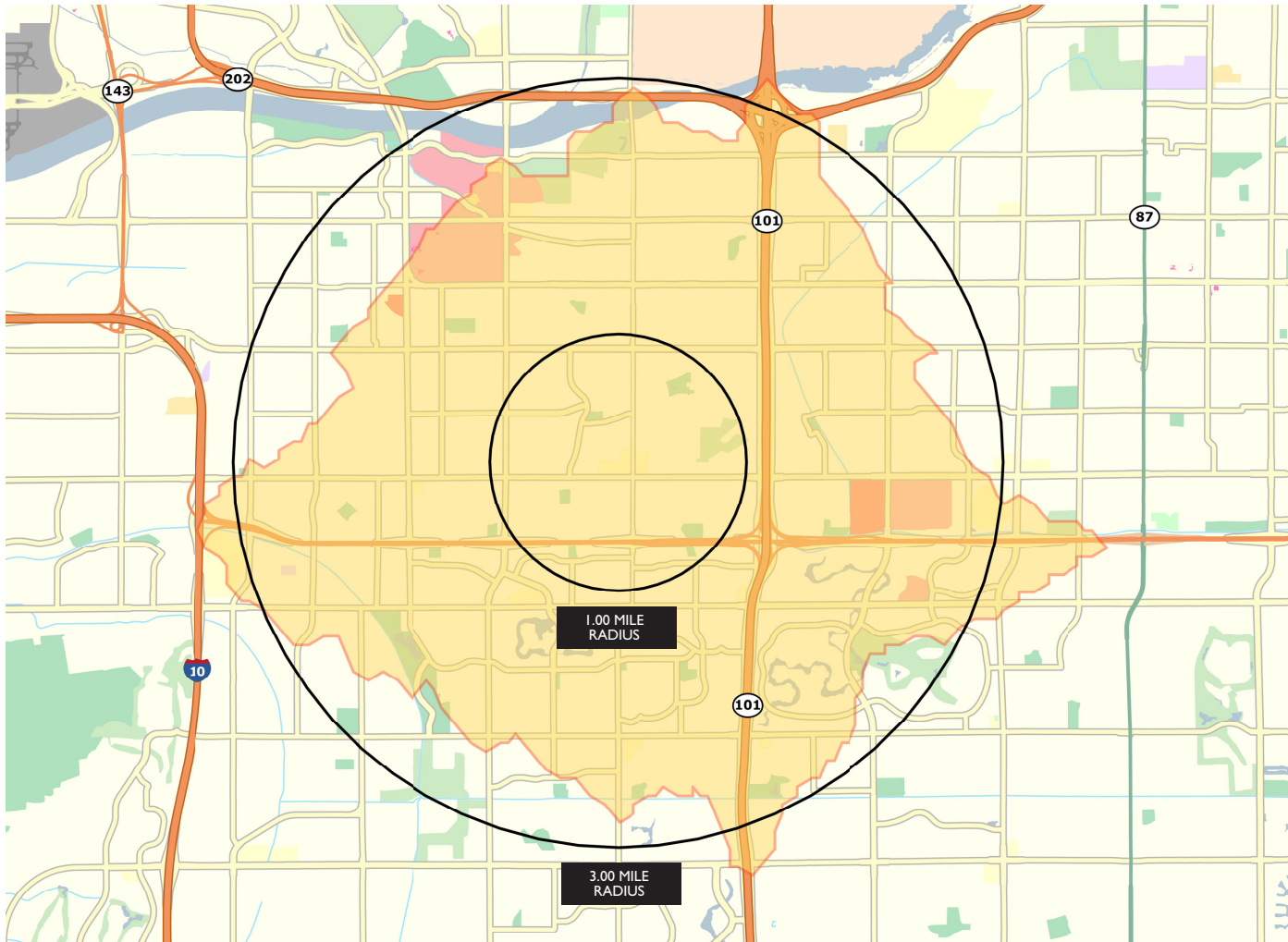


PHILLIPS EDISON & COMPANY

SOUTHERN PALMS

1706 East Southern Avenue | Tempe, Arizona 85282

TRADE AREA



POPULATION GROWTH RATE

TEMPE	UNITED STATES
2.08%	0.7%

MEDIAN AGE

TEMPE	UNITED STATES
28.8	37.8

INCOME (MEDIAN)

TEMPE	UNITED STATES
\$51,829	\$56,516

NUMBER OF BUSINESSES

1 MI	2 MI	3 MI
433	2,276	5,059

NUMBER OF EMPLOYEES

1 MI	2 MI	3 MI
10,953	58,984	135,717

FOR MORE INFORMATION:

Josh O'Toole | jotoole@phillipsedison.com | 801.698.8080



PHILLIPS EDISON & COMPANY

SOUTHERN PALMS

1706 East Southern Avenue | Tempe, Arizona 85282

RETAIL DRIVEN



FOR MORE INFORMATION:

Josh O'Toole | jotoole@phillipsedison.com | 801.698.8080



PHILLIPS EDISON & COMPANY

SOUTHERN PALMS

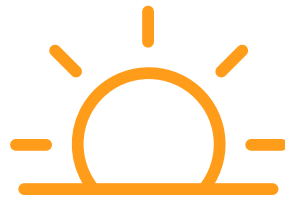
1706 East Southern Avenue | Tempe, Arizona 85282

TEMPE:
THE MORE
YOU KNOW



NO. 8

LARGEST CITY IN ARIZONA



330

DAYS OF SUN
PER YEAR



72,000

STUDENTS AT ARIZONA STATE UNIVERSITY

SIXTY-NINE

RESTAURANTS TO CHOOSE FROM

6,051

HOTEL
ROOMS
IN 48
HOTELS



215

MILES OF STRIPED BIKE TRAILS

TEMPE MARKETPLACE IS THRIVING WITH 1.3 MILLION SQUARE FEET OF SHOPPING, DINING AND ENTERTAINMENT, WITH LIVE MUSIC EVERY WEEKEND IN “THE DISTRICT”, A PEDESTRIAN-FRIENDLY GATHERING PLACE

FOR MORE INFORMATION:

Josh O’Toole | jotoole@phillipsedison.com | 801.698.8080



PHILLIPS EDISON & COMPANY

Josh O'Toole, Leasing Professional

801.698.8080

jotoole@phillipsedison.com

www.phillipsedison.com

SOUTHERN PALMS

1706 East Southern Avenue
Tempe, Arizona 85282



PHILLIPS EDISON & COMPANY®