

FREESTANDING OFFICE BUILDING FOR SALE

6601-6611 S. RURAL ROAD, TEMPE, ARIZONA 85283
JUST SOUTH OF GUADALUPE

\$1,925,000 (\$193.00 PER SF)



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14350 North 87th Street
Suite 180
Scottsdale, AZ 85260

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SUMMARY

Address:	6601 – 6611 South Rural Road, Tempe, Arizona 85283 Just South of Guadalupe
Size:	6601 Building 6,662 Square Feet <u>6611 Building 3,296 Square Feet</u> Total: 9,958 Square Feet
Price/Rate:	\$1,925,000 (\$193.00 per Square Foot)
APN:	301-48-352C
Zoning:	R-O, City of Tempe
Highlights:	Perfect For Business Desiring Prominent Location in Tempe Prominent Signage on Rural Medical Plumbing Throughout 27,400 Vehicles Per Day \$100,000 Median Income Within One Mile
Location:	15 Minutes From Sky Harbor Airport 3 ½ Miles to Arizona State University 2.0 Miles to Loop 101 2.5 Miles to US 60

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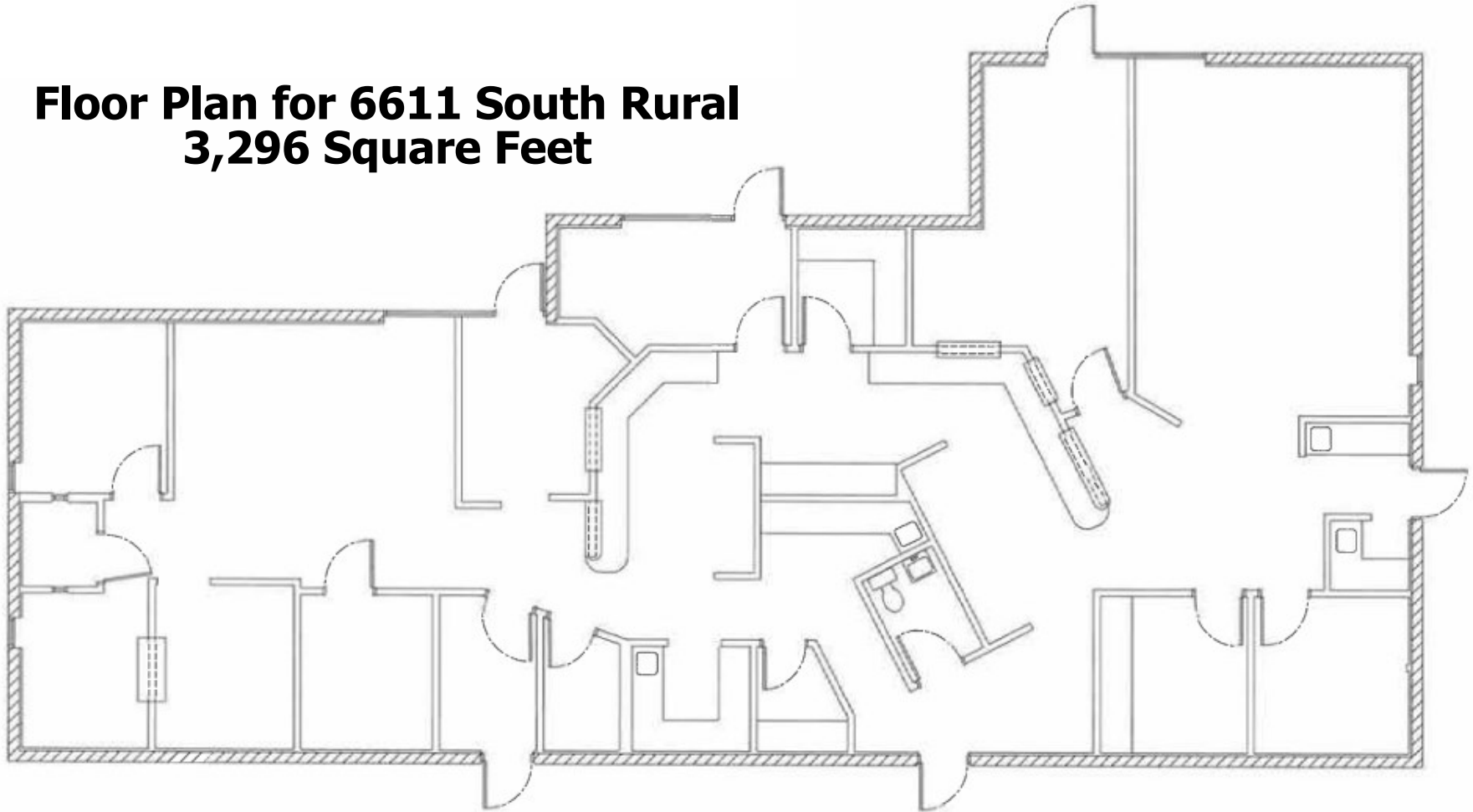
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FLOOR PLAN

Floor Plan for 6611 South Rural 3,296 Square Feet



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AERIAL PHOTO



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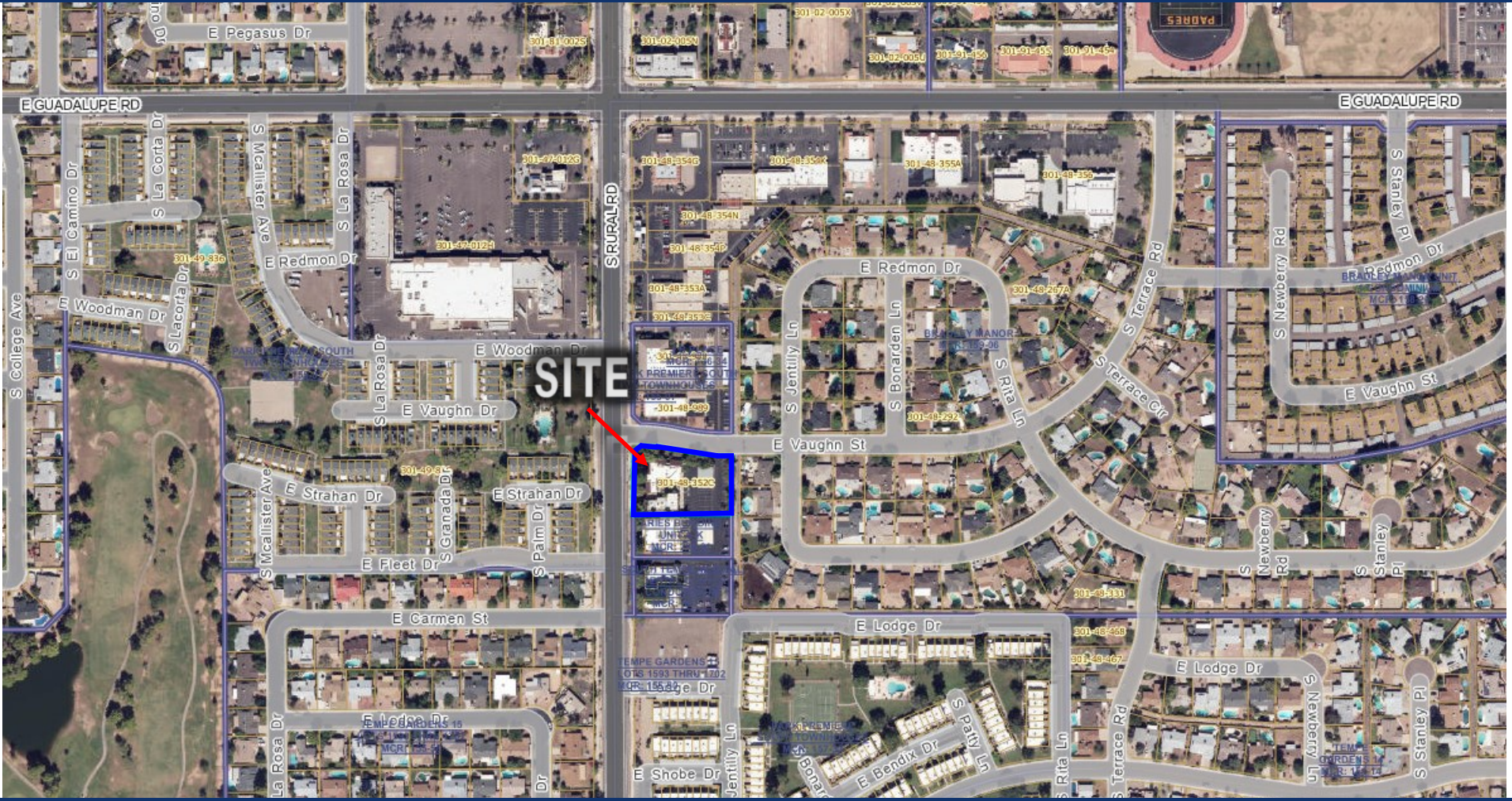
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AERIAL MAP



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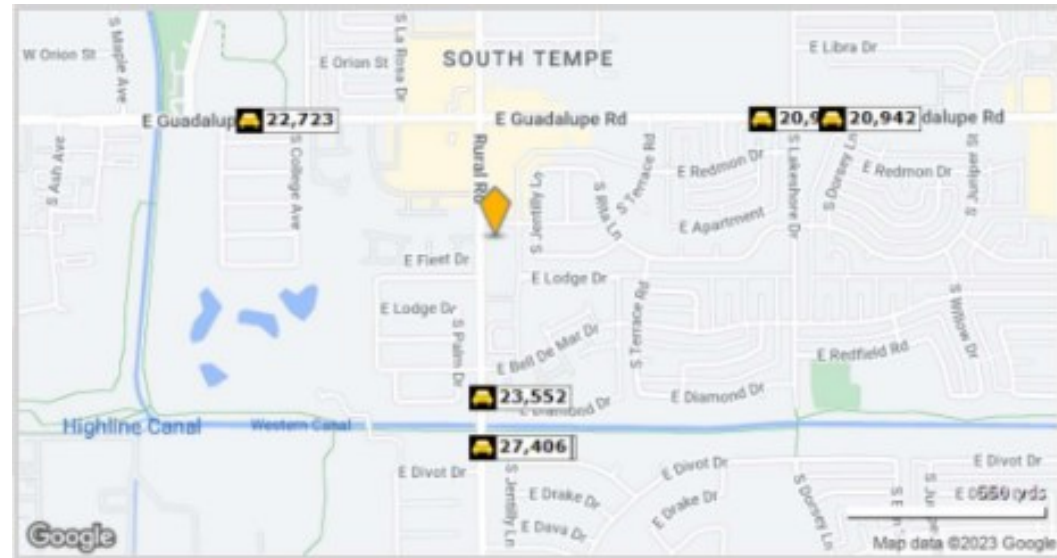
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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	11,834	122,031	370,832
2023 Estimate	11,883	122,043	368,257
2010 Census	11,750	117,631	338,631
Growth 2023 - 2028	-0.41%	-0.01%	0.70%
Growth 2010 - 2023	1.13%	3.75%	8.75%
2023 Population by Hispanic Origin			
2023 Population	2,336	27,878	95,920
2023 Population			
White	9,674 81.41%	92,000 75.38%	275,201 74.73%
Black	734 6.18%	9,075 7.44%	30,857 8.38%
Am. Indian & Alaskan	359 3.02%	7,348 6.02%	18,605 5.05%
Asian	615 5.18%	8,506 6.97%	27,295 7.41%
Hawaiian & Pacific Island	55 0.46%	548 0.45%	1,724 0.47%
Other	446 3.75%	4,567 3.74%	14,576 3.96%
U.S. Armed Forces	1	18	92
Households			
2028 Projection	4,846	48,660	148,517
2023 Estimate	4,888	48,786	147,571
2010 Census	4,957	47,778	136,508
Growth 2023 - 2028	-0.86%	-0.26%	0.64%
Growth 2010 - 2023	-1.39%	2.11%	8.10%
Owner Occupied	3,325 68.02%	28,365 58.14%	73,864 50.05%
Renter Occupied	1,564 32.00%	20,421 41.86%	73,707 49.95%
2023 Households by HH Income			
Income: <\$25,000	619 12.66%	6,085 12.47%	24,227 16.42%
Income: \$25,000 - \$50,000	880 18.00%	8,090 16.58%	29,672 20.11%
Income: \$50,000 - \$75,000	706 14.44%	9,413 19.29%	27,955 18.94%
Income: \$75,000 - \$100,000	565 11.56%	6,785 13.91%	20,866 14.14%
Income: \$100,000 - \$125,000	732 14.98%	5,879 12.05%	14,641 9.92%
Income: \$125,000 - \$150,000	461 9.43%	4,104 8.41%	9,918 6.72%
Income: \$150,000 - \$200,000	614 12.56%	4,305 8.82%	10,207 6.92%
Income: \$200,000+	311 6.36%	4,124 8.45%	10,085 6.83%
2023 Avg Household Income	\$99,357	\$99,070	\$87,709
2023 Med Household Income	\$85,575	\$77,964	\$67,623

TRAFFIC COUNTS



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 S Rural Rd	Western	0.04 S	2018	22,804	MPSI	.25
2 S Rural Rd	Western	0.04 S	2022	23,552	MPSI	.25
3 South Rural Road	E Divot Dr	0.04 S	2020	24,589	MPSI	.33
4 South Rural Road	E Divot Dr	0.04 S	2022	24,502	MPSI	.33
5 S Rural Rd	E Divot Dr	0.04 S	2022	27,406	MPSI	.33
6 E Guadalupe Rd	S Forest Ave	0.04 W	2018	21,856	MPSI	.43
7 E Guadalupe Rd	S Forest Ave	0.04 W	2022	22,723	MPSI	.43
8 E Guadalupe Rd	Preschool Tempe	0.04 W	2018	21,649	MPSI	.47
9 E Guadalupe Rd	Preschool Tempe	0.04 W	2022	20,902	MPSI	.47
10 East Guadalupe Road	S Dorsey Ln	0.04 E	2020	20,942	MPSI	.57

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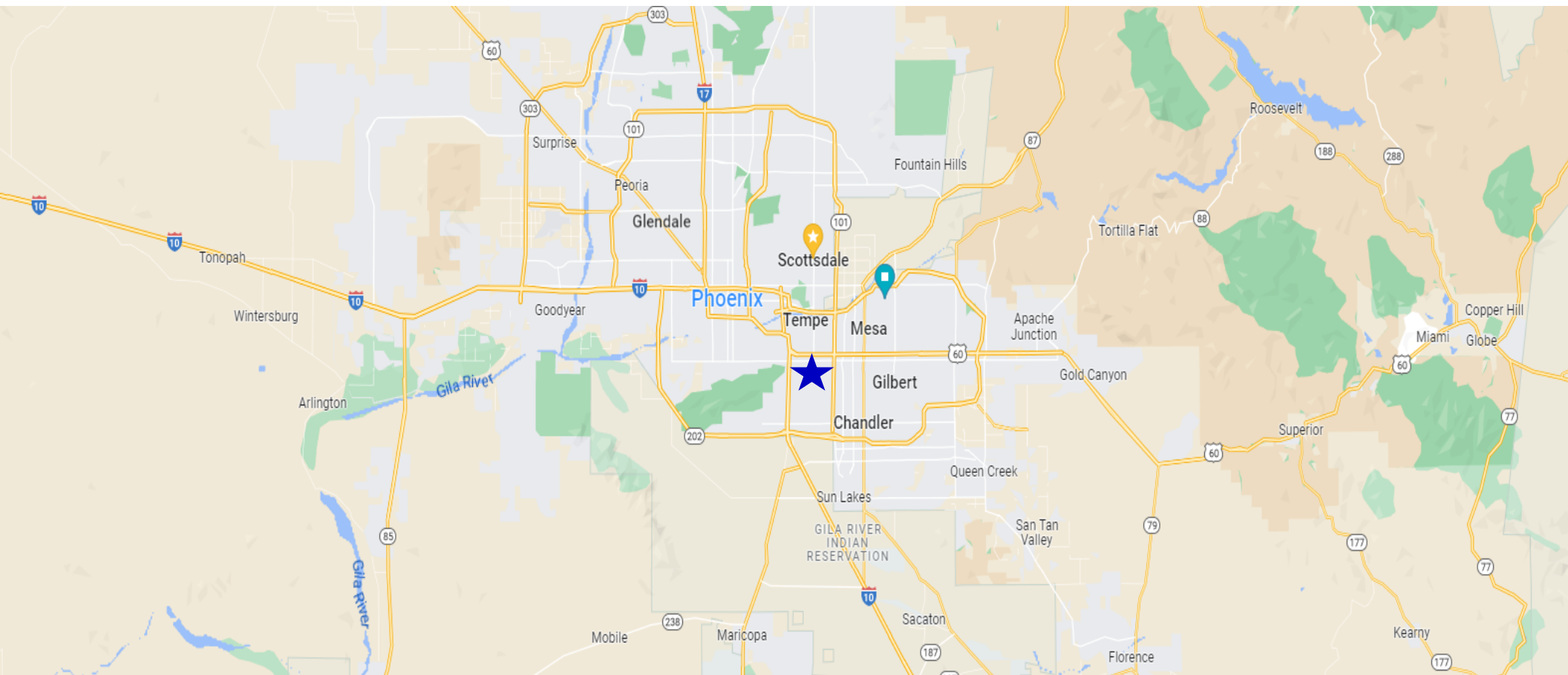
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REGIONAL MAP



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