



SUBLEASE SPACE AVAILABLE NEXT TO ALDI

Southern Ave & McClintock Dr - Southwest Corner
Tempe, Arizona



PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

DEMOGRAPHICS

Dave Cheatham

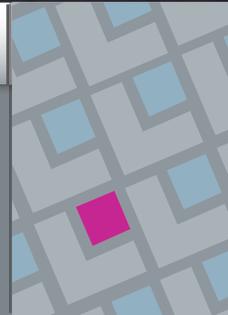
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Southern Ave & McClintock Dr - Southwest Corner
 Tempe, Arizona



◆ **±9,515 SF SPACE AVAILABLE WITH 291 SF EXTERIOR CANOPY**

Property Sublease Highlights

- Located next to a brand new Aldi Grocery - opening 4Q 2022
- Arizona State University only 3 miles away
- Strong traffic counts and demographics
- Excellent job base with multiple fortune 500 companies in the immediate area
- Access to loading provided

Traffic Counts

Southern Ave 25,684 CPD
 McClintock Dr 32,703 CPD

Total 58,387 CPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	16,946	172,244	367,462
Estimated Households	6,840	72,104	150,420
Avg Household Income	\$94,982	\$72,109	\$78,200
Daytime Population	6,766	82,599	250,681

Source: SitesUSA

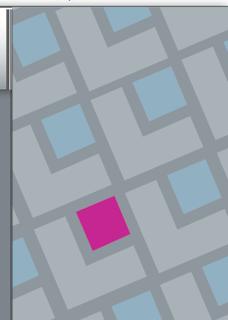
Nearby Tenants



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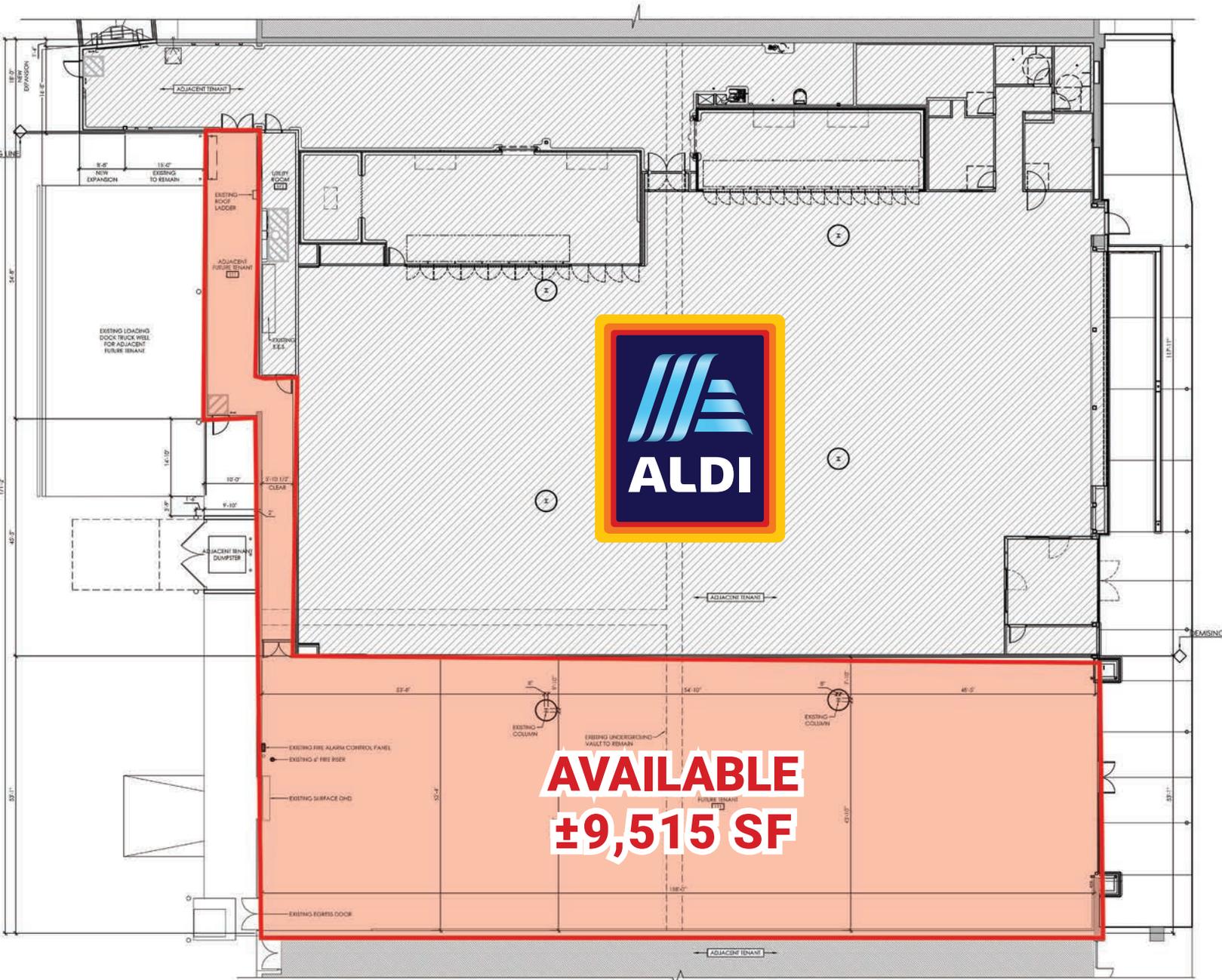
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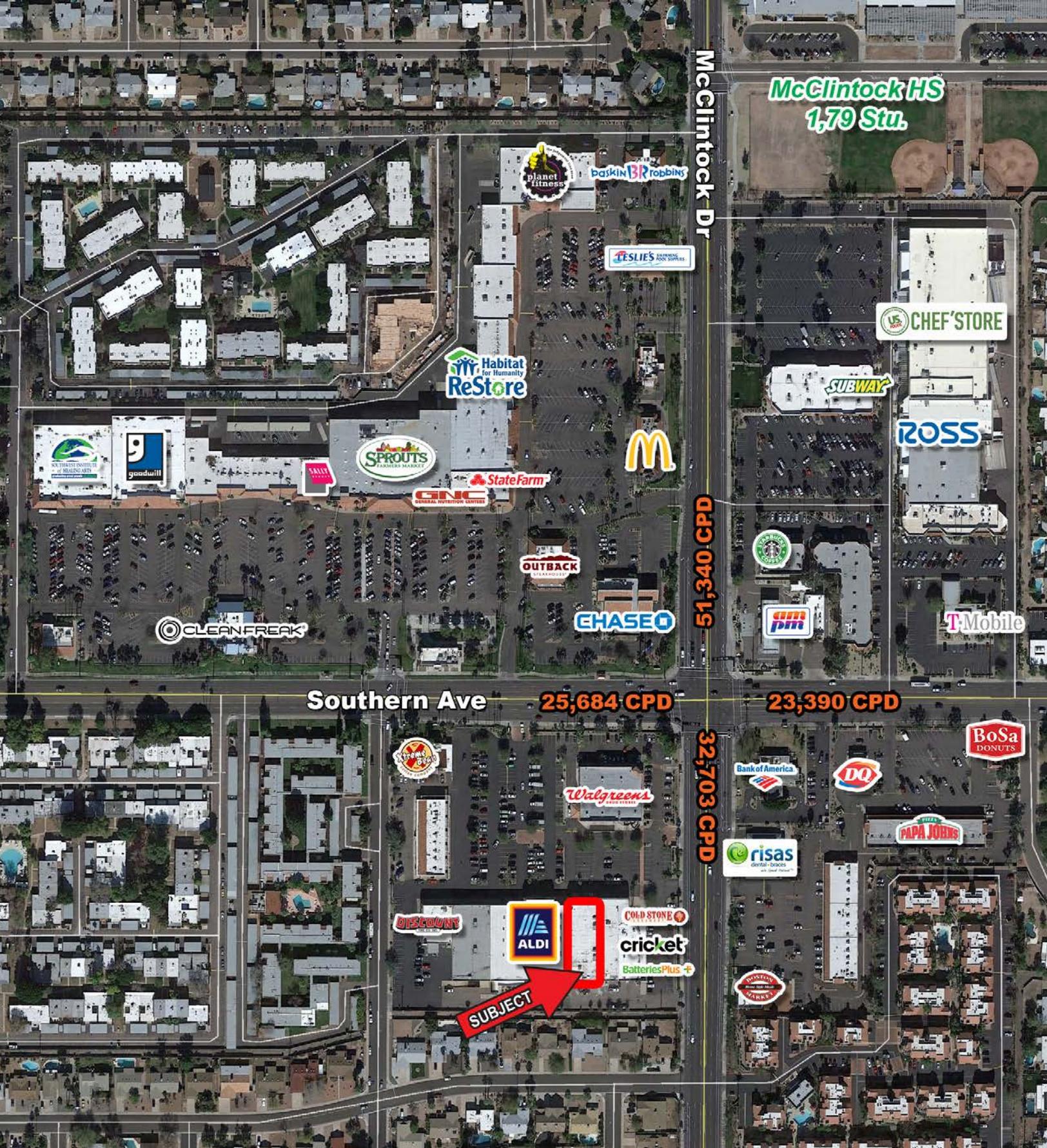
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McClintock Dr

McClintock HS
1,79 Stu.

51,340 CPD

Southern Ave 25,684 CPD

23,390 CPD

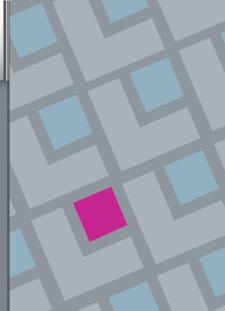
32,703 CPD

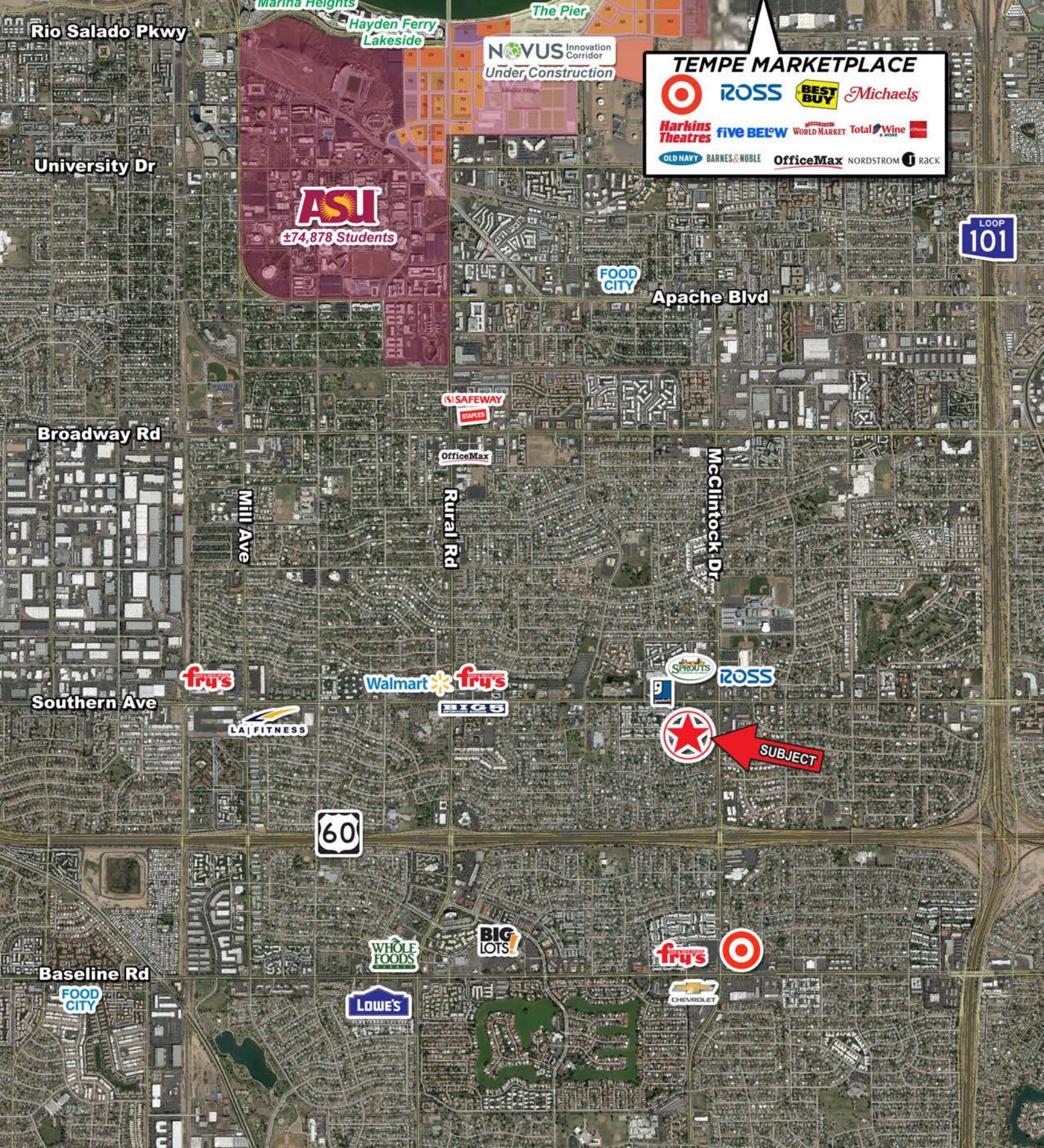
SUBJECT

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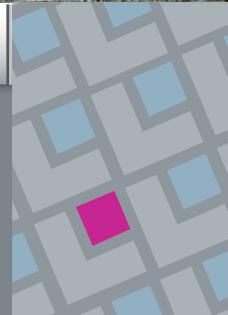




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Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.393/-111.9091

E Southern Ave & South McClintock						
	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2022)	16,946		172,244		367,462	
Projected Population (2027)	17,371		186,255		389,921	
Census Population (2020)	16,509		168,222		359,139	
Census Population (2010)	15,552		154,578		331,267	
Projected Annual Growth (2022 to 2027)	425	0.5%	14,011	1.6%	22,459	1.2%
Historical Annual Growth (2020 to 2022)	437	1.3%	4,021	1.2%	8,323	1.2%
Historical Annual Growth (2010 to 2020)	957	3.1%	13,645	4.4%	27,873	4.2%
Estimated Population Density (2022)	5,397 psm		6,095 psm		4,680 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2022)	6,840		72,104		150,420	
Projected Households (2027)	7,220		80,794		164,877	
Census Households (2020)	6,682		70,364		146,912	
Census Households (2010)	6,282		62,740		132,244	
Estimated Households with Children (2022)	1,550	22.7%	14,751	20.5%	35,128	23.4%
Estimated Average Household Size (2022)	2.47		2.26		2.37	
Average Household Income						
Estimated Average Household Income (2022)	\$94,982		\$72,109		\$78,200	
Projected Average Household Income (2027)	\$110,270		\$77,453		\$85,388	
Estimated Average Family Income (2022)	\$117,705		\$92,959		\$94,024	
Median Household Income						
Estimated Median Household Income (2022)	\$74,825		\$60,848		\$65,801	
Projected Median Household Income (2027)	\$90,452		\$72,118		\$78,309	
Estimated Median Family Income (2022)	\$87,914		\$79,857		\$81,870	
Per Capita Income						
Estimated Per Capita Income (2022)	\$38,412		\$30,548		\$32,260	
Projected Per Capita Income (2027)	\$45,901		\$33,932		\$36,340	
Estimated Per Capita Income 5 Year Growth	\$7,489	19.5%	\$3,384	11.1%	\$4,081	12.6%
Estimated Average Household Net Worth (2022)	\$735,107		\$651,512		\$731,995	
Daytime Demos (2022)						
Total Businesses	993		9,415		21,518	
Total Employees	6,773		95,471		262,077	
Company Headquarter Businesses	29	3.0%	340	3.6%	884	4.1%
Company Headquarter Employees	468	6.9%	10,442	10.9%	46,065	17.6%
Employee Population per Business	6.8		10.1		12.2	
Residential Population per Business	17.1		18.3		17.1	

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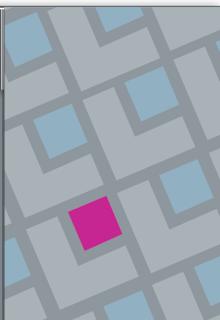
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Race & Ethnicity						
White (2022)	11,269	66.5%	97,482	56.6%	206,152	56.1%
Black or African American (2022)	1,018	6.0%	11,223	6.5%	23,929	6.5%
American Indian or Alaska Native (2022)	432	2.5%	5,304	3.1%	13,050	3.6%
Asian (2022)	876	5.2%	20,246	11.8%	30,697	8.4%
Hawaiian or Pacific Islander (2022)	58	0.3%	718	0.4%	1,538	0.4%
Other Race (2022)	722	4.3%	10,920	6.3%	26,542	7.2%
Two or More Races (2022)	2,572	15.2%	26,352	15.3%	65,554	17.8%
Not Hispanic or Latino Population (2022)	13,395	79.0%	130,275	75.6%	261,643	71.2%
Hispanic or Latino Population (2022)	3,551	21.0%	41,969	24.4%	105,819	28.8%
Not Hispanic or Latino Population (2027)	13,771	79.3%	140,778	75.6%	278,348	71.4%
Hispanic or Latino Population (2027)	3,600	20.7%	45,476	24.4%	111,573	28.6%
Not Hispanic or Latino Population (2020)	13,237	80.2%	127,645	75.9%	256,918	71.5%
Hispanic or Latino Population (2020)	3,272	19.8%	40,577	24.1%	102,222	28.5%
Not Hispanic or Latino Population (2010)	13,040	83.8%	117,941	76.3%	238,429	72.0%
Hispanic or Latino Population (2010)	2,512	16.2%	36,636	23.7%	92,838	28.0%
Projected Hispanic Annual Growth (2022 to 2027)	49	0.3%	3,508	1.7%	5,755	1.1%
Historic Hispanic Annual Growth (2010 to 2022)	1,039	3.4%	5,332	1.2%	12,981	1.2%
Age Distribution (2022)						
Age Under 5	697	4.1%	8,224	4.8%	19,433	5.3%
Age 5 to 9 Years	758	4.5%	7,631	4.4%	18,840	5.1%
Age 10 to 14 Years	833	4.9%	7,537	4.4%	18,940	5.2%
Age 15 to 19 Years	994	5.9%	14,091	8.2%	26,862	7.3%
Age 20 to 24 Years	1,698	10.0%	20,196	11.7%	35,983	9.8%
Age 25 to 29 Years	1,428	8.4%	15,115	8.8%	31,437	8.6%
Age 30 to 34 Years	1,275	7.5%	13,479	7.8%	29,136	7.9%
Age 35 to 39 Years	1,139	6.7%	11,890	6.9%	26,000	7.1%
Age 40 to 44 Years	1,036	6.1%	10,298	6.0%	22,838	6.2%
Age 45 to 49 Years	932	5.5%	8,750	5.1%	19,839	5.4%
Age 50 to 54 Years	994	5.9%	9,373	5.4%	21,032	5.7%
Age 55 to 59 Years	1,052	6.2%	9,543	5.5%	21,145	5.8%
Age 60 to 64 Years	1,087	6.4%	9,826	5.7%	21,241	5.8%
Age 65 to 74 Years	1,895	11.2%	16,024	9.3%	33,822	9.2%
Age 75 to 84 Years	867	5.1%	7,259	4.2%	15,188	4.1%
Age 85 Years or Over	259	1.5%	3,009	1.7%	5,728	1.6%
Median Age	37.7		35.2		35.4	
Gender Age Distribution (2022)						
Female Population	8,425	49.7%	85,652	49.7%	182,951	49.8%
Age 0 to 19 Years	1,663	19.7%	18,496	21.6%	41,185	22.5%
Age 20 to 64 Years	5,129	60.9%	52,716	61.5%	111,888	61.2%
Age 65 Years or Over	1,633	19.4%	14,440	16.9%	29,878	16.3%
Female Median Age	39.3		36.6		36.6	
Male Population	8,521	50.3%	86,592	50.3%	184,511	50.2%
Age 0 to 19 Years	1,619	19.0%	18,987	21.9%	42,889	23.2%
Age 20 to 64 Years	5,513	64.7%	55,754	64.4%	116,763	63.3%
Age 65 Years or Over	1,388	16.3%	11,851	13.7%	24,859	13.5%
Male Median Age	36.3		33.8		34.3	

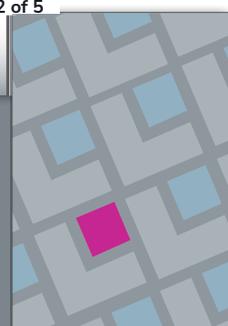
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Household Income Distribution (2022)							
HH Income \$200,000 or More	287	4.2%	3,012	4.2%	8,037	5.3%	
HH Income \$150,000 to \$199,999	450	6.6%	3,419	4.7%	7,224	4.8%	
HH Income \$100,000 to \$149,999	1,501	21.9%	9,886	13.7%	22,392	14.9%	
HH Income \$75,000 to \$99,999	1,204	17.6%	10,840	15.0%	22,459	14.9%	
HH Income \$50,000 to \$74,999	1,288	18.8%	14,385	20.0%	30,967	20.6%	
HH Income \$35,000 to \$49,999	713	10.4%	9,545	13.2%	20,407	13.6%	
HH Income \$25,000 to \$34,999	352	5.1%	5,477	7.6%	11,400	7.6%	
HH Income \$15,000 to \$24,999	284	4.2%	5,275	7.3%	10,625	7.1%	
HH Income Under \$15,000	760	11.1%	10,266	14.2%	16,909	11.2%	
HH Income \$35,000 or More	5,443	79.6%	51,086	70.9%	111,486	74.1%	
HH Income \$75,000 or More	3,442	50.3%	27,157	37.7%	60,112	40.0%	
Housing (2022)							
Total Housing Units	7,141		79,343		164,975		
Housing Units Occupied	6,840	95.8%	72,104	90.9%	150,420	91.2%	
Housing Units Owner-Occupied	4,078	59.6%	28,861	40.0%	65,712	43.7%	
Housing Units, Renter-Occupied	2,762	40.4%	43,243	60.0%	84,708	56.3%	
Housing Units, Vacant	301	4.4%	7,239	10.0%	14,555	9.7%	
Marital Status (2022)							
Never Married	6,228	42.5%	81,808	55.0%	155,424	50.1%	
Currently Married	5,692	38.8%	41,019	27.6%	94,267	30.4%	
Separated	638	4.4%	5,451	3.7%	12,681	4.1%	
Widowed	753	5.1%	4,786	3.2%	11,442	3.7%	
Divorced	1,347	9.2%	15,787	10.6%	36,437	11.7%	
Household Type (2022)							
Population Family	11,986	70.7%	105,742	61.4%	250,921	68.3%	
Population Non-Family	4,887	28.8%	57,280	33.3%	105,056	28.6%	
Population Group Quarters	73	0.4%	9,222	5.4%	11,485	3.1%	
Family Households	3,894	56.9%	33,976	47.1%	77,560	51.6%	
Non-Family Households	2,946	43.1%	38,128	52.9%	72,860	48.4%	
Married Couple with Children	937	16.5%	7,828	19.1%	19,111	20.3%	
Average Family Household Size	3.1		3.1		3.2		
Household Size (2022)							
1 Person Households	1,774	25.9%	25,153	34.9%	50,472	33.6%	
2 Person Households	2,572	37.6%	24,689	34.2%	49,380	32.8%	
3 Person Households	1,183	17.3%	10,698	14.8%	22,423	14.9%	
4 Person Households	781	11.4%	6,688	9.3%	15,226	10.1%	
5 Person Households	332	4.9%	2,989	4.1%	7,377	4.9%	
6 or More Person Households	199	2.9%	1,886	2.6%	5,543	3.7%	
Household Vehicles (2022)							
Households with 0 Vehicles Available	337	4.9%	7,054	9.8%	13,101	8.7%	
Households with 1 Vehicles Available	2,148	31.4%	29,318	40.7%	58,780	39.1%	
Households with 2 or More Vehicles Available	4,354	63.7%	35,732	49.6%	78,540	52.2%	
Total Vehicles Available	12,902		116,019		250,781		
Average Vehicles Per Household	1.9		1.6		1.7		

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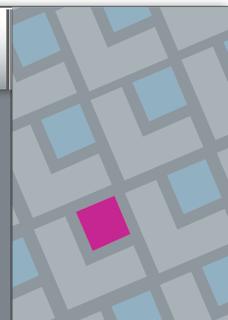
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Labor Force (2022)						
Estimated Labor Population Age 16 Years or Over	14,481		147,264		306,185	
Estimated Civilian Employed	9,218	63.7%	95,492	64.8%	205,759	67.2%
Estimated Civilian Unemployed	430	3.0%	3,725	2.5%	7,647	2.5%
Estimated in Armed Forces	-	-	92	-	271	-
Estimated Not in Labor Force	4,833	33.4%	47,954	32.6%	92,508	30.2%
Unemployment Rate	3.0%		2.5%		2.5%	
Occupation (2022)						
Occupation: Population Age 16 Years or Over	9,218		95,492		205,759	
Management, Business, Financial Operations	1,512	16.4%	14,168	14.8%	31,777	15.4%
Professional, Related	2,941	31.9%	25,554	26.8%	50,140	24.4%
Service	1,499	16.3%	18,125	19.0%	37,809	18.4%
Sales, Office	2,140	23.2%	22,585	23.7%	48,494	23.6%
Farming, Fishing, Forestry	4	-	119	0.1%	340	0.2%
Construct, Extraction, Maintenance	451	4.9%	5,683	6.0%	15,608	7.6%
Production, Transport Material Moving	672	7.3%	9,259	9.7%	21,592	10.5%
White Collar Workers	6,592	71.5%	62,306	65.2%	130,411	63.4%
Blue Collar Workers	2,626	28.5%	33,186	34.8%	75,349	36.6%
Consumer Expenditure (2022)						
Total Household Expenditure	\$467.11 M		\$4 B		\$8.84 B	
Total Non-Retail Expenditure	\$245.62 M	52.6%	\$2.12 B	52.8%	\$4.67 B	52.8%
Total Retail Expenditure	\$221.49 M	47.4%	\$1.89 B	47.2%	\$4.17 B	47.2%
Apparel	\$16.41 M	3.5%	\$140.58 M	3.5%	\$310.97 M	3.5%
Contributions	\$14.84 M	3.2%	\$125.85 M	3.1%	\$280.58 M	3.2%
Education	\$13.53 M	2.9%	\$115.64 M	2.9%	\$257.48 M	2.9%
Entertainment	\$26.35 M	5.6%	\$222.71 M	5.6%	\$493.62 M	5.6%
Food and Beverages	\$69.25 M	14.8%	\$595.18 M	14.9%	\$1.31 B	14.8%
Furnishings and Equipment	\$16.43 M	3.5%	\$138.73 M	3.5%	\$307.23 M	3.5%
Gifts	\$11.18 M	2.4%	\$95.9 M	2.4%	\$214.03 M	2.4%
Health Care	\$39.67 M	8.5%	\$339.12 M	8.5%	\$746.35 M	8.4%
Household Operations	\$18.12 M	3.9%	\$154.73 M	3.9%	\$342.62 M	3.9%
Miscellaneous Expenses	\$8.8 M	1.9%	\$75.22 M	1.9%	\$166.24 M	1.9%
Personal Care	\$6.29 M	1.3%	\$53.74 M	1.3%	\$118.55 M	1.3%
Personal Insurance	\$3.24 M	0.7%	\$26.79 M	0.7%	\$59.85 M	0.7%
Reading	\$1.01 M	0.2%	\$8.65 M	0.2%	\$19.11 M	0.2%
Shelter	\$98.49 M	21.1%	\$855.38 M	21.4%	\$1.88 B	21.3%
Tobacco	\$2.89 M	0.6%	\$26.02 M	0.6%	\$56.25 M	0.6%
Transportation	\$85.98 M	18.4%	\$729.1 M	18.2%	\$1.61 B	18.2%
Utilities	\$34.64 M	7.4%	\$300.91 M	7.5%	\$659.92 M	7.5%
Educational Attainment (2022)						
Adult Population Age 25 Years or Over	11,966		114,565		247,405	
Elementary (Grade Level 0 to 8)	156	1.3%	3,592	3.1%	10,351	4.2%
Some High School (Grade Level 9 to 11)	480	4.0%	6,271	5.5%	16,013	6.5%
High School Graduate	1,932	16.1%	20,235	17.7%	47,508	19.2%
Some College	3,186	26.6%	29,028	25.3%	61,704	24.9%
Associate Degree Only	878	7.3%	9,096	7.9%	21,032	8.5%
Bachelor Degree Only	3,329	27.8%	27,817	24.3%	56,030	22.6%
Graduate Degree	2,004	16.7%	18,527	16.2%	34,767	14.1%

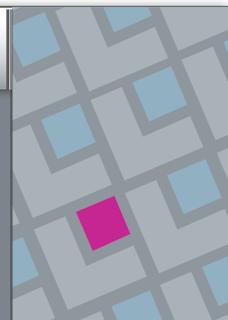
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E Southern Ave & South McClintock Drive		1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2022)							
1 Detached Unit		4,106	65.4%	26,781	42.7%	64,062	48.4%
1 Attached Unit		808	12.9%	6,364	10.1%	11,431	8.6%
2 to 4 Units		194	3.1%	7,011	11.2%	13,721	10.4%
5 to 9 Units		307	4.9%	6,461	10.3%	12,402	9.4%
10 to 19 Units		512	8.1%	7,094	11.3%	14,745	11.1%
20 to 49 Units		429	6.8%	5,485	8.7%	9,565	7.2%
50 or More Units		418	6.7%	10,673	17.0%	18,342	13.9%
Mobile Home or Trailer		63	1.0%	2,126	3.4%	5,949	4.5%
Other Structure		3	-	108	0.2%	203	0.2%
Homes Built By Year (2022)							
Homes Built 2010 or later		189	3.0%	4,399	7.0%	9,102	6.9%
Homes Built 2000 to 2009		180	2.9%	5,562	8.9%	11,652	8.8%
Homes Built 1990 to 1999		606	9.6%	9,249	14.7%	21,092	15.9%
Homes Built 1980 to 1989		907	14.4%	15,317	24.4%	38,257	28.9%
Homes Built 1970 to 1979		2,523	40.2%	23,930	38.1%	43,398	32.8%
Homes Built 1960 to 1969		2,101	33.4%	9,237	14.7%	16,835	12.7%
Homes Built 1950 to 1959		199	3.2%	3,392	5.4%	7,507	5.7%
Homes Built Before 1949		135	2.1%	1,020	1.6%	2,577	1.9%
Home Values (2022)							
Home Values \$1,000,000 or More		23	0.6%	230	0.8%	796	1.2%
Home Values \$500,000 to \$999,999		99	2.4%	1,762	6.1%	4,878	7.4%
Home Values \$400,000 to \$499,999		341	8.4%	2,097	7.3%	5,169	7.9%
Home Values \$300,000 to \$399,999		1,113	27.3%	7,345	25.5%	14,353	21.8%
Home Values \$200,000 to \$299,999		2,002	49.1%	10,728	37.2%	23,833	36.3%
Home Values \$150,000 to \$199,999		319	7.8%	3,080	10.7%	7,307	11.1%
Home Values \$100,000 to \$149,999		81	2.0%	1,546	5.4%	3,455	5.3%
Home Values \$70,000 to \$99,999		19	0.5%	495	1.7%	1,638	2.5%
Home Values \$50,000 to \$69,999		1	-	149	0.5%	656	1.0%
Home Values \$25,000 to \$49,999		34	0.8%	318	1.1%	922	1.4%
Home Values Under \$25,000		46	1.1%	1,111	3.8%	2,706	4.1%
Owner-Occupied Median Home Value		\$289,215		\$275,516		\$275,777	
Renter-Occupied Median Rent		\$1,178		\$1,046		\$1,047	
Transportation To Work (2022)							
Drive to Work Alone		6,945	75.3%	71,180	74.5%	154,585	75.1%
Drive to Work in Carpool		918	10.0%	9,943	10.4%	22,028	10.7%
Travel to Work by Public Transportation		243	2.6%	2,895	3.0%	5,606	2.7%
Drive to Work on Motorcycle		38	0.4%	362	0.4%	795	0.4%
Walk or Bicycle to Work		257	2.8%	3,687	3.9%	6,639	3.2%
Other Means		112	1.2%	1,372	1.4%	2,997	1.5%
Work at Home		705	7.7%	6,052	6.3%	13,110	6.4%
Travel Time (2022)							
Travel to Work in 14 Minutes or Less		2,222	24.1%	22,284	23.3%	46,382	22.5%
Travel to Work in 15 to 29 Minutes		4,167	45.2%	42,965	45.0%	90,431	43.9%
Travel to Work in 30 to 59 Minutes		1,806	19.6%	20,031	21.0%	45,962	22.3%
Travel to Work in 60 Minutes or More		318	3.5%	4,159	4.4%	9,874	4.8%

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

CONTACT

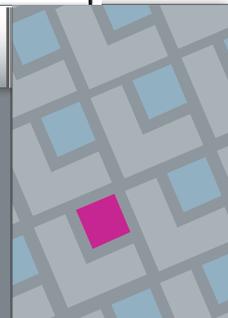
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