

Michael A. Pollack
REAL ESTATE INVESTMENTS

INCREDIBLE LOCATION

Available for LEASE

PETER PIPER PLAZA

1801 - 1813 E. Baseline Road • Tempe, AZ 85283

INCREDIBLE LOCATION



Corporate Office
1136 West Baseline Road
Mesa, Arizona 85210

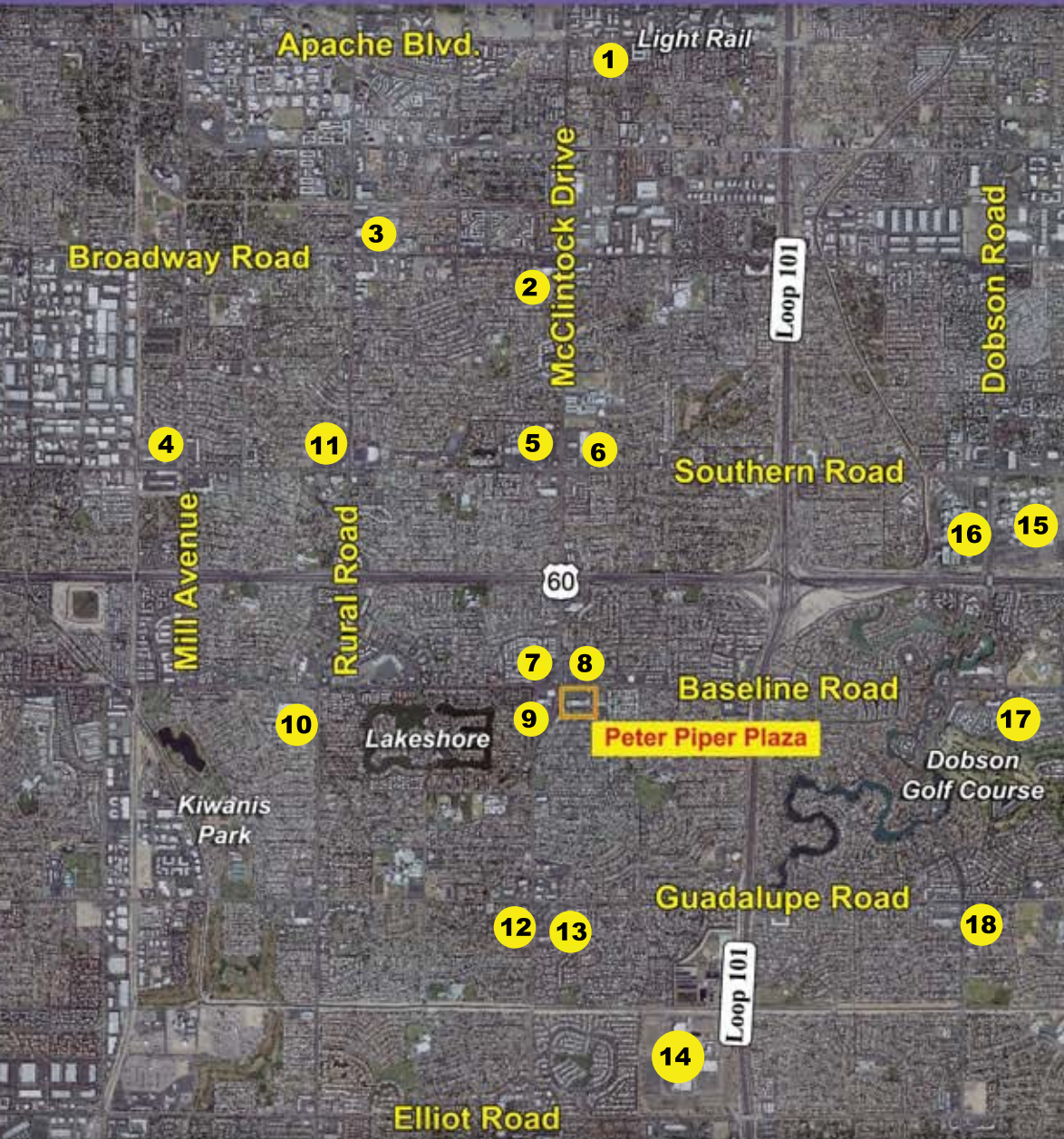
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For current availability and suite virtual tours visit:
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SEC Baseline Road & McClintock Drive

1801-1813 E. Baseline Road • Tempe, Arizona



NEIGHBORING BUSINESSES:

- 1 The District on Apache Apartments (279-units)
- 2 Dollar Tree, UPS Store, Smart & Final
- 3 Safeway, Panda Express, Jack N' Box
- 4 Fry's Foodcenter, Hi-Health, Jack N' Box
- 5 Sprouts, GNC, Planet Fitness, Chase, Staples, Baskin Robins, McDonald's
- 6 Ross, AM PM, Subway, Starbucks
- 7 Fry's Marketplace, El Pollo Loco
- 8 Target, US Bank
- 9 Chapman Cheverolt
- 10 Lowe's, Subway, Chipolte Mexican Grill, McDonald's
- 11 Walmart, 99 Cents Only, Jimmie John's Gourmet Sandwiches
- 12 Super Fry's Foodmarket, Dollar Tree, Paradise Bakery
- 13 Trader Joe's Grocery Store and Wildflower Bakery & Cafe
- 14 Discovery Business Campus (Freescale Semiconductor, State Farm)
- 15 Mesa Community College
- 16 Desert Banner Hospital, Children's Medical Center
- 17 Albertson's Grocery Store, Bank of America, Hi-Health, Papa Murphy's Pizza
- 18 Goodwill, AutoZone, TitleMax, FedEx

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* Any plan or exhibit attached to this Property is intended to show only the general layout of the Property or part thereof. Landlord reserves the right to alter, add to, or omit in whole or in part the structures and/or common areas currently existing or hereafter constructed on the Property or shown on any plan. The Property is subject to change or modification as may be made by the Landlord in its sole discretion or required by any authority having jurisdiction. Any and all measurements, distances or square footage are approximate. Landlord does not covenant or represent that any occupant currently or hereafter located at the Property will remain a tenant. Landlord makes no representations, either express or implied, as to the current or future addition or subtraction of tenants and/ or occupancy of the Property.

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Property Description

Peter Piper Plaza is located on the Southeast corner of Baseline Road and McClintock Drive in Tempe Arizona directly across from Target Department Store and is well known for its wide variety of tenant mix including Peter Piper Pizza, Radio Shack, AceHardware, Sherwin Williams and Jack in the Box. This retail center has been meticulously maintained and had a total exterior renovation in 2012. This retail center is the perfect infill location for almost any new, relocating or expanding business.

Tempe Arizona is the home to one of the largest colleges in the United States, Arizona State University with over 72,000 (2012) students. Peter Piper Plaza's tenants reflect the diverse demographics that the local area provides. A strong potential customer base exists with over 359,000 people within a 5 mile radius from the center. This incredibly located property is approximately **One Mile** from both US-60 and Loop 101 freeways, the intersection of McClintock and Baseline Roads sees over 57,000 cars per day.

Spaces Starting

From: 1,100 Sq. Ft.

Size: 76,704 Sq. Ft.

Zoning: C-2, City of Tempe

Traffic Counts: Corner Total: 57,500 cars / day
 (2011: City of Tempe) Baseline Road: 24,000 cars / day
 McClintock Drive: 33,500 cars / day

Demographics:

(Est. 2013: Applied Geographic Solutions / TIGER Geography)

	● 1 mile radius	● 3 mile radius	● 5 mile radius
Population:	16,095	151,797	359,694
Households:	6,515	63,194	142,911
Average Household Income:	\$ 79,059	\$ 60,745	\$ 61,430
Median Age:	31.4	31.4	32.6



The information contained herein are estimates obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

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