



# Tempe Hard Corner

SEC S 48TH ST & W BASELINE RD

## FOR GROUND LEASE OR BUILD TO SUIT



## Hard Corner Available in Tempe, AZ

**DARRELL DESHAW**

602.513.5140

[darrell.deshaw@kidder.com](mailto:darrell.deshaw@kidder.com)

**CHUCK WELLS**

602.513.5141

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**Kidder  
Mathews**

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**HARD CORNER**  
redevelopment

**OVER 80,000** VPD thru  
intersection

**ON THE WAY** to I-10 Hwy

**DENSE** populations and  
households with strong  
household incomes

**ADJACENT** to Arizona  
Grand Resort

**EXCELLENT** national retail  
co-tenancy

**APNS** 301-14-020E &  
301-14-020G

**TOTAL SF** of 36,547

**ZONED** GID, Tempe

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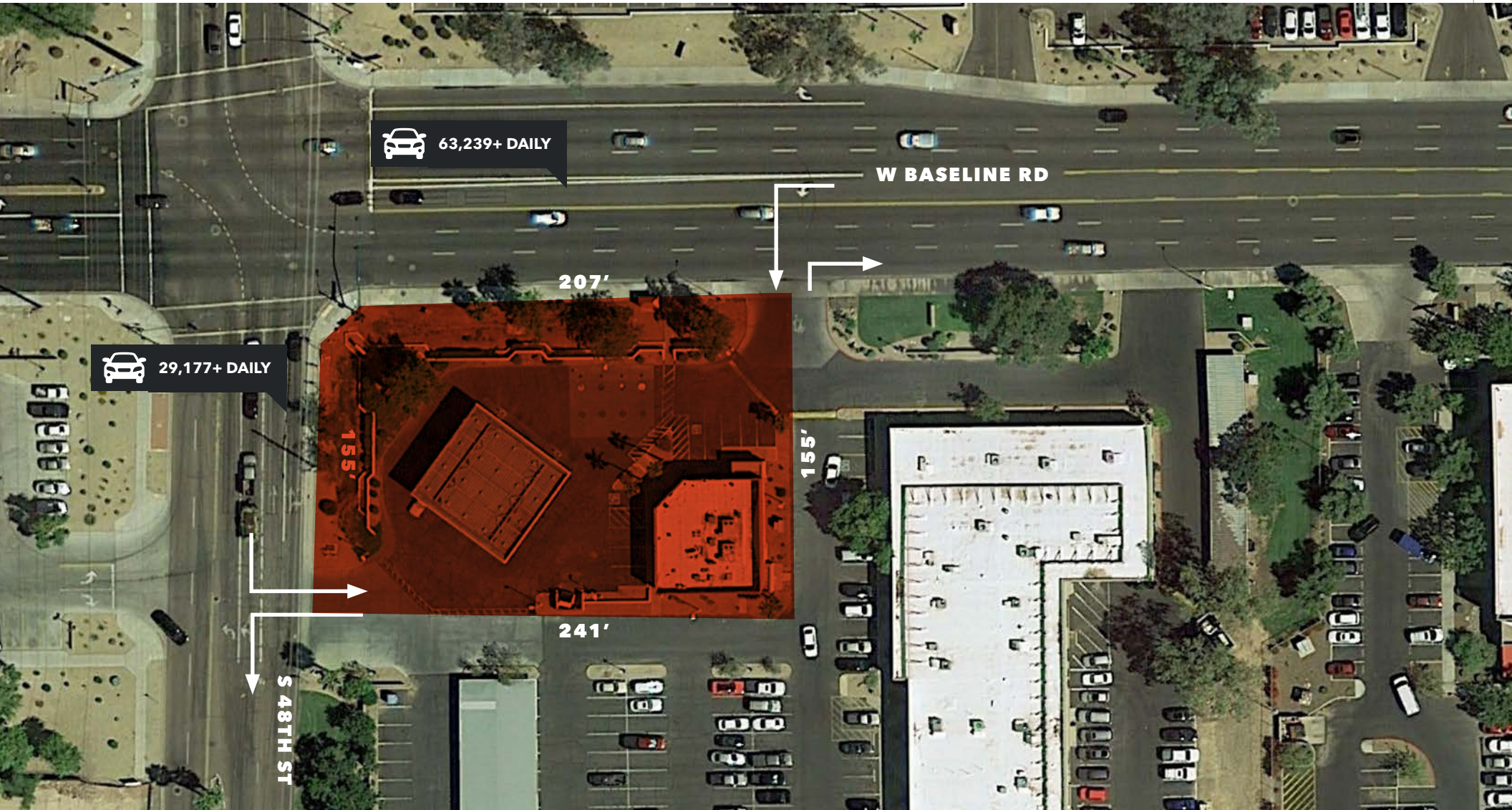
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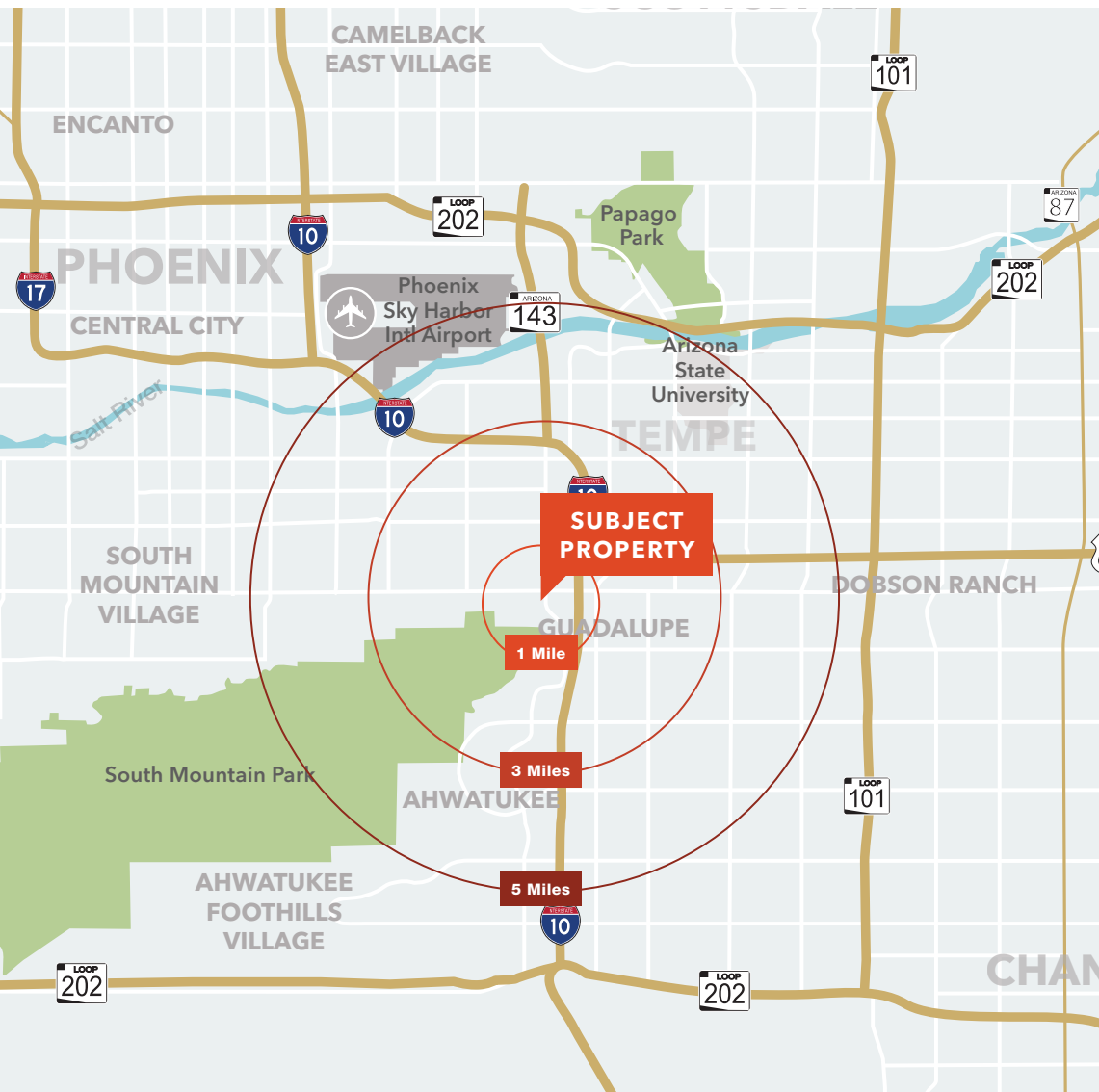
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## DEMOGRAPHICS

|                            | 1 MILE   | 3 MILE   | 5 MILE   |
|----------------------------|----------|----------|----------|
| <b>Population</b>          |          |          |          |
| 2023 Projection            | 20,641   | 115,522  | 308,372  |
| 2018 Estimate              | 19,380   | 108,316  | 287,636  |
| 2010 Census                | 17,542   | 98,138   | 255,939  |
| <b>Households</b>          |          |          |          |
| 2023 Projection            | 8,353    | 47,132   | 121,579  |
| 2018 Estimate              | 7,844    | 44,235   | 112,939  |
| 2010 Census                | 7,105    | 40,094   | 100,457  |
| 2018 Avg HH Income         | \$58,515 | \$68,439 | \$76,324 |
| 2018 Med HH Income         | \$45,368 | \$51,934 | \$54,912 |
| <b>Business Employment</b> |          |          |          |
| Daytime Employment         | 9,284    | 114,795  | 267,463  |

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