



# CORNERSTONE



A RED DEVELOPMENT PROPERTY

# TEMPE: A CITY ON THE RISE

Tempe Cornerstone serves the South-East Phoenix Valley, a rising area with nearly one million residents within 10 miles. With over 4.6 million residents, the Phoenix Metropolitan Area is ranked the 11th largest Metropolitan Area in the United States.

Tempe Cornerstone is strategically located in the heart of Tempe, where over 200,000 people work and 70,000 students reside. ASU's Tempe campus, the largest campus by population in the country, is located just across the street with the football stadium, basketball arena, auditorium, and colleges all within a short walking distance.



# TEMPE AT A GLANCE



**1.21 Million**

Market Size is 1.21 Million within 10 miles  
(expected to be 1.32 Million by 2024)



**3.88 Billion**

Retail Consumer Expenditure is 3.88 Billion  
within 5 miles and 13.93 within 10 miles



**6 miles**

Tempe Cornerstone is located just  
6 miles from Phoenix Sky Harbor Airport  
which set a new high for traffic with over  
46 million visitors in 2019

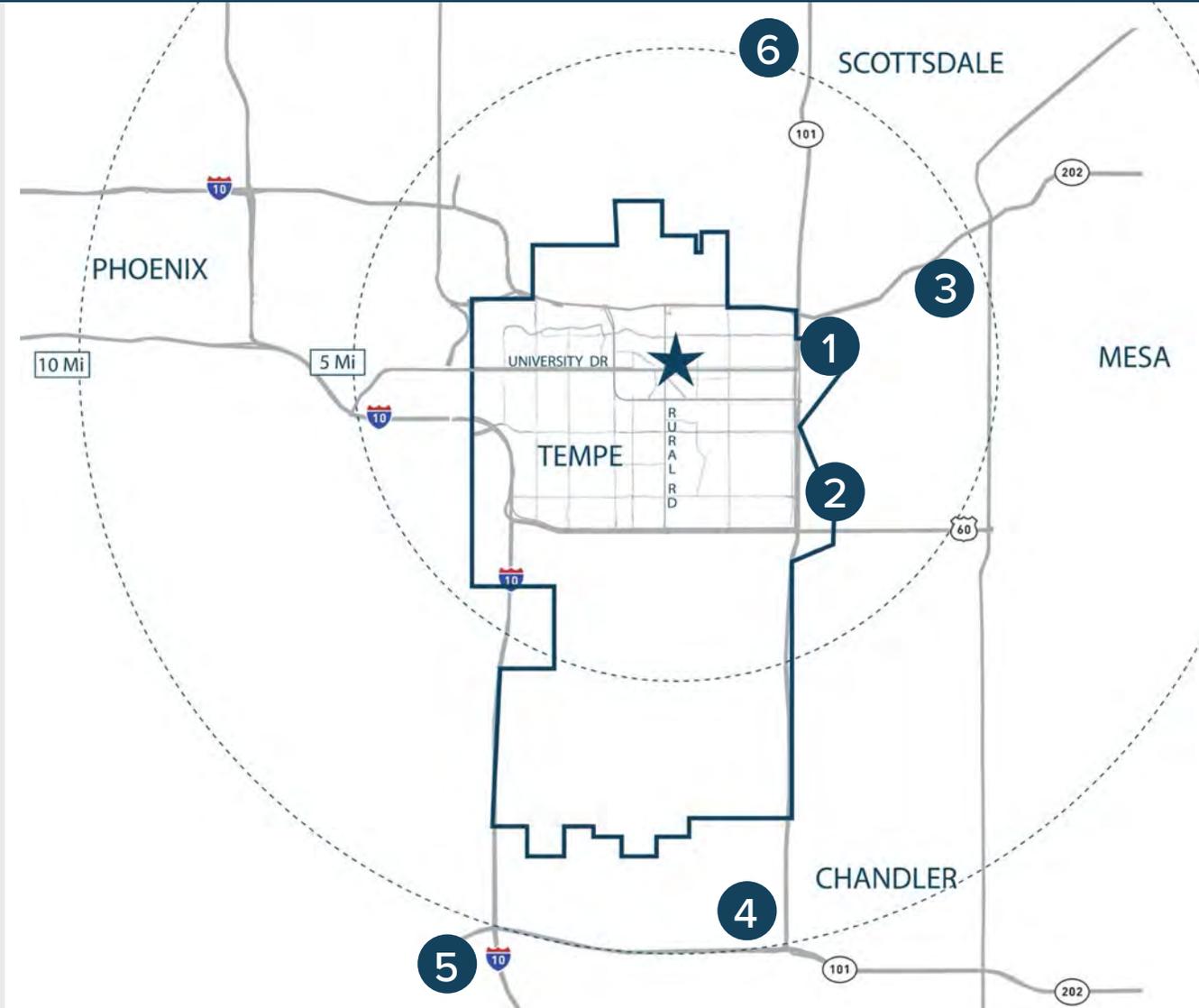


**\$500 Million**

ASU is expected to commit over \$500 Million  
in capital improvements through 2023,  
including new infrastructures directly across  
the street from Tempe Cornerstone

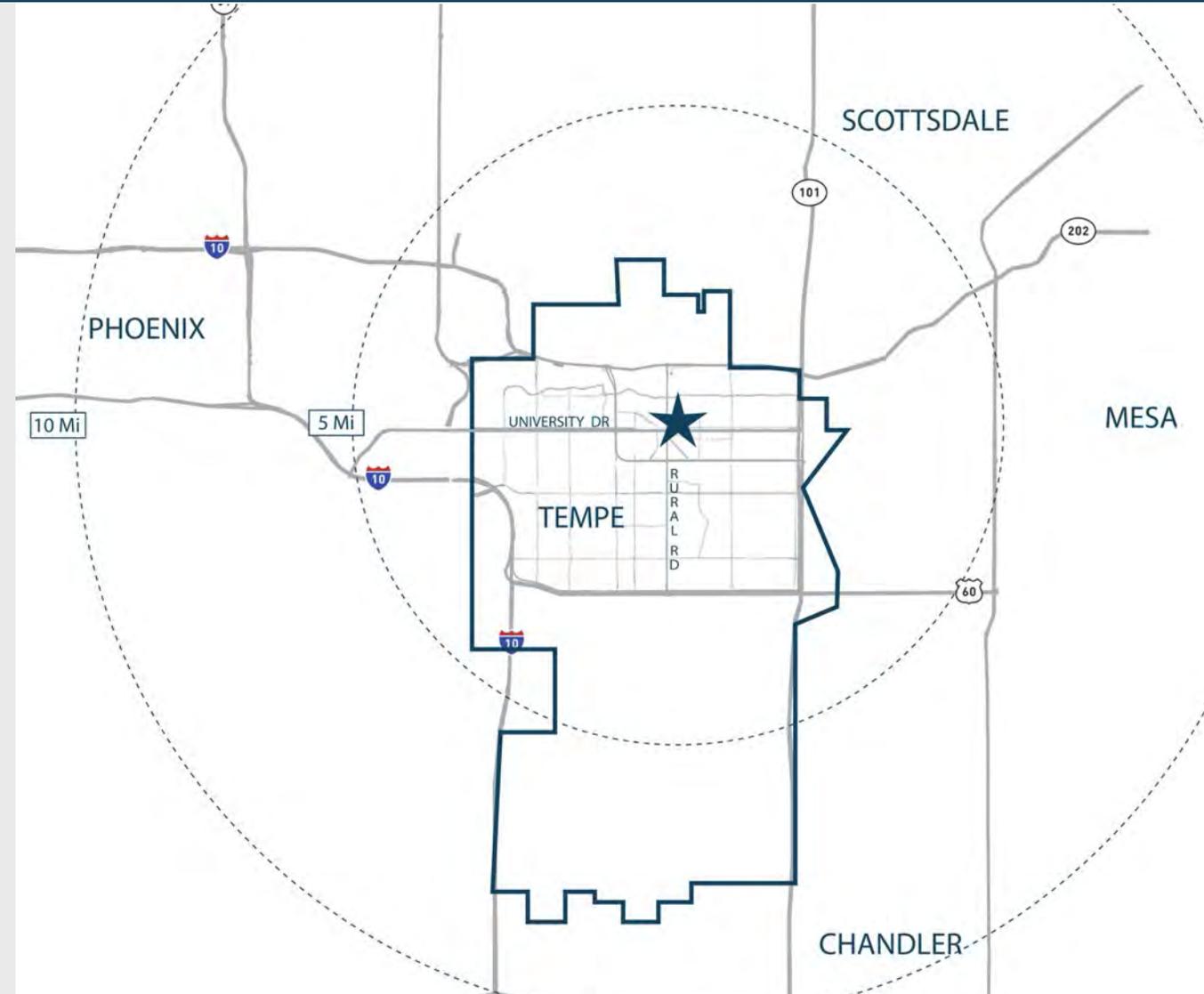
# RETAIL MARKET

- 1 Tempe Marketplace  
1.7 mi
- 2 Arizona Mills  
5.0 mi
- 3 Mesa Riverview  
4.2 mi
- 4 Chandler Fashion Center  
10.7 mi
- 5 Phoenix Premium Outlets  
14.6 mi
- 6 Scottsdale Fashion Square  
5.8 mi



# TRADE MARKET

DEMOGRAPHICS	3 Miles	5 Miles	10 Miles
Estimated Population (2021)	135,354	344,486	1.16 M
Projected Population (2026)	151,170	378,910	1.27M
Average Household Income (2021)	\$65,158	\$75,628	\$90,617
Average Household Income (2026)	\$70,993	\$85,411	\$103,337
Total Businesses	7,745	19,636	68,583
Total Employees	97,941	245,684	778,204



# TOP EMPLOYERS

EMPLOYER	EMPLOYEES
Arizona State University	7,320
State Farm Insurance	6,450
Banner Health	4,870
Carvana	3,879
General Dynamics c4 Systems Inc	3,000
Freedom Financial Network	2,300
JP Morgan Chase Bank	2,220
ABM Industries Inc	2,000
Casino Arizona	1,440
AT&T Corporation	1,200
UnitedHealth Group	1,170



# NEIGHBORING MAP

Known as the most walkable city in the state, Tempe is home to ASU's main campus where over 50,000 students reside.

The northwest corner of University Drive and Rural Road is the future Novus Innovation Corridor featuring high-density multi-family living space, Class "A" office buildings and a 1,250-stall parking structure. This planned development is the first of six for ASU and Tempe, which include 3,600 new residences, over four million square feet of planned office space, a hotel and new athletic and academic facilities.



# TEMPE ATTRACTIONS

1

## ASU GAMMAGE AUDITORIUM

- 60+ performances
- 300,000+ visitors

2

## TEMPE CENTER FOR THE ARTS

- 500+ events
- 125,000+ visitors

3

## ASU ATHLETICS

- 20 home games between basketball and football
- 500,000+ visitors

4

## TEMPE TOWN LAKE

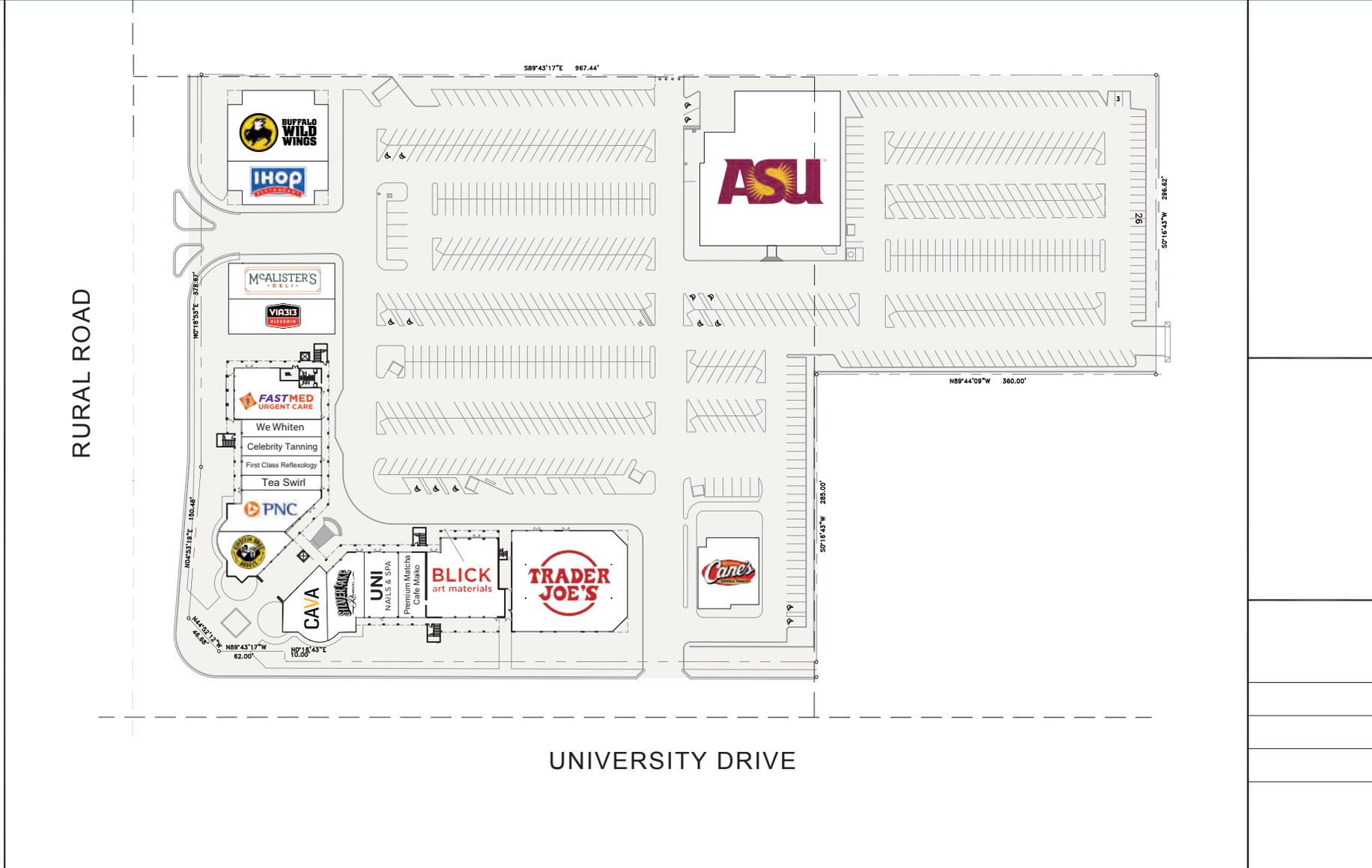
- 2.7 million visitors per year
- Offers boat/paddleboard rental, walking/biking trails, art, music festivals and more

5

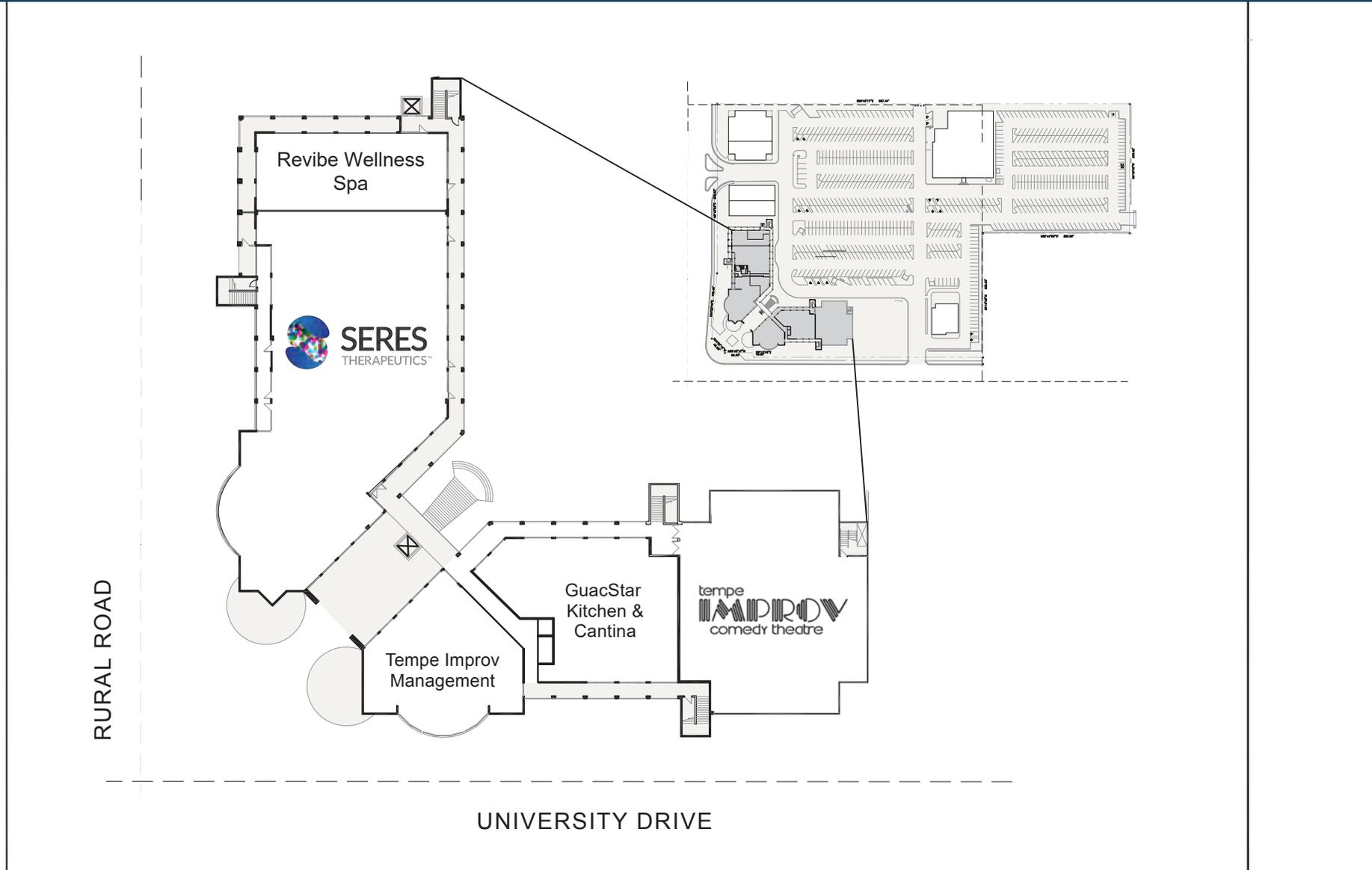
## ROCK 'N' ROLL MARATHON & PAT'S RUN

- 55,000 participants each year

# LEVEL 1



# LEVEL 2



# AERIAL OVERVIEW



# REDEVELOPMENT UNDERWAY



Now Open  
*at* Tempe  
Cornerstone



## FOR INFORMATION

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