

Michael A. Pollack
REAL ESTATE INVESTMENTS

Available for LEASE

ROYAL PALM PLAZA

1805 East Elliot Road • Tempe, AZ 85284

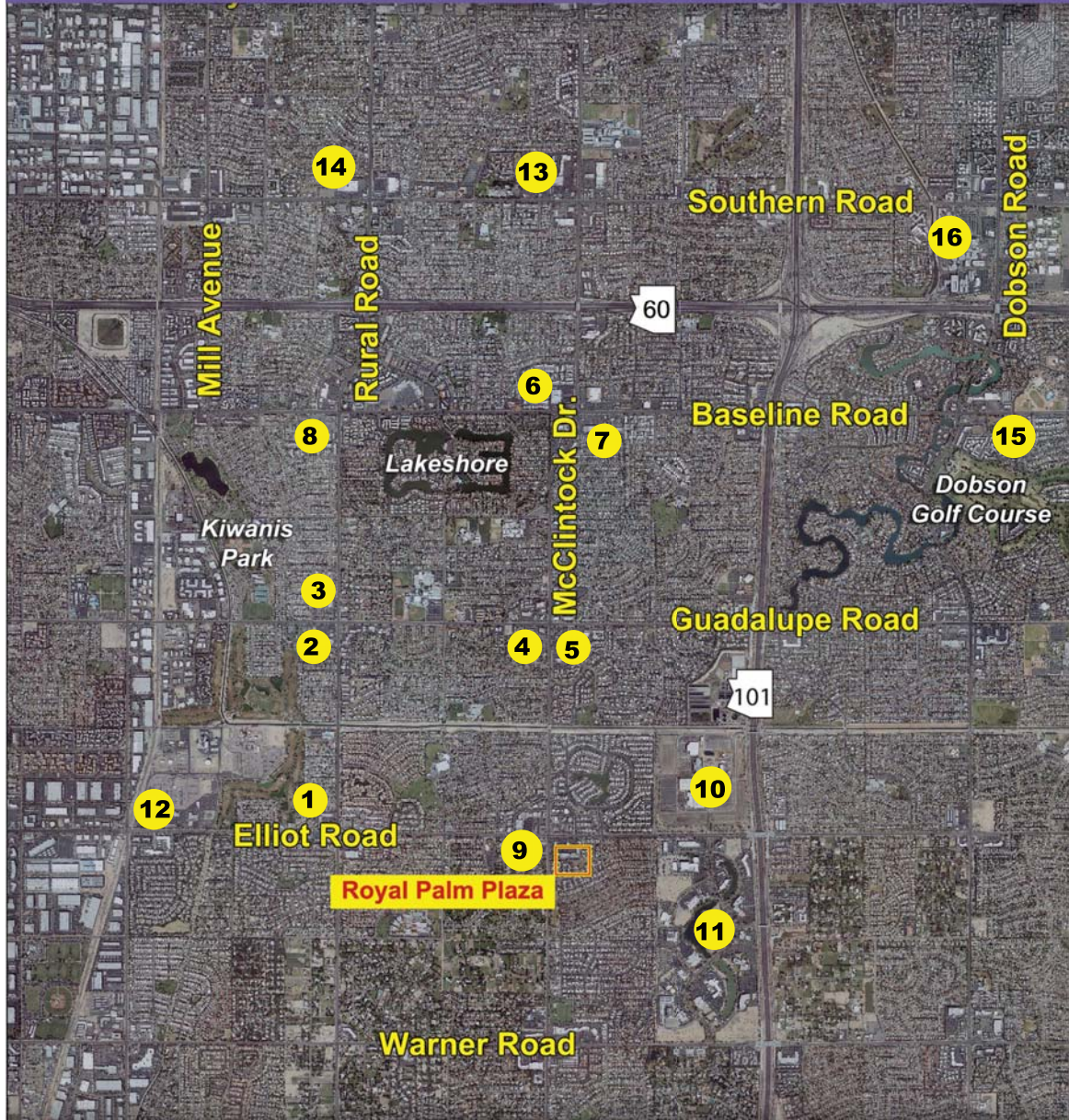


Corporate Office
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For current availability and suite virtual tours visit:
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Available for LEASE
SEC of Elliot Road & McClintock Drive
1805 East Elliot Road • Tempe, Arizona



NEIGHBORING BUSINESSES:

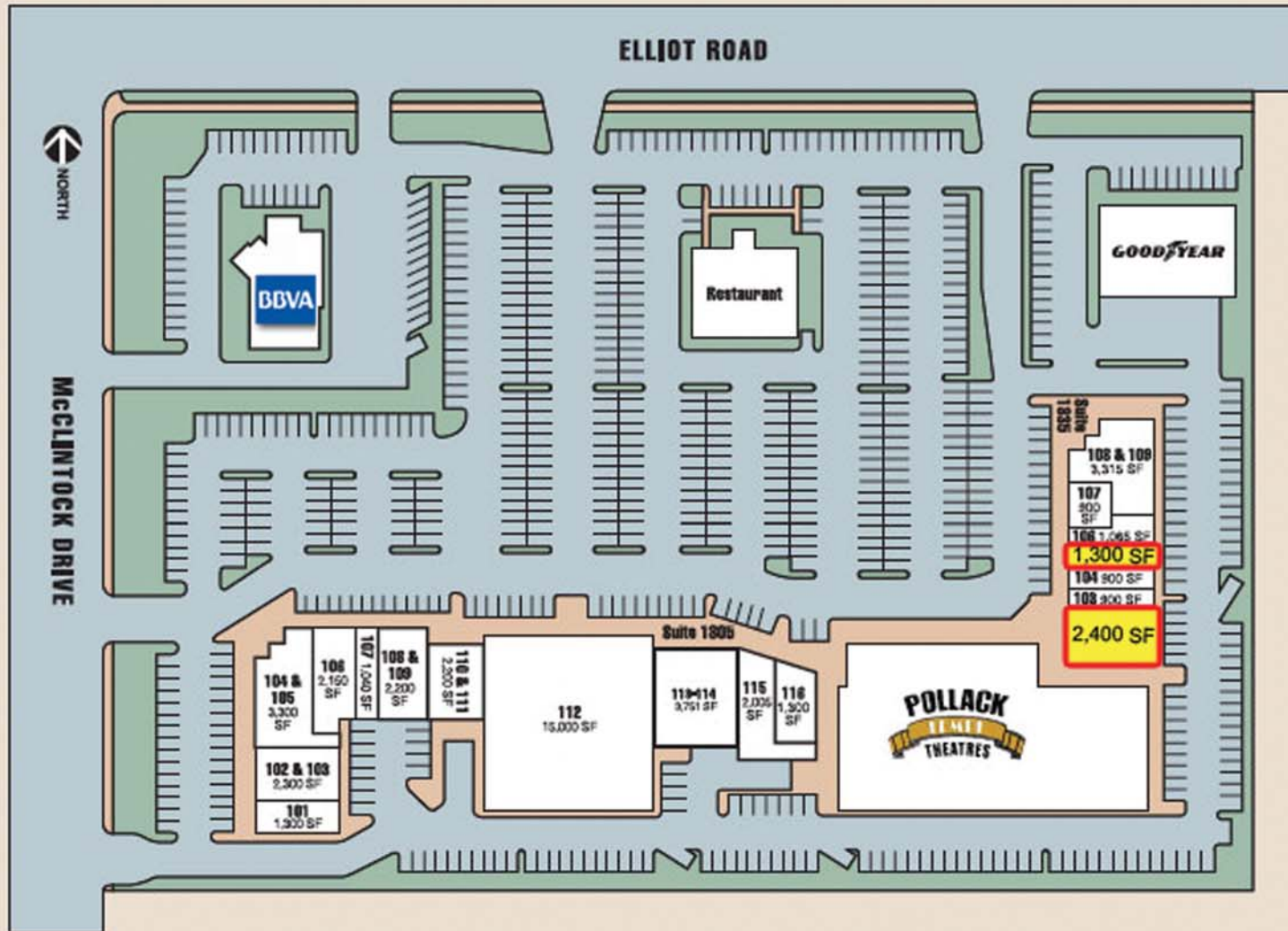
1. Dairy Queen, Valero Gas Station, CVS Pharmacy
2. Goodwill, Burger King and Serrano's Mexican Restaurant
3. Albertson's Grocery Store, Jack N. Box, Leslie Pools
4. Trader Joe's Grocery Store and Wildflower Bakery & Cafe
5. Super Fry's Foodmarket, Dollar Tree, Paradise Bakery
6. Fry's Marketplace, El Pollo Loco
7. Peter Piper Pizza, Radio Shack, ACE Hardware
8. Lowe's, Subway, Chipolte Mexican Grill, McDonald's
9. AutoZone, Safeway, McDonald's, Boston Market
10. Discovery Business Campus (Freescale Semiconductor, State Farm, GoDaddy)
11. ASU Research Park (Walgreens, US Foods, Edward Jones)
12. Jimmy John's Sandwiches, Chase Bank, NAPA Auto
13. Ross, Subway, Staples, Discount Tires, Starbucks
14. Big 5 Sporting Goods, 99 Cents Only, Fry's
15. Albertson's Grocery Store, Bank of America, Hi-Health, Papa Murphy's Pizza
16. Desert Banner Hospital, Children's Medical Center

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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

Royal Palm Plaza is a unique community retail center located at the Southeast corner of McClintock and Elliot Road in the heart of Tempe Arizona and has been meticulously maintained making it look better today than the day it was built. This retail center has a wide variety of tenants including one of the valley's most prestigious entertainment cinemas, Pollack Tempe Cinema. Other notable tenants include Goodyear Automotive Center, Yupha's Thai Kitchen, Vincitorio's Italian Restaurant, and Allstate Insurance Agency. The professional landscaping and modern design elements make Royal Palm Plaza an excellent location for almost any new, relocating, or expanding retail business.

Tempe, Arizona is home to one of the largest universities in the country, Arizona State University with over 72,000 students (2012). Royal Palm Plaza is conveniently located within 1 mile of Hwy 101 and several high density office developments at intersecting Loop 101 and Elliot Road. ASU Research Park, Freescale Semiconductor Inc. and State Farm currently occupies a combined total of over one million square feet of office space on the west side of the Loop 101. The surrounding area is home to many National retail chains that include Safeway, Starbucks, Autozone, McDonald's, Subway, Curves and Boston Market.

The City of Tempe has heralded themselves as the "Epicenter of the Metropolitan Phoenix Market" with many plans for mixed use and commercial developments including the State Farm Insurance Campus (2 million square feet), Marina Heights and Lofts at Hayden Ferry Lakeside to name just a few. Royal Palm Plaza is located approximately 2 miles from highly traveled Loop 101 and the high traffic intersection of McClintock & Elliot Road of approximately 58,500 cars per day, makes Royal Palm Plaza a great location to reach a large potential customer base.

Spaces From: 1,300 Sq. Ft.

Total Center Size: 72,230 Sq. Ft.

Zoning: C-2, City of Tempe

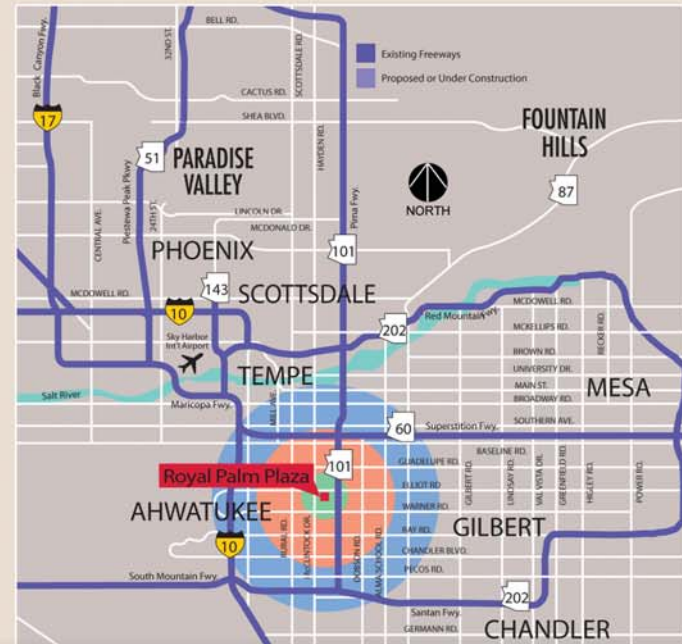
Traffic Counts: Corner Total: 58,500 cars / day
(2012: City of Tempe)
McClintock Road: 30,000 cars / day
Elliot Road: 28,500 cars / day

Demographics:

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

	● 1 mile radius	● 3 mile radius	● 5 mile radius
Population:	9,964	124,799	348,678
Households:	4,040	50,083	141,362
Average Household Income:	\$ 100,247	\$ 80,038	\$ 65,845
Median Age:	42.5	36.1	33.4

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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