



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

## HARD CORNER FREESTANDING BUILDING

NEC Elliot Rd. & Rural Rd.  
910 E. Elliot Rd., Tempe, AZ

### FOR LEASE, SALE OR BTS

16,055 Building on 85,247  
SF of Land Area

Over 50,000 VPD at  
Intersection

More than 355,000  
Residents within a 5-Mile  
Radius

\$86,000+ Average  
Household Income in a  
5-Mile Radius

Excellent Visibility

Aggressive Landlord

Easy Ingress/Egress

Proximity to I-10 Interstate  
Loop 101 and U.S. Route 60



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**JAKE ERTLE**

480.214.9419  
Jake@RGcre.com

**NIC CHAVIRA**

480.214.9409  
Nic@RGcre.com





REIN & GROSSOEHME  
COMMERCIAL REAL ESTATE

# HARD CORNER FREESTANDING BUILDING

NEC Elliot Rd. & Rural Rd.  
910 E. Elliot Rd., Tempe, AZ

## FOR LEASE, SALE OR BTS

16,055 Building on 85,247  
SF of Land Area

Over 50,000 VPD at  
Intersection

More than 355,000  
Residents within a 5-Mile  
Radius

\$86,000+ Average  
Household Income in a  
5-Mile Radius

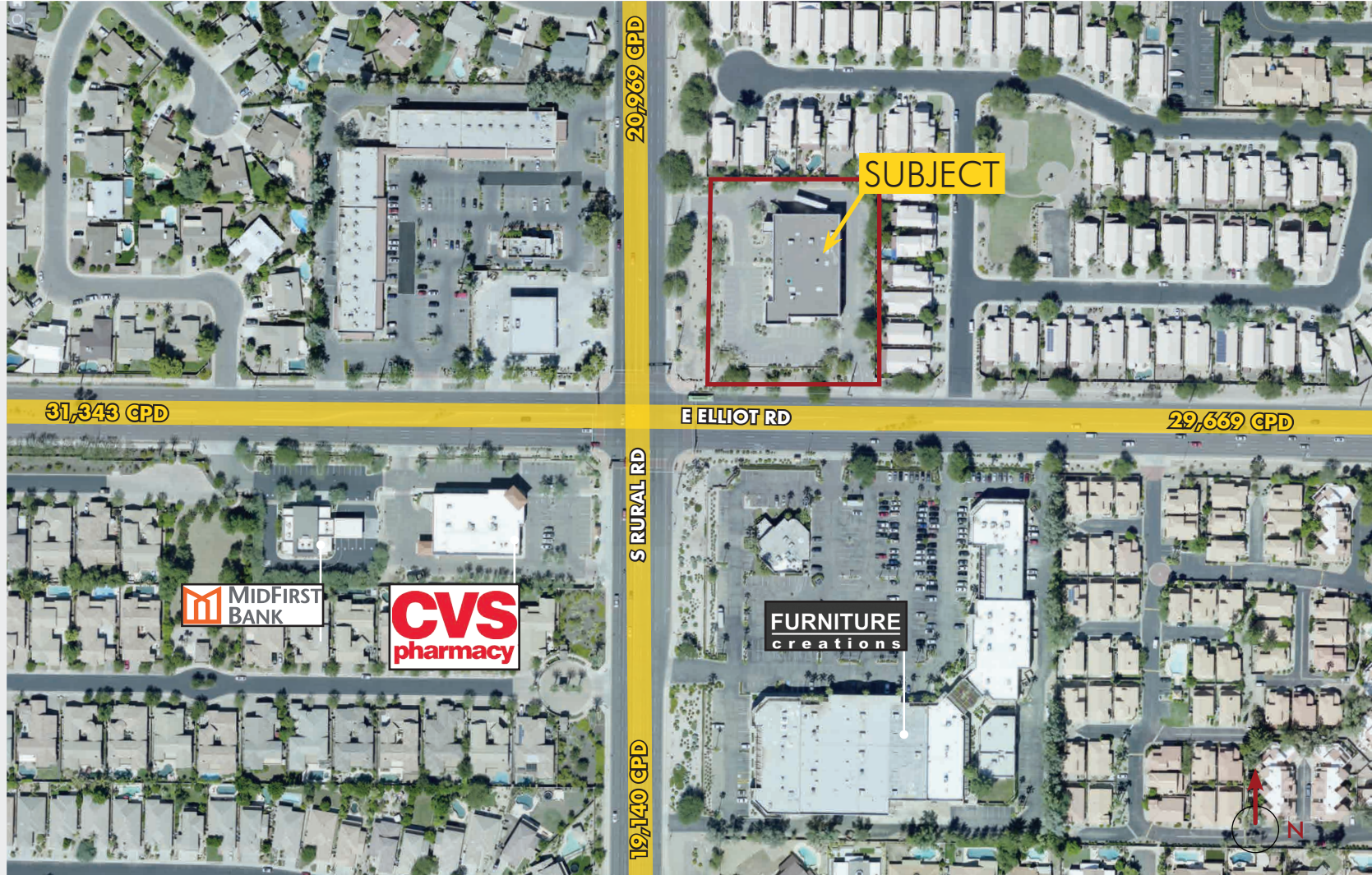
Excellent Visibility

Aggressive Landlord

Easy Ingress/Egress

Proximity to I-10 Interstate  
Loop 101 and U.S. Route 60

The information contained herein has been  
secured from sources we believe to be reliable,  
but we make no representations or warranties,  
expressed or implied, as to the accuracy of  
the information. References to square footage  
or age are approximate. Interested parties  
must verify this information and bear all risk  
for inaccuracies.



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## JAKE ERTLE

480.214.9419  
Jake@RGcre.com

## NIC CHAVIRA

480.214.9409  
Nic@RGcre.com





REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

# HARD CORNER FREESTANDING BUILDING

NEC Elliot Rd. & Rural Rd.  
910 E. Elliot Rd., Tempe, AZ

## DEMOGRAPHICS

(2017)

### Population Estimates

1 Mile 10,348

3 Mile 130,978

5 Mile 355,249

### Average Household Income

1 Mile \$111,099

3 Mile \$86,393

5 Mile \$76,058

### Households

1 Mile 4,067

3 Mile 52,494

5 Mile 141,989

## TRAFFIC COUNT

(2017)

Elliot Rd. East: 29,669 CPD

West: 31,343 CPD

Rural Rd. North: 20,969 CPD

South: 19,140 CPD

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## JAKE ERTLE

480.214.9419  
Jake@RGcre.com

## NIC CHAVIRA

480.214.9409  
Nic@RGcre.com





REIN & GROSSOEHME  
COMMERCIAL REAL ESTATE

# HARD CORNER FREESTANDING BUILDING

NEC Elliot Rd. & Rural Rd.  
910 E. Elliot Rd., Tempe, AZ

## FOR LEASE, SALE OR BTS

16,055 Building on 85,247  
SF of Land Area

Over 50,000 VPD at  
Intersection

More than 355,000  
Residents within a 5-Mile  
Radius

\$86,000+ Average  
Household Income in a  
5-Mile Radius

Excellent Visibility

Aggressive Landlord

Easy Ingress/Egress

Proximity to I-10 Interstate  
Loop 101 and U.S. Route 60

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

**JAKE ERTLE**

480.214.9419  
Jake@RGcre.com

**NIC CHAVIRA**

480.214.9409  
Nic@RGcre.com



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

# HARD CORNER FREESTANDING BUILDING

NEC Elliot Rd. & Rural Rd.  
910 E. Elliot Rd., Tempe, AZ

## FOR LEASE, SALE OR BTS

16,055 Building on 85,247  
SF of Land Area

Over 50,000 VPD at  
Intersection

More than 355,000  
Residents within a 5-Mile  
Radius

\$86,000+ Average  
Household Income in a  
5-Mile Radius

Excellent Visibility

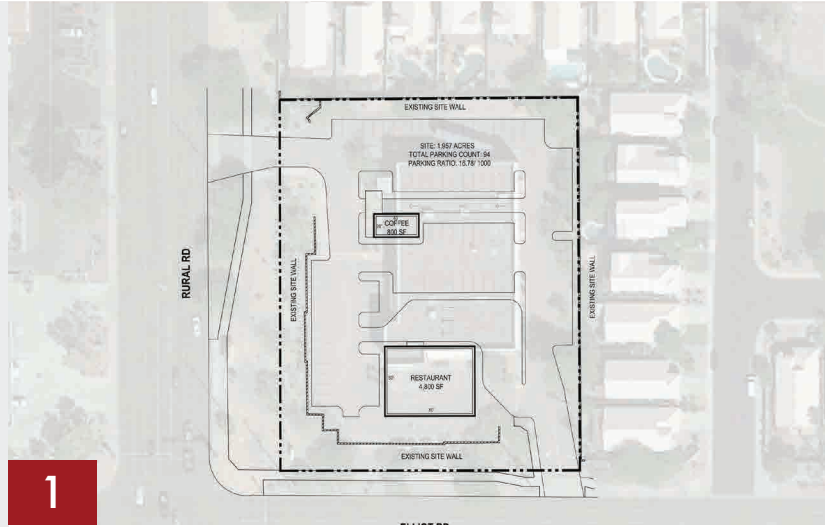
Aggressive Landlord

Easy Ingress/Egress

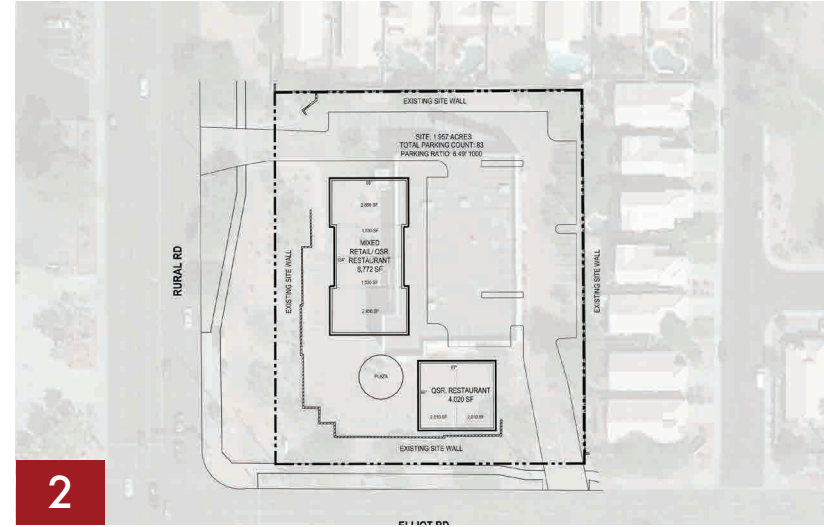
Proximity to I-10 Interstate  
Loop 101 and U.S. Route 60

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.

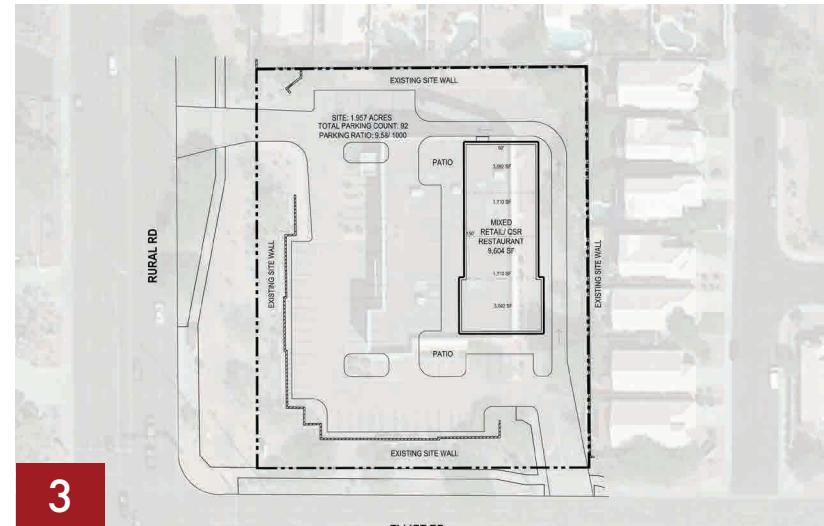
8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com



1



2



3

OPTIONS: 1, 2 & 3

## JAKE ERTLE

480.214.9419  
Jake@RGcre.com

## NIC CHAVIRA

480.214.9409  
Nic@RGcre.com