



Property Highlights

- New 15 story student housing development
- 833 beds upon completion
- ±2,084 SF of first floor retail available for lease
- Rare retail opportunity less than 500 ft away from ASU campus (±184,000 students)
- Over 270,000 employees within 5 miles

Area Co-Tenants



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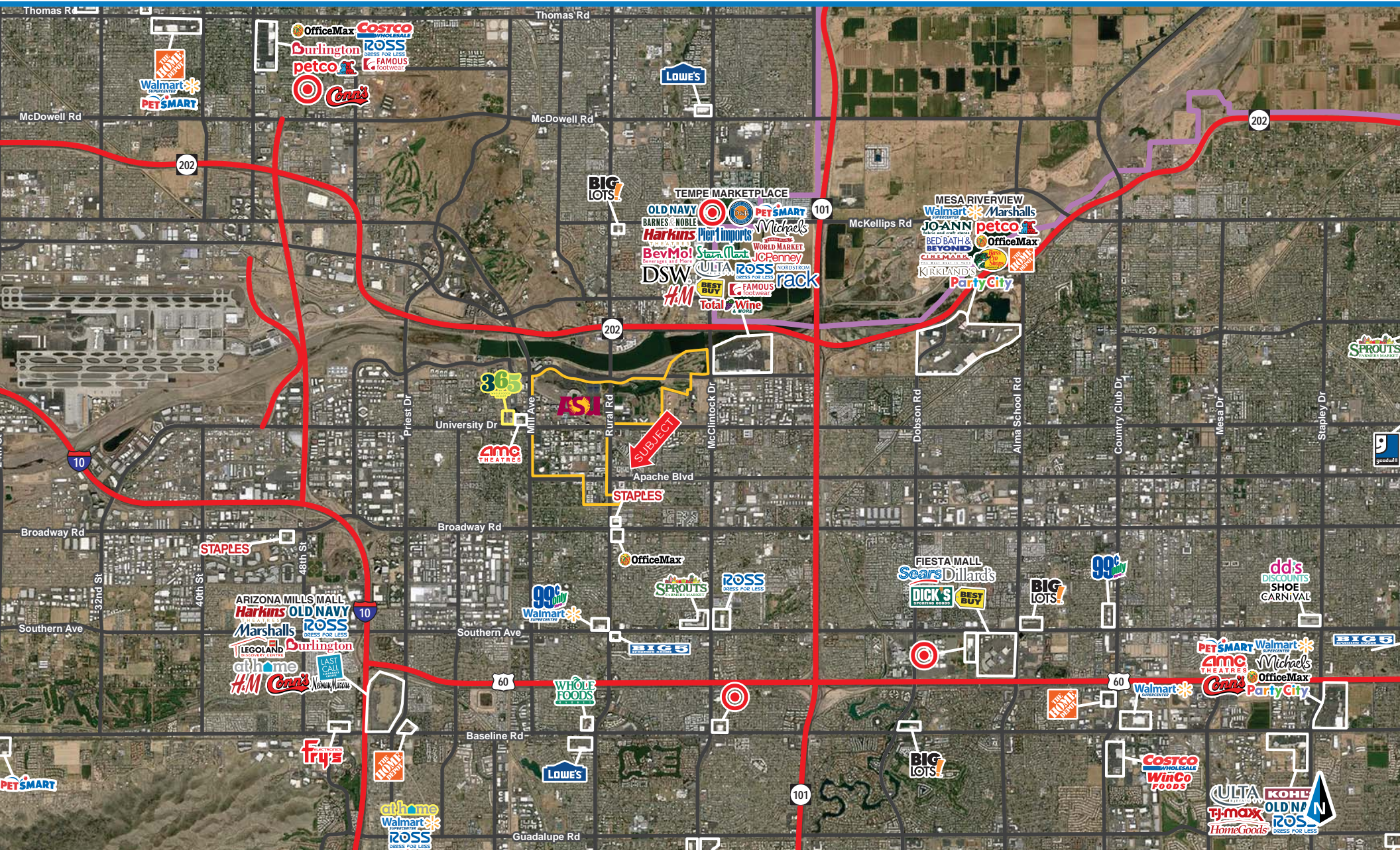
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Rise on Apache

North Northeast Corner Apache Boulevard & Rural Road | Tempe, Arizona



WESTERN RETAIL ADVISORS
2555 E Camelback Rd, Ste 200, Phoenix, AZ 85016

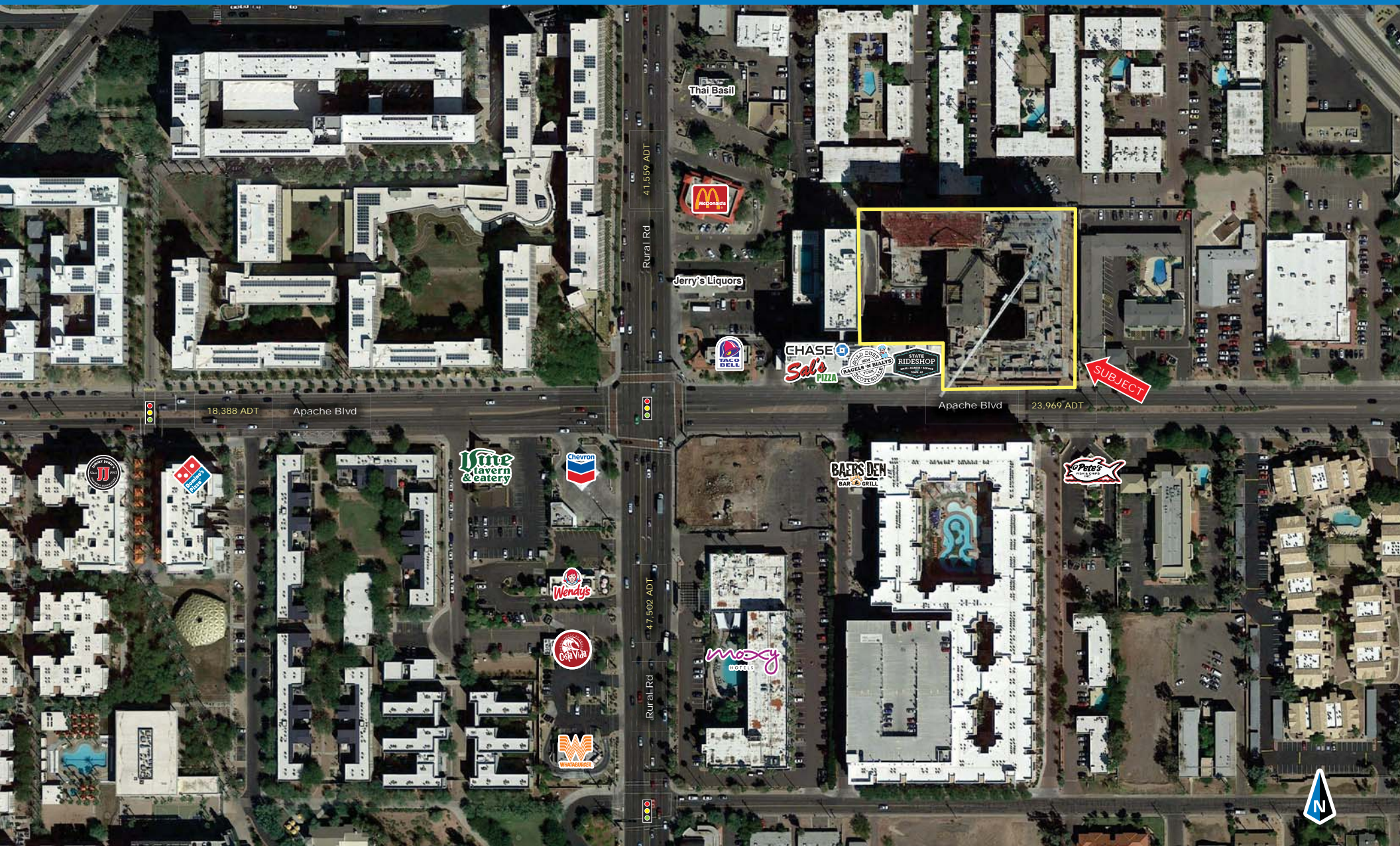
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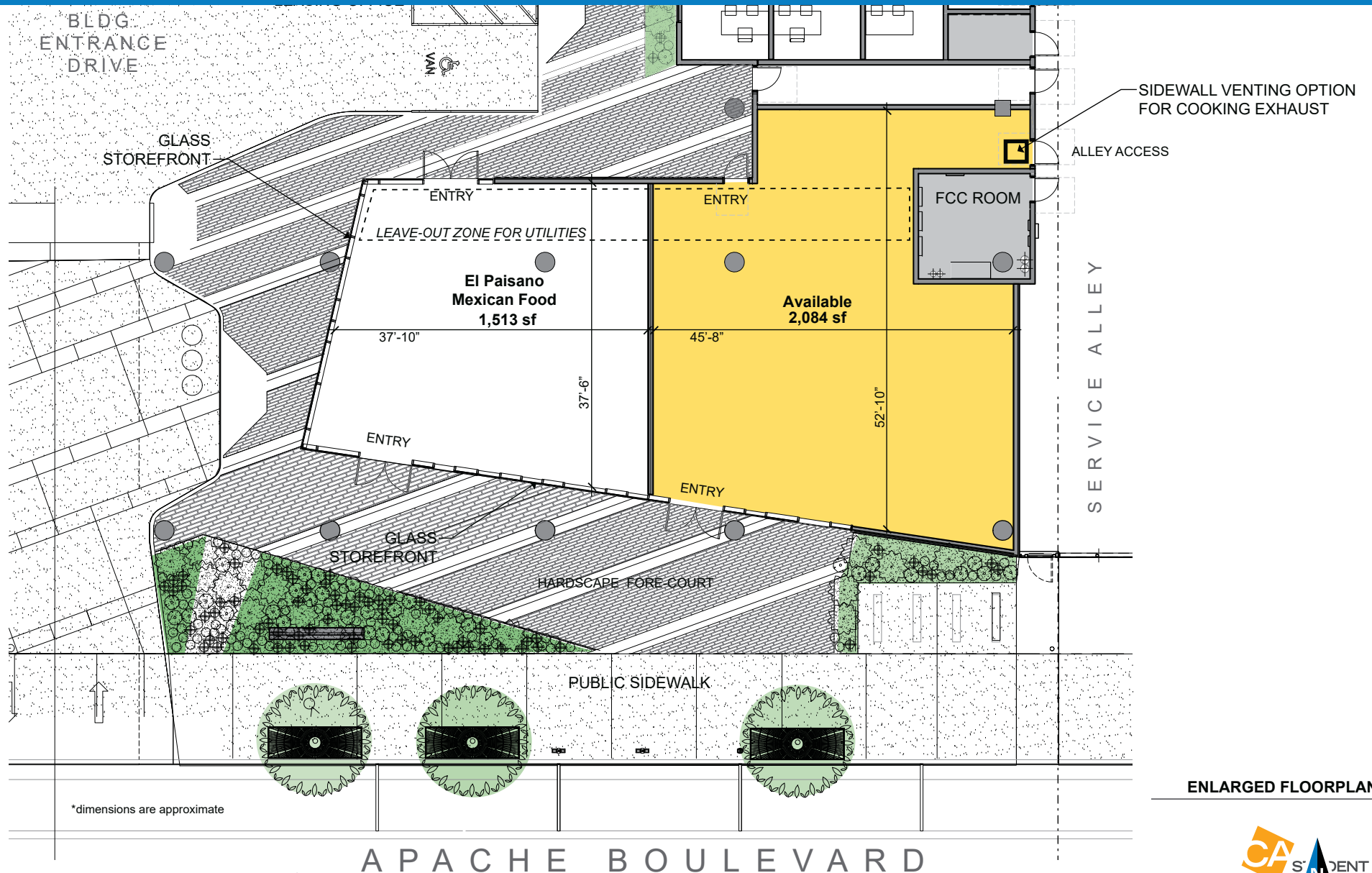
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	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2016 Total Population	32,334	138,939	337,485
2021 Total Population	35,220	148,982	360,845
2015-2020 Annual Growth Rate	1.72%	1.41%	1.35%
2016 Median Age	22.5	27.3	30.1
INCOME SUMMARY			
Median Household Income	\$30,307	\$38,690	\$41,326
Average Household Income	\$46,247	\$52,512	\$56,129
BUSINESS DATA			
Total Businesses:	855	6,992	16,482
Total Employees:	24,089	106,924	275,832
Daytime Population:	42,388	172,781	439,797
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	6.6%	7.3%	8.3%
Bachelor's Degree	24.9%	23.4%	20.1%
Graduate/Professional Degree	19.0%	13.3%	11.4%
Percent of Population with Degrees	50.5%	44.0%	40.7%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	14,034	73,082	173,519
White Collar	63.9%	64.3%	62.1%
Services	26.6%	22.2%	22.5%
Blue Collar	9.5%	13.4%	15.4%
HOUSEHOLD SUMMARY			
2016 Households	10,143	56,701	138,360
2016 Average Household Size	2.20	2.26	2.35
2016 Average Family Size	2.98	3.04	3.14
2016 Median Home Value	\$222,558	\$192,767	\$186,605