



CORNERSTONE

LOCATED ON THE NORTHEAST CORNER OF RURAL RD & UNIVERSITY DR.

Cornerstone is home to Trader Joes, Café Rio, Tempe Improv, Buffalo Wild Wings & many other popular shops & restaurants. Adjacent to Arizona State University, this highly frequented property offers a wide array of mixed-use space.

 NEC RURAL RD & UNIVERSITY DR | TEMPE, AZ

FOR MORE INFORMATION PLEASE CONTACT:

**MARTA
KENNY**

 480.696.4812

 MARTA@YAMPROPERTIES.COM





**ESTIMATED
POPULATION**
(5 MILE RADIUS)

364,830



**AVERAGE
INCOME**
(5 MILE RADIUS)

\$68,390

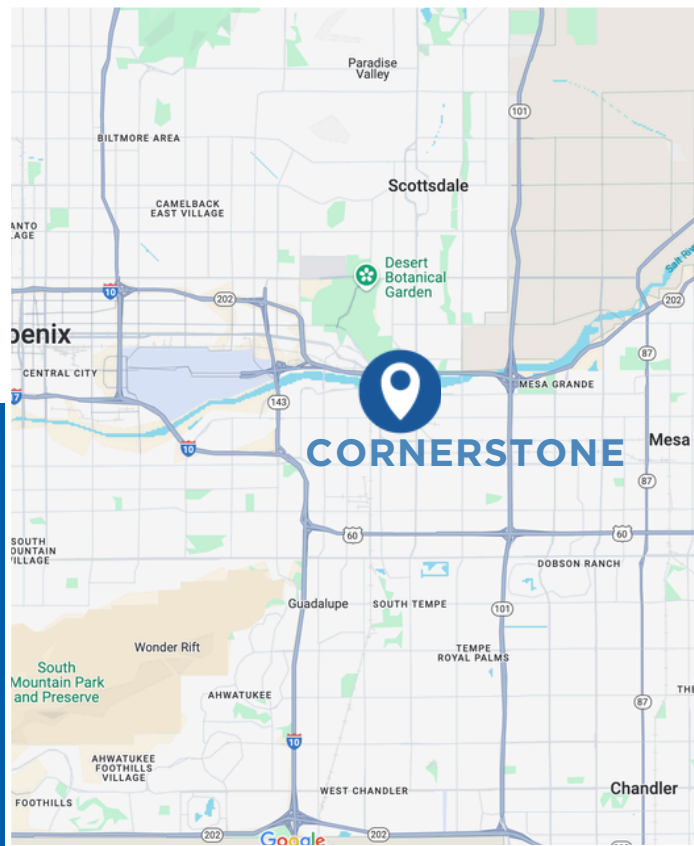


**YEAR
BUILT**

1986



AT A GLANCE



CO-TENANTS

TRADER JOE'S



COMMON AREA EXPENSES (NNNS) | \$10.56/PSF (2026)

AVAILABLE UNITS

- - -



**SCAN THE CODE TO
VISIT OUR WEBSITE**

yamproperties.com

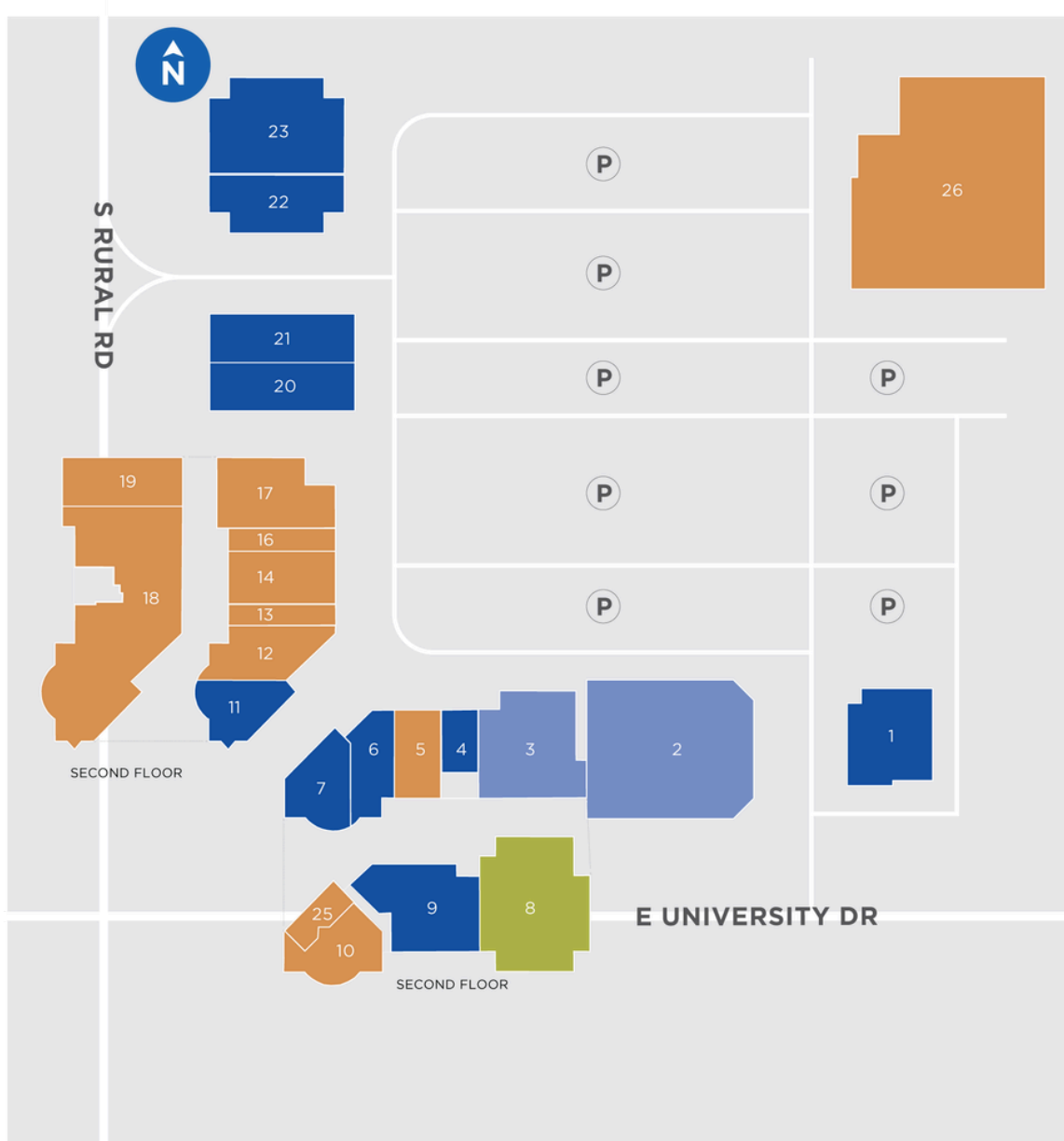
PROPERTY HIGHLIGHTS

- ✓ A Class A regional power center consisting of a dynamic mix of restaurant, retail & service concepts.
- ✓ Located in the heart of Tempe, where over 200,000 people work & 70,000 students reside.
- ✓ Strategically nestled just 6 miles from Phoenix Sky Harbor Airport which set a new high for traffic with over 46 million visitors within the past year.

AREA CO-TENANTS



SITE MAP | CORNERSTONE



FOOD

- ☐ 23 Buffalo Wild Wings
- ☐ 7 CAVA
- ☐ 11 Einstein Bros. Bagels
- ☐ 22 IHOP
- ☐ 20 Macayo's Mexican Restaurant
- ☐ 21 McAlister's Deli
- ☐ 4 Premium Matcha Cafe Maiko
- ☐ 1 Raising Cane's Chicken Fingers
- ☐ 6 Silverlake Ramen
- ☐ 9 Society by Evo
- ☐ 13 Yi Fang Taiwan Fruit Tea

SHOPS

- ☐ 3 Blick Art Supplies
- ☐ 2 Trader Joe's

FUN

- ☐ 8 Tempe Improv Comedy Theatre

SERVICE

- ☐ 26 Arizona State University
- ☐ 25 Celebrity Tanning
- ☐ 14 FedEx
- ☐ 10 FS8 Pilates Studio (coming soon)
- ☐ 18 GoodNature, a Seres Therapeutics Program
- ☐ 17 HonorHealth FastMed Urgent Care
- ☐ 12 PNC Bank
- ☐ 19 ReVibeU
- ☐ 5 Uni Hair and Nail Salon
- ☐ 16 We Whiten

AVAILABLE

- ☐ - -

CURRENT TENANTS

RETAIL				
DBA	Unit(s)	Lease Area	Leasing Type	Site Map
IHOP #3388	COR70101	3,874 SF	Retail - Anchor	22
Buffalo Wild Wings	COR70104	6,746 SF	Retail - Anchor	23
Macayo's Mexican Food	COR701101	4,017 SF	Retail - Net	20
McAlister's Deli	COR71107	3,360 SF	Retail - Net	21
Einstein's Bagels #3646	COR72101	2,495 SF	Retail - Net	11
PNC Bank	COR72105	3,151 SF	Retail - Net	12
Yi Fang Taiwan Fruit Tea	COR72107	1,176 SF	Retail - Net	13
FedEx	COR72109	2,893 SF	Retail - Net	14
We Whiten Teeth Whitening	COR72114	1,422 SF	Retail - Net	16
HonorHealth FastMed Urgent Care Plus	COR72117	4,005 SF	Retail - Net	17
Seres Therapeutics	COR72207	11,845 SF	Retail - Net	18
ReVibeU	COR72217	3,679 SF	Retail - Net	19
Cava	COR92101	2,615 SF	Retail - Net	7
Silverlake Ramen	COR92103	2,428 SF	Retail - Net	6
Uni Hair and Nail Salon	COR92104	2,115 SF	Retail - Net	5
Premium Matcha Cafe Maiko	COR92106	1,295 SF	Retail - Net	4
FS8 Pilates Studio	COR92201	2,600 SF	Retail - Net	10
Celebrity Tanning	COR92202	1,013 SF	Retail - Net	25
Blick Art Supplies	COR93101	6,125 SF	Retail - Net	3

RETAIL				
DBA	Unit(s)	Lease Area	Leasing Type	Site Map
Tempe Improv	COR93201	9,744 SF	Retail - Net	8
Society by Evo	COR93208	4,656 SF	Retail - Net	9
Trader Joe's #091	COR94102	11,364 SF	Retail - Net	2
Raising Cane Chicken Fingers #C0428	COR96101	4,100 SF	Retail - Anchor	1
Arizona State University	COR97101	19,848 SF	Office - Net	26
AVAILABLE				
AVAILABLE	-	-	-	-

PHOTOS

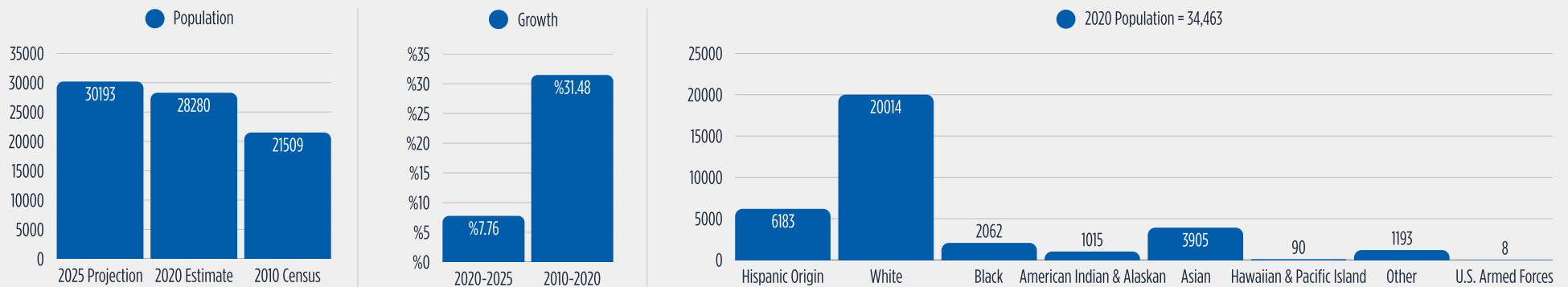


DEMOGRAPHICS

1 MILE RADIUS

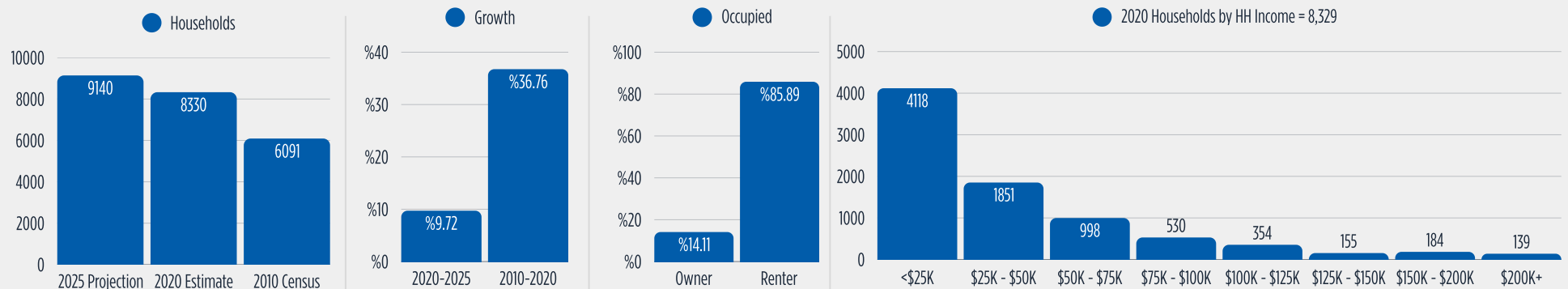


POPULATION



HOUSEHOLDS

2020 Avg Household Income | \$43,112
2020 Med Household Income | \$25,587

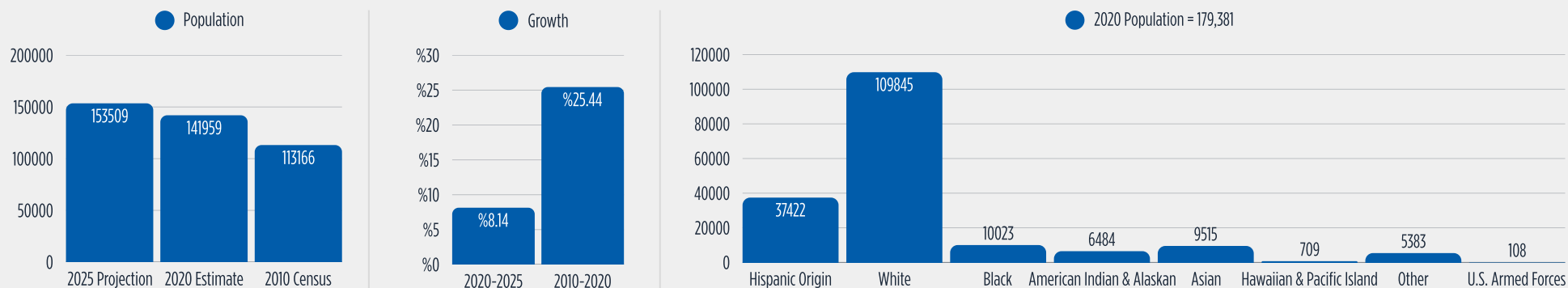


DEMOGRAPHICS

3 MILE RADIUS

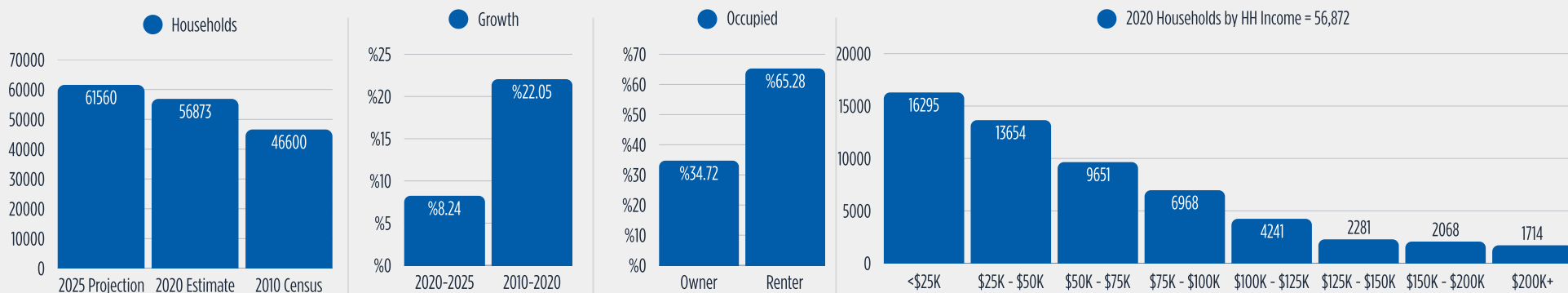


POPULATION



HOUSEHOLDS

2020 Avg Household Income | \$63,435
2020 Med Household Income | \$46,401

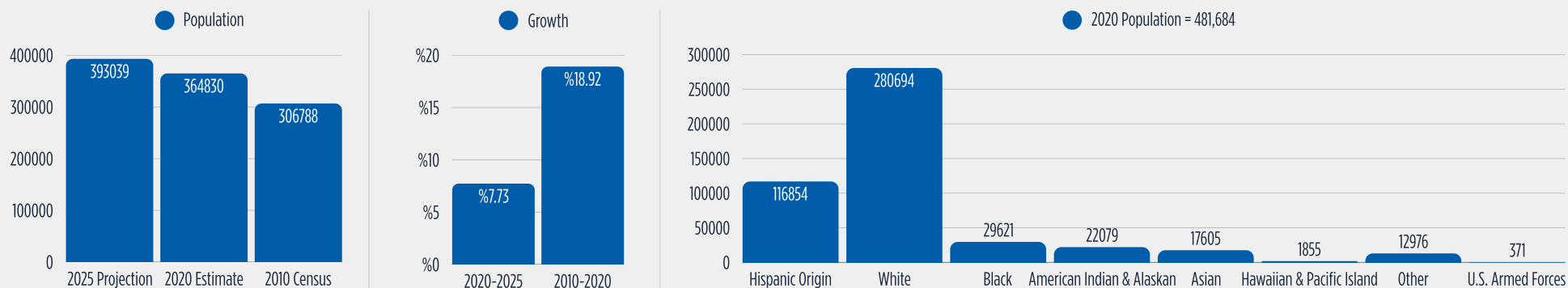


DEMOGRAPHICS

5 MILE RADIUS



POPULATION



HOUSEHOLDS

2020 Avg Household Income | \$68,390
2020 Med Household Income | \$52,013

