



# AGAVE CENTER

Southeast Corner of Interstate 10 and Warner Road • Tempe, Arizona

IKEA: OVER 100,000 CUSTOMERS PER MONTH

## RARE FREEWAY OUTPARCELS AVAILABLE

206,000 cars per day at Intersection!!



### PROJECT HIGHLIGHTS - JOIN



- 10,000 employees in a one-mile radius
- Across from: IKEA, Dick's Sporting Goods
- Agave Center represents one of the last opportunities for mixed-use development along I-10 in the Tempe/Chandler area. To date, over 240,000 sq. ft. of office space exists in the Agave Corporate Center, Agave Executive Center, and One Agave Center.
- Size: 54 acres
- Available: 8.26 acres, zoned PCC-1, City of Tempe  
3 parcels along Warner Road

MONUMENT SIGNAGE ALONG WARNER ROAD



- Tempe, Arizona is home to Arizona State University, and this trade area is not only stable, but offers high-incomes and excellent densities. There are an amazing 72,219 employees within a three-mile radius. In addition, this area has an abundance of highly educated residents with almost 17.3% having graduate degrees.

#### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Projected Population (2013)	8,247	106,528	256,362
Estimated Avg. HH Income (2008)	\$82,68	\$90,307	\$86,537
Average Household Size (2008)	2.51	2.69	2.78
Daytime Employees (2008)	11,966	75,219	146,974
Median Age (2008)	32.6	33.4	33.1
Bachelor Degree Only (2008)	31.4%	28.9%	26.8%
Graduate Degree (2008)	18.0%	17.3%	16.4%

#### TRAFFIC COUNTS

I-10 Freeway (2006)	173,000 cars per day
Warner Road	33,000 cars per day
<b>TOTAL</b>	<b>206,000 cars per day</b>



POINTE SOUTH MOUNTAIN RESORT

PHANTOM HORSE GOLF COURSE

PHOENIX SOUTH MOUNTAIN PARK

SOUTH MOUNTAIN COMMUNITY COLLEGE GUADALUPE CENTER

Albertsons

E Guadalupe Rd

KEN McDONALD GOLF COURSE

SAFeway FOOD & DRUG  
*Walgreens*

CHECKER AUTO PARTS

SPORTS AUTHORITY  
LA FITNESS

WAL\*MART  
OfficeMax

COSTCO WHOLESALE  
PETSMART

IKEA

LIFETIME FITNESS

DICK'S SPORTING GOODS

10

Maricopa Freeway

PHOENIX

AHWATUKEE

TEMPE AUTOPLEX

TEMPE SPORTS COMPLEX

HONEYWELL

THE HOME DEPOT  
ROSS DRESS FOR LESS

AHWATUKEE COUNTRY CLUB

Bashas' CVS/pharmacy

ACE

SUBJECT

AMC  
JO-ANN  
ROSS DRESS FOR LESS  
OfficeMax  
BARNES & NOBLE  
TARGET

AUTO DEALERS

LOWE'S

TEMPE

CHANDLER

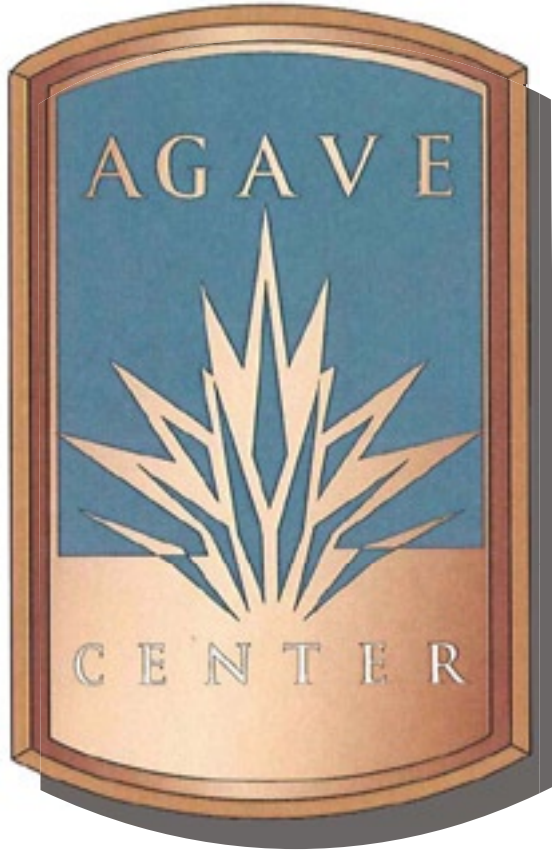
FRYS Marketplace

AS

SAM'S CLUB  
STAPLES  
BORDERS BOOKS • MUSIC • GIFTS

FRYS

LA FITNESS

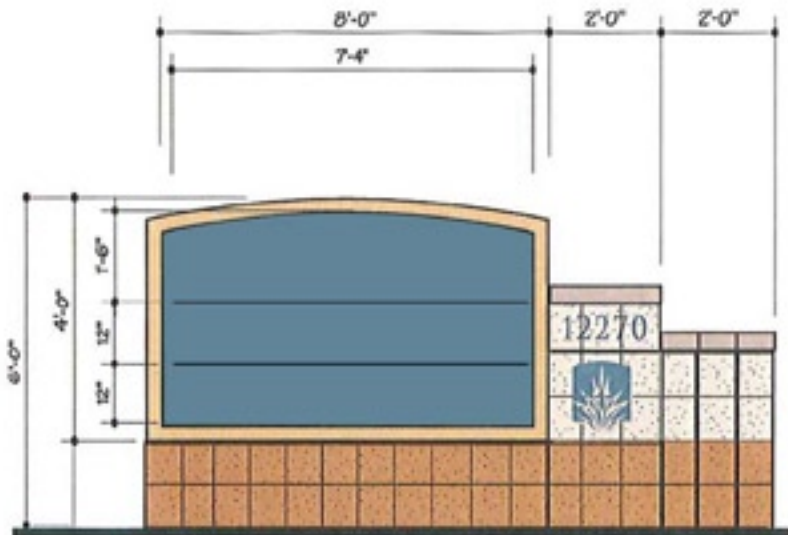


The SEC of I-10 and Warner will be a seven-story Drury Hotel. Directly across Warner Road, the Emerald Center is being completed. It is already home to IKEA, Dick's Sporting Goods. Several other home furnishing retailers also occupy space in Emerald Center. Lifetime Fitness, 250,000 sq. ft., is also located in Emerald Center along Priest Road.

### *I-10 CORRIDOR*

Agave Center is located in one of the best trade areas in Metropolitan Phoenix. This corridor is home to the Tempe Autoplex, Tempe Sports Complex and office buildings housing everything from Honeywell to a Target Call Center. The SEC of I-10 and Warner is directly across the freeway from the popular Ahwatukee area of Phoenix.

Along the I-10 freeway, from Elliot Road to Ray Road, the following retailers can be found: Wal-Mart Supercenter, Costco, Costco Home Furnishings, Staples, PetSmart, Office Max, Floor & Decor, JC Penney, Mervyn's, Target, Barnes & Noble, AMC Theatres, Michael's, Best Buy, Petco, Jo-Ann, Sports Authority, AJ's Fine Foods, Home Depot, Sam's Club, Lowe's, Golfsmith, Bed, Bath and Beyond, and Ultimate Electronics.



- 4 PANEL MONUMENT SIGN
- SHOP BUILDING MONUMENT SIGN

