



TEMPE SOUTHERN CENTER

3115, 3135 S 48th St | Tempe, AZ 85282

SUITE 104

FOR LEASE

EXCLUSIVELY LISTED BY:

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PROPERTY INFORMATION

ADDRESS	3115, 3135 S 48th St, Tempe, AZ 85206
SUITE #	Suite 104
LEASE RATE	\$15.50 PSF NNN
BUILDING SIZE	±13,976 SF
SUITE SIZE	±1,755 SF
CONDITION	Vanilla Shell
ZONING	PCC-1
APN#’S	123-28-130K & 123-28-130L

HIGHLIGHTS

- Close proximity to Sky Harbor International
- Strong traffic counts
- Monument & Building Signage Available
- Conveniently located near I-10, US-60, Loop 202 and SR143 Freeways
- Great street visibility and frontage



TEMPE SOUTHERN CENTER SUITES AVAILABLE FOR LEASE

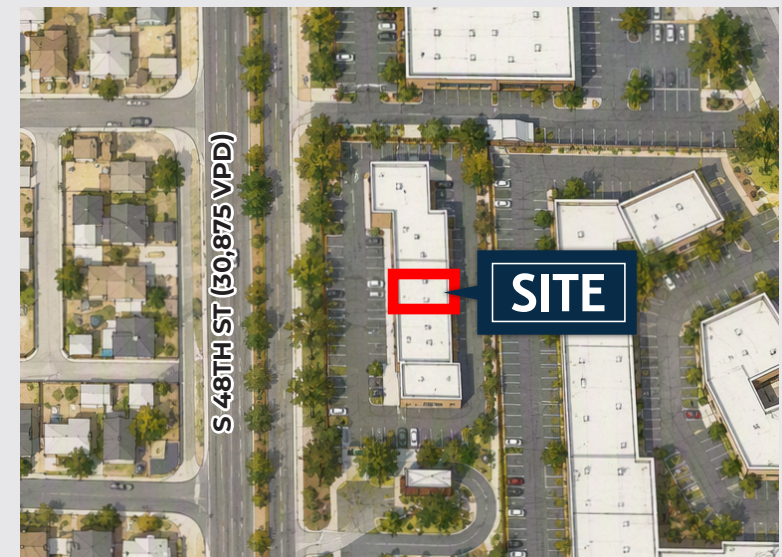
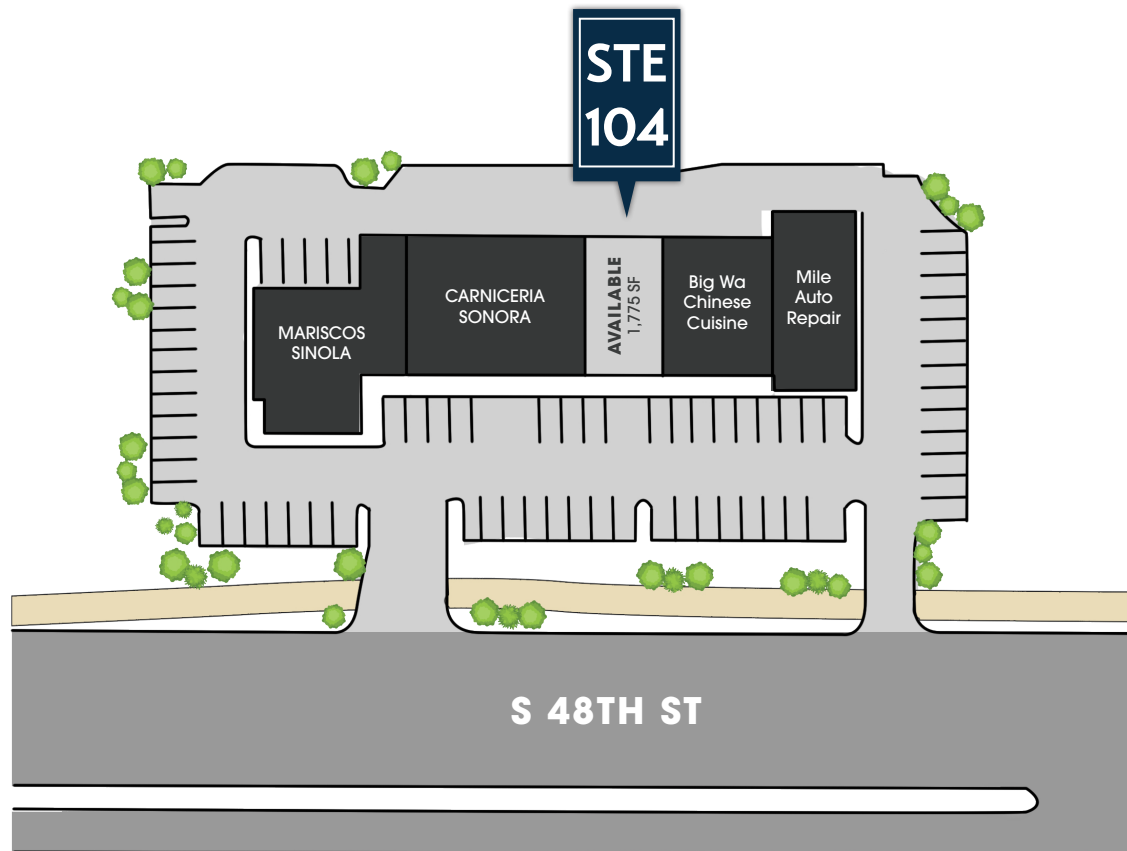
3115–3135 S 48th Street is a well-positioned neighborhood retail property located at the intersection of S 48th Street and W Southern Avenue in Tempe’s Peterson Park area. The property offers convenient access to surrounding residential neighborhoods, established commercial corridors, and the broader Phoenix metropolitan area.

The property benefits from its location along S 48th Street near W Southern Avenue, providing strong connectivity between Tempe, Phoenix and the East Valley. The nearby I-10 / 48th Street / Broadway Road interchange provides direct regional freeway access, while US 60, Loop 101 and Loop 202 connect the surrounding trade area to major employment, residential and retail destinations throughout metropolitan Phoenix.

PROPERTY OVERVIEW

PROPERTY SITE PLAN

PROPERTY IMAGES



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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PROPERTY SITE PLAN

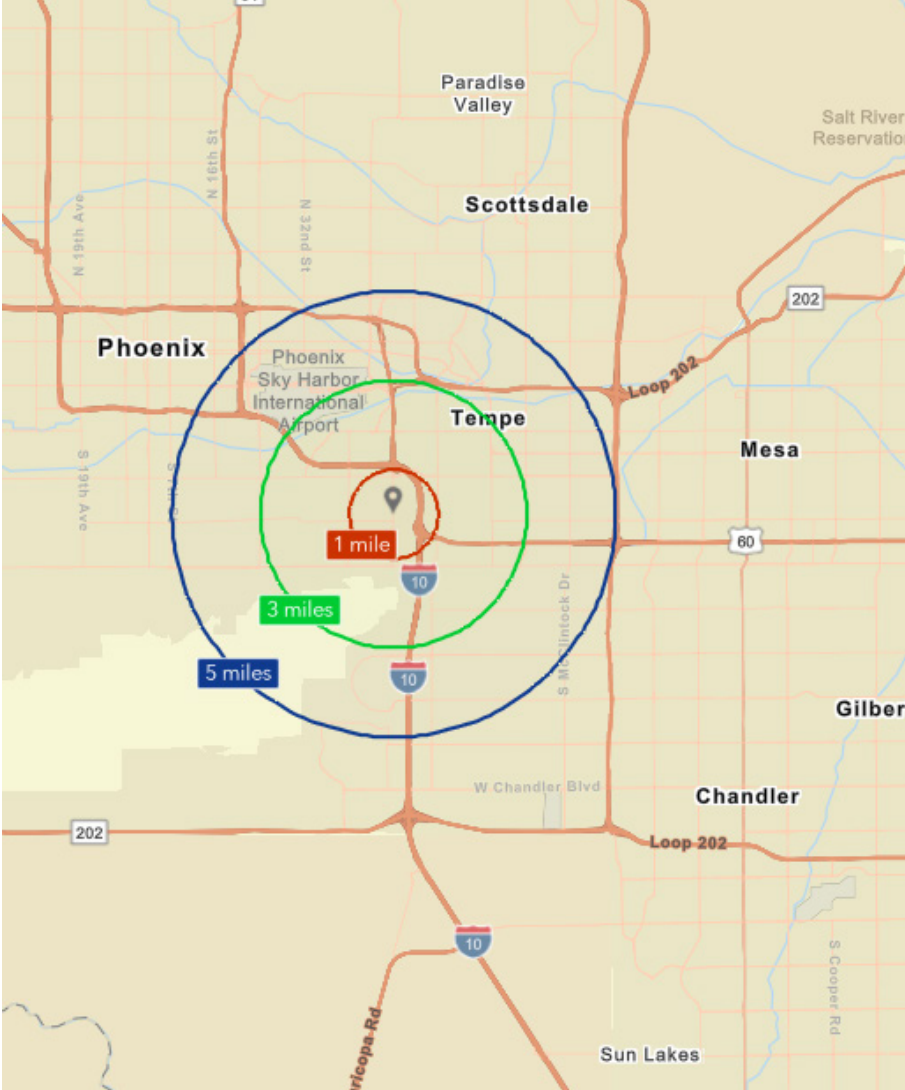
PROPERTY IMAGES



DEMOGRAPHICS

3115-3135 S 48th St, Tempe, AZ 85282

	1 MILE	3 MILES	5 MILES
2025 POPULATION	13,901	103,751	291,053
ANNUAL GROWTH 2020 - 2025	0.5%	0.6%	0.7%
2025 HOUSEHOLDS	4,811	40,964	115,947
MEDIAN AGE	35.9	33.1	33.1
BACHELOR'S DEGREE OR HIGHER	19%	33%	36%
AVG HH INCOME	\$87,611	\$92,594	\$97,762
TOTAL CONSUMER SPENDING	\$147.9M	\$1.2B	\$3.5B
DAYTIME EMPLOYMENT	7,970	104,250	207,928
BUSINESSES	555	7,103	17,221
MEDIAN HOME VALUE	\$278,269	\$398,400	\$437,015
MEDIAN YEAR BUILT	1978	1983	1985



5 Mile

2025
Population

291,053



1 Mile

Average
Household Income

\$87,611



5 Mile

Median
Age

33.1



3 Mile

2025
Businesses

17,221





SITE

S 48TH ST

W SOUTHERN AVE

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

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