

FOR SALE

— RIO —  
**YARDS**

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1337 E Rio Salado Pkwy  
Tempe, AZ 85281

# PROPERTY SUMMARY



**Address**  
1337 E Rio Salado Pkwy  
Tempe, AZ 85281



**Rentable SF**  
±147,495



**Lot Size**  
±7.75 Acres



**Year Built**  
2023



**General Contractor**  
Wespac  
Construction



**Zoning**  
MU-ED



**Parking**  
6.64:1,000



**Stories**  
3

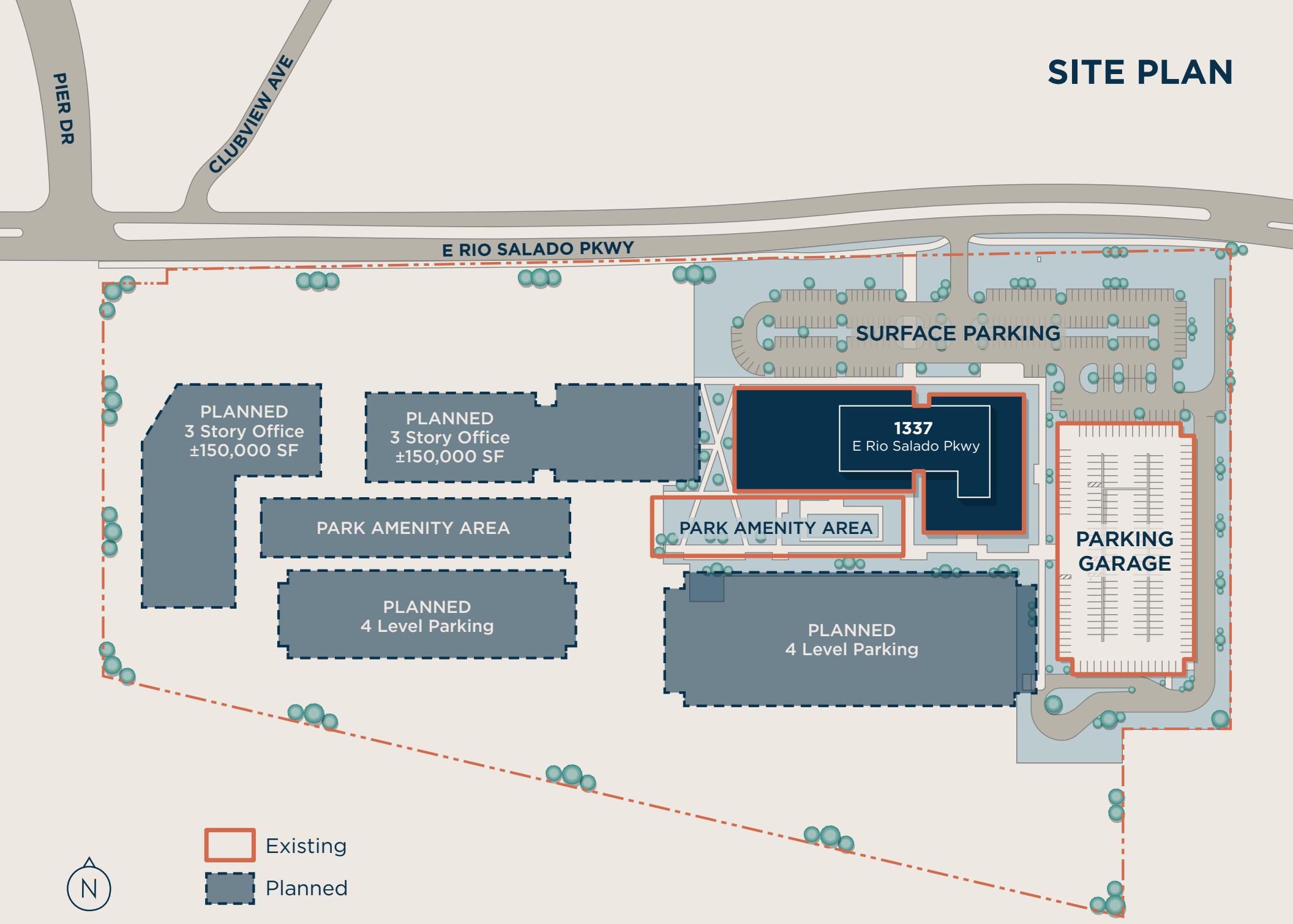


**Portion of Parcel**  
132-33-001B



**Architect**  
RSP Architects

# SITE PLAN

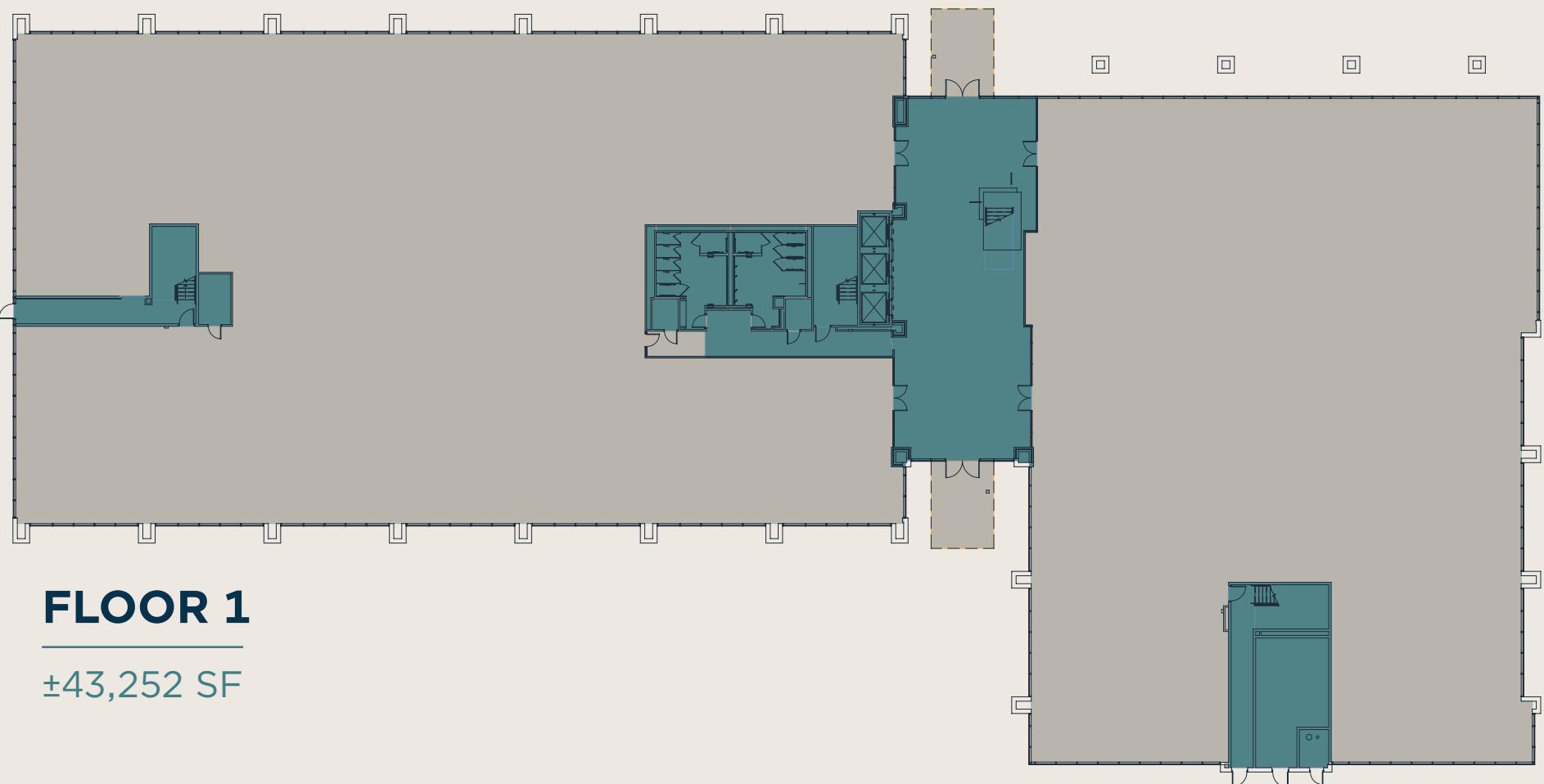




## INVESTMENT HIGHLIGHTS

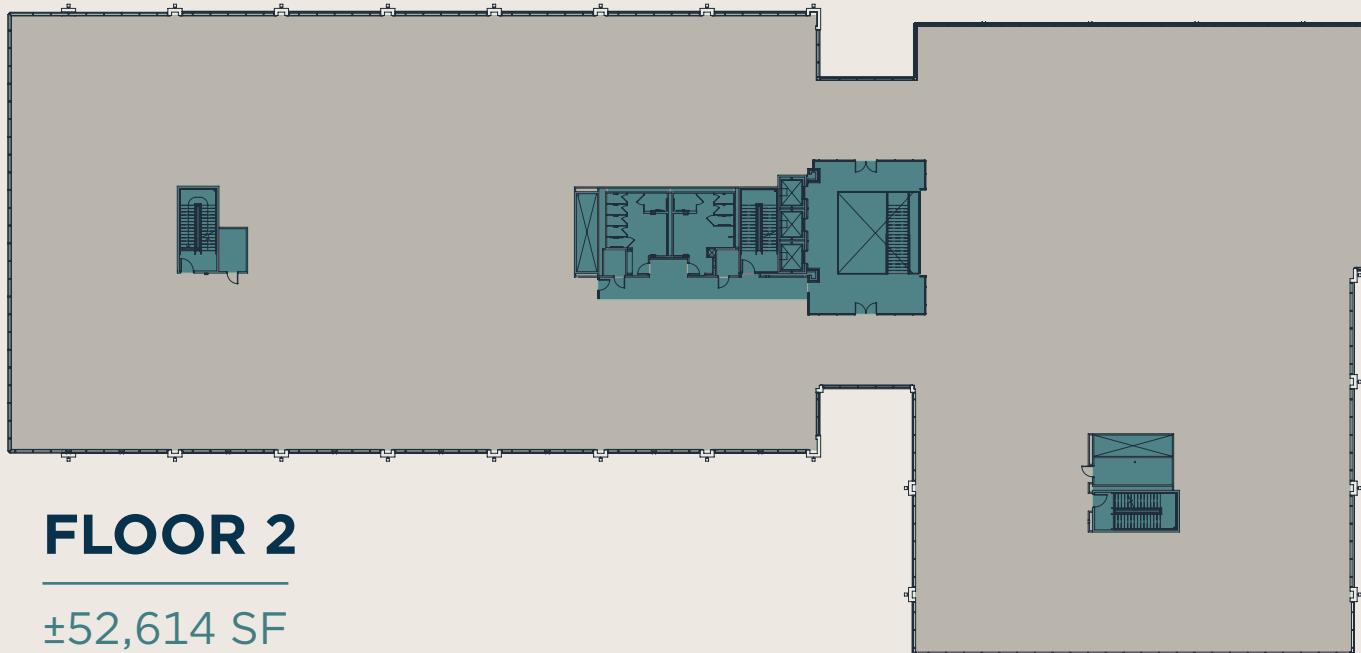
- September 2023 new build, trophy asset in Phoenix's premier North Tempe submarket
- Offered well below replacement cost
- Three stories and floorplates flexible for a variety of tenant sizes
- Rare opportunity zone located among Tempe Town Lake properties
- Significant acreage accompaniment with Rio Salado Parkway frontage
- Inside the Novus Innovation Corridor, a 355-acre mixed-use development combining office, residential, retail, and hospitality options all set within a vibrant hub adjacent to ASU
- Across the street from South Pier whose Phase 1 construction is ongoing for 724 apartment units and 26,000 square feet of retail. Subsequent phases include more than 2,500 residential units, two luxury hotels, a two-acre public park, and a multi-acre

# FLOOR PLANS



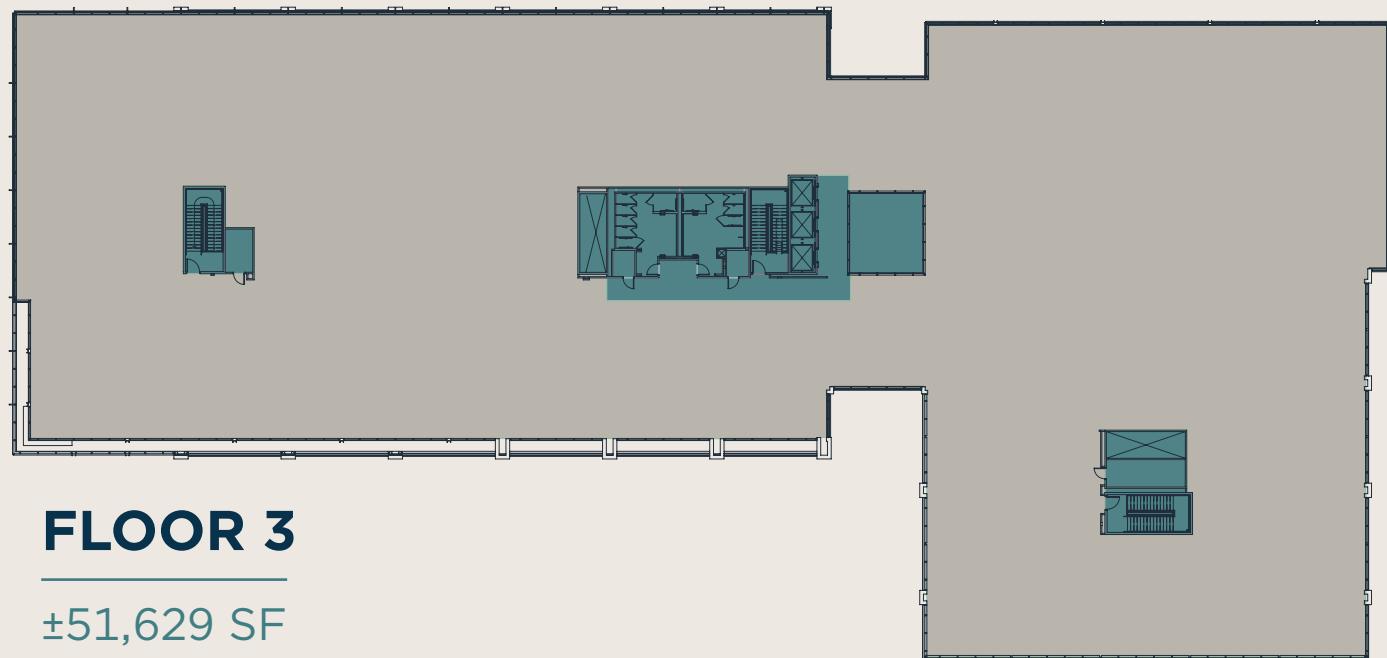
**FLOOR 1**

±43,252 SF



## FLOOR 2

$\pm 52,614$  SF



## FLOOR 3

$\pm 51,629$  SF



# PRIME LOCATION



Tempe, #1 shortest commute time in Arizona



6,400+ daytime population per square mile



30.1 median age



Over 5,600 businesses within the area



Largest employers include the ASU, State Farm, and JP Morgan

# NEARBY AMENITIES

- 2.6-million-person population within a 30-minute drive
- In-between Rural Rd and McClintock Dr in close proximity to Loops 101 and 202 connecting through Metro Phoenix
- 10 minutes from Phoenix Sky Harbor, Downtown Phoenix, and Old Town Scottsdale
- 2 minutes from Tempe Marketplace and 5 minutes from Mill Ave Entertainment District and Sloan Park Chicago Cubs Spring Training
- Coveted corporate neighborhood home to prestigious companies such as Waste Management, JP Morgan, State Farm, MUFG, All State, and DoorDash.





— R I O —  
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## CAPITAL MARKETS

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