



FOR SALE

— RIO —
YARDS

1337 E Rio Salado Pkwy
Tempe, AZ 85281

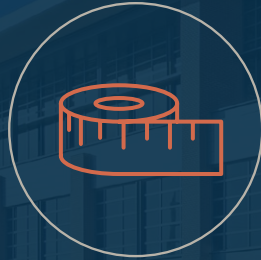
COLLIERS | Brian Ackerman | Capital Markets, EVP | +1 602 418 8821 | brian.ackerman@colliers.com

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

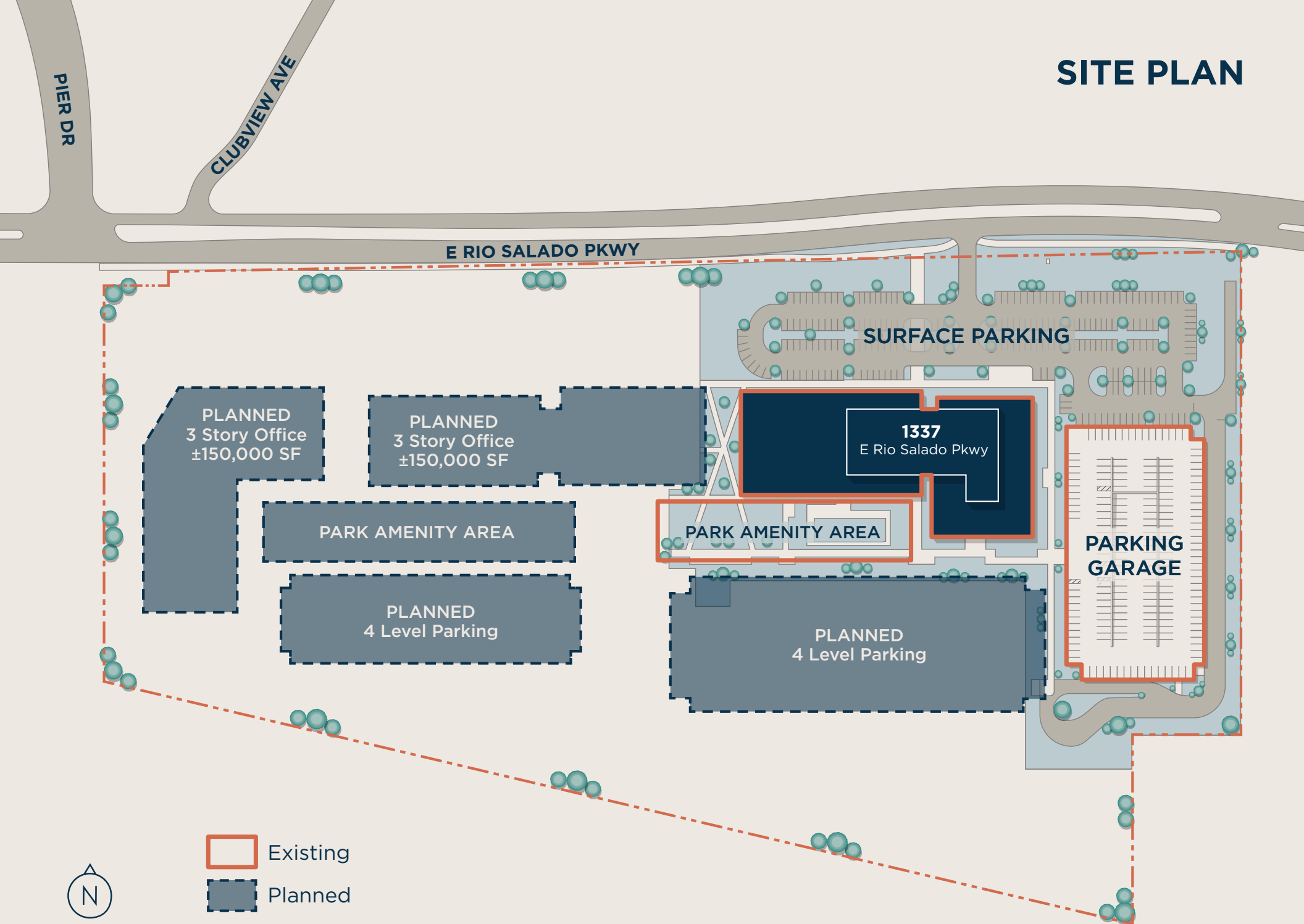
132-33-001B



Architect

RSP Architects

SITE PLAN

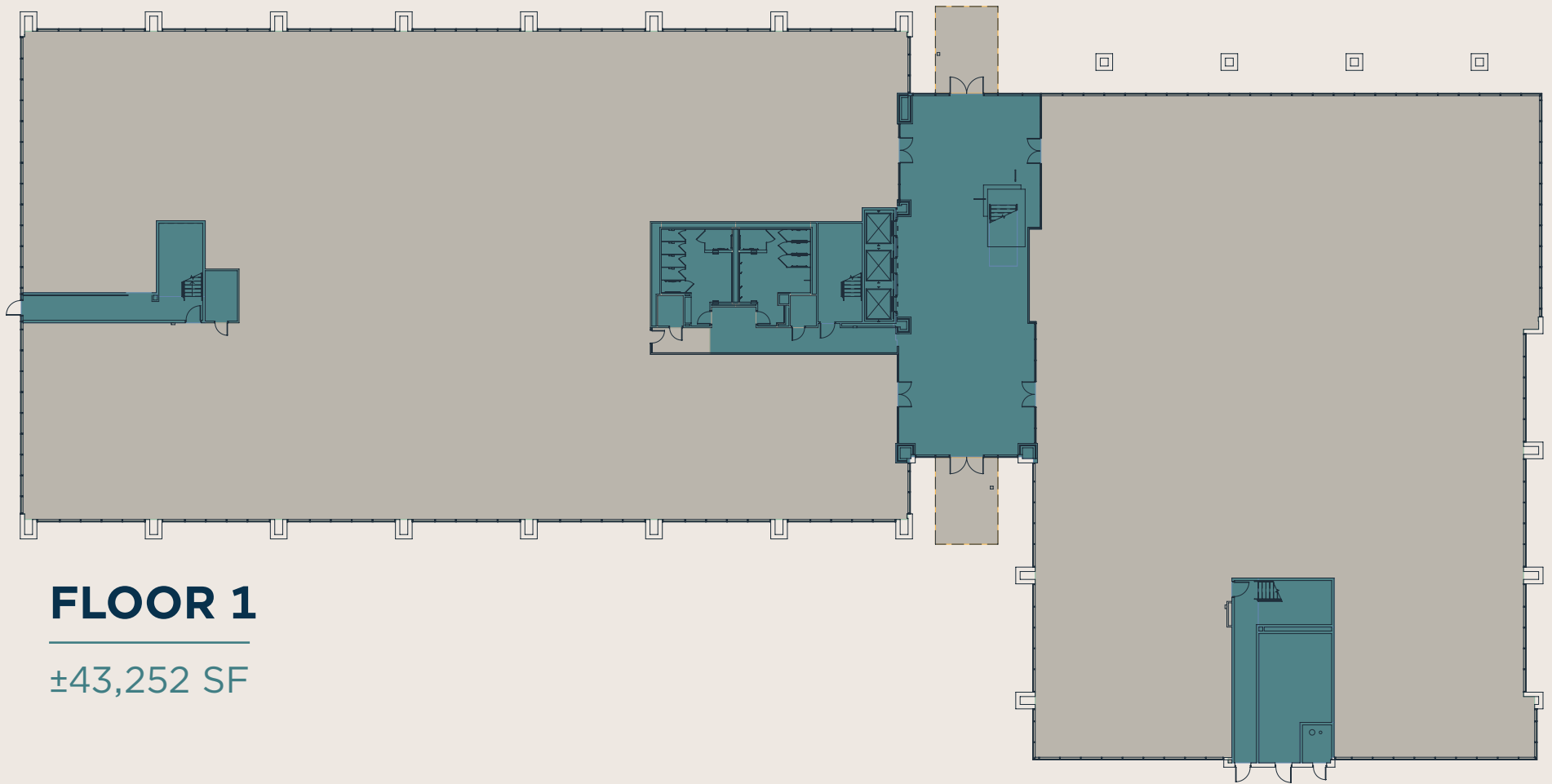




INVESTMENT HIGHLIGHTS

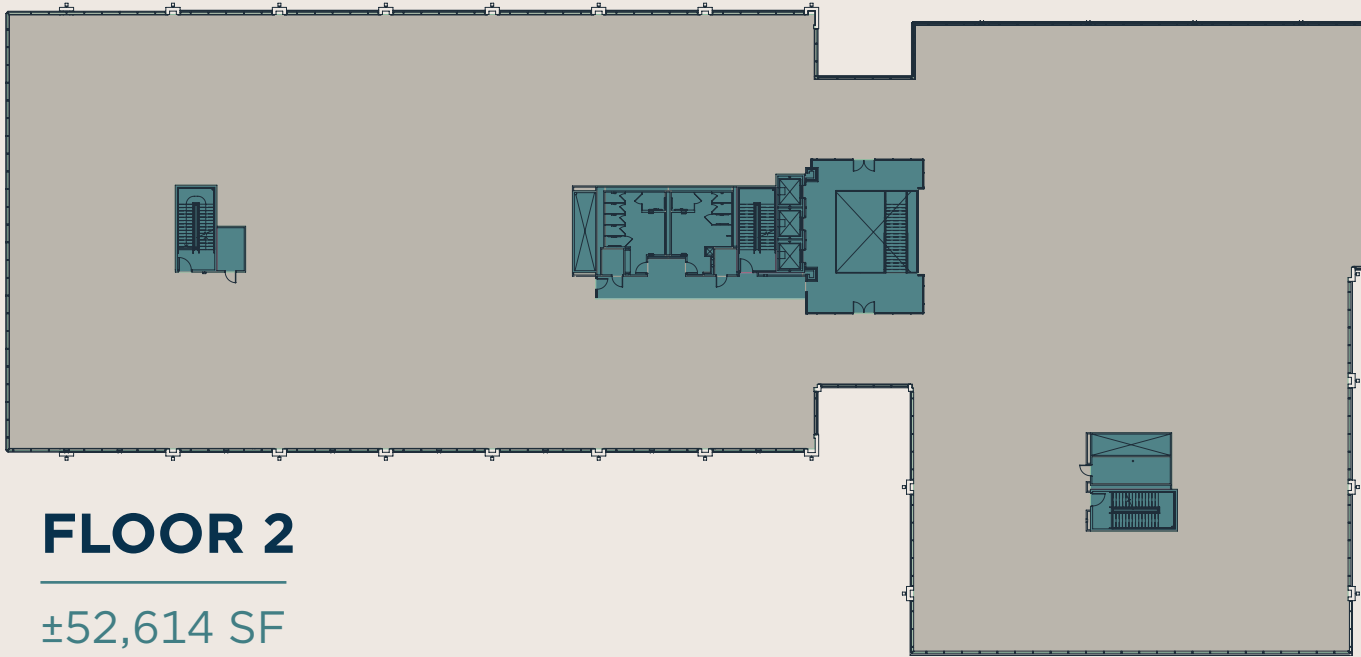
- September 2023 new build, trophy asset in Phoenix's premier North Tempe submarket
- Offered well below replacement cost
- Three stories and floorplates flexible for a variety of tenant sizes
- Rare opportunity zone located among Tempe Town Lake properties
- Significant acreage accompaniment with Rio 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



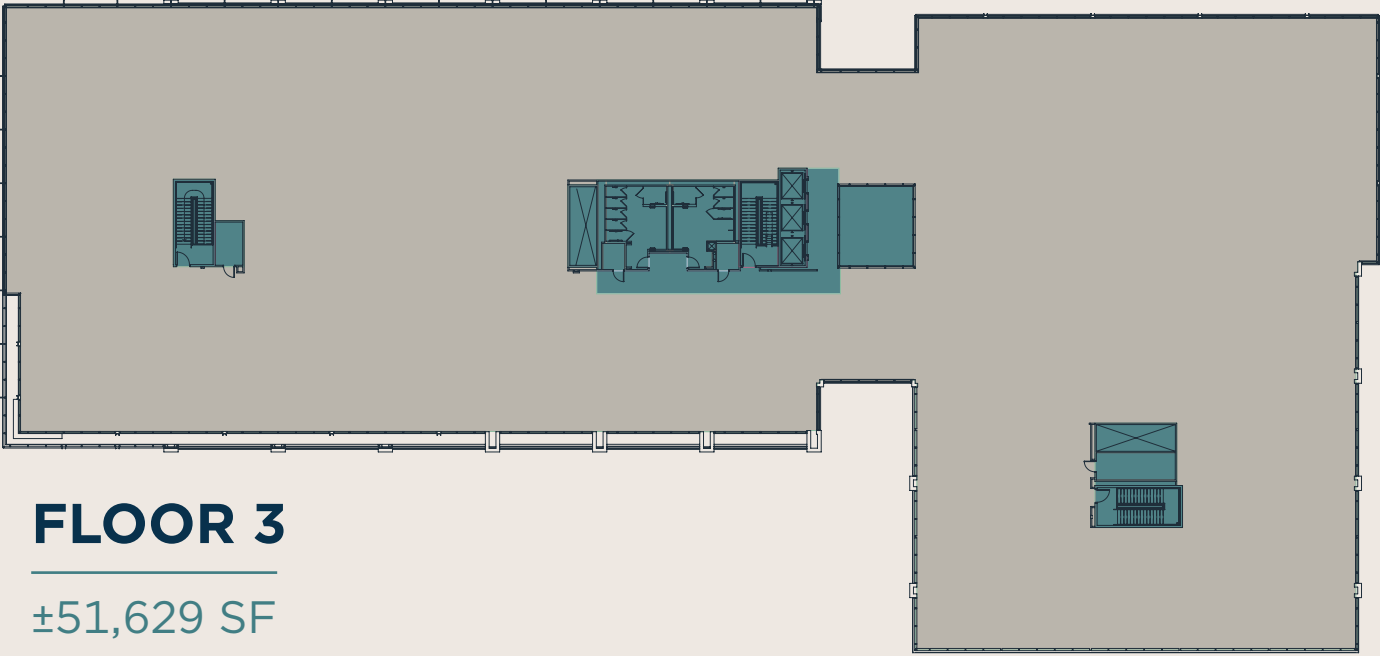
FLOOR 1

±43,252 SF



FLOOR 2

±52,614 SF



FLOOR 3

±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**

Colliers | Rio Yards



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Tempe, AZ 85288

 Tempe

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.





Downtown Phoenix



Papago Park



Mill Avenue
Entertainment District

GRASS CLIPPINGS
ROLLING HILLS

phoenixzoo
ARIZONA CENTER FOR NATURE CONSERVATION

MILL AVE

RURAL RD

SCOTTSDALE RD

NOVUS
Innovation Corridor

South Pier Phase I
724 Residential Units
26,000 Retail SF

An architectural rendering showing three modern, multi-story residential buildings with glass facades and balconies, set against a clear sky.

MCCLINTOCK DR

HAYDEN RD

An architectural rendering of a modern, multi-story building with a glass facade and a flat roof, set against a clear sky.

— RIO —
YARDS

TEMPE
MARKETPLACE
1.3M Retail SF

Salt River Pima-Maricopa
Indian Community

LOOP
202

LOOP
101



— RIO — YARDS

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CAPITAL MARKETS

Brian Ackerman
Executive Vice President
+1 602 418 8821
brian.ackerman@colliers.com

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