

RETAIL BUILDING FOR SALE



LOCATED NEAR ARIZONA STATE UNIVERSITY IN OPPORTUNITY ZONE

1501 EAST APACHE BOULEVARD
TEMPE, ARIZONA 85281

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CPIC
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2026 INVESTMENT HIGHLIGHTS

Investment Highlights

This offering presents a rare opportunity to acquire a stabilized medical office complex with a diverse, synergistic tenant roster providing secure and reliable cash flow from day one.



5,000 SF

Total Building Size



100%

Leased



2005

Year Built



CSS

Zoning



Signage

Monument



±17,013 SF

Lot Size



NNN

Lease Type



20

Parking Spaces

Sale Price: \$2,500,000.00

CAP Rate: 5.37%

NOI: \$134,400.00

1501 EAST APACHE BOULEVARD

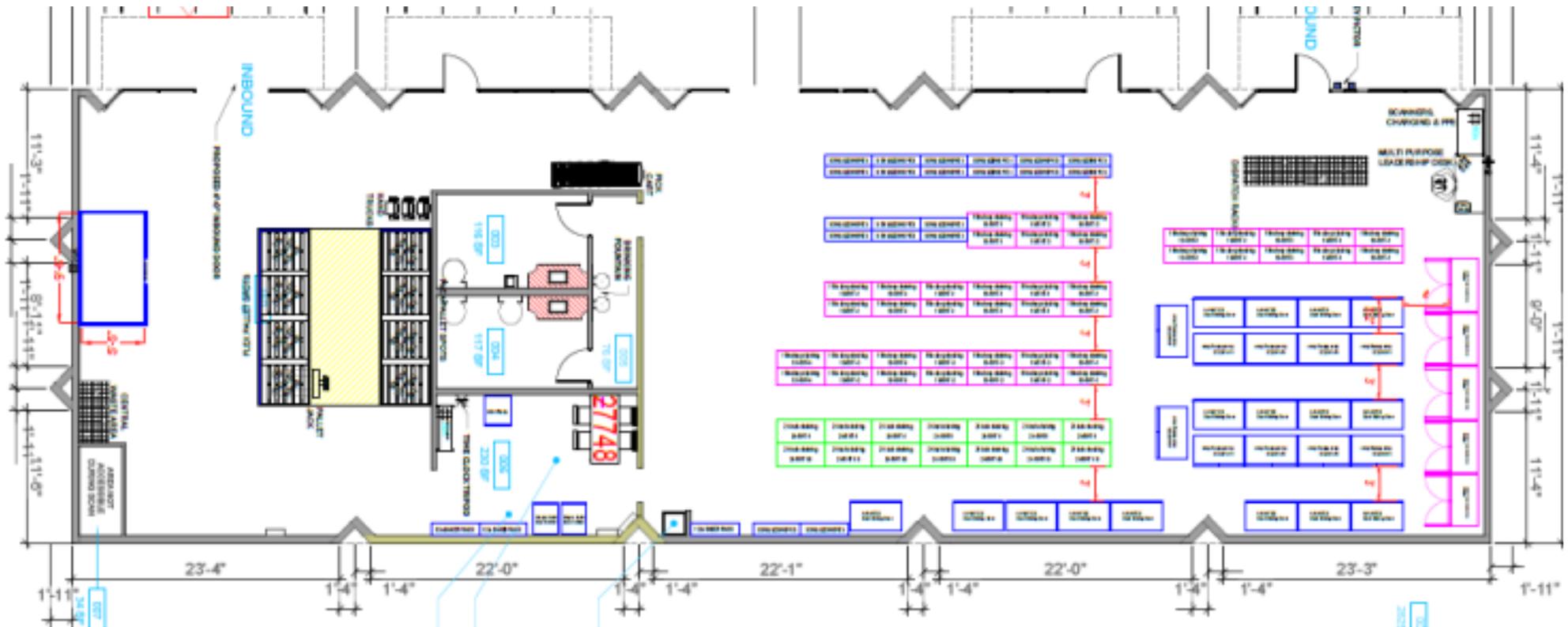
TEMPE, ARIZONA 85281

APPROXIMATELY 5,000 SF BUILDING

Floor Plan

±17,013
SQUARE
FOOT LOT

This 5,000 SF masonry-constructed building is ideal for retail, service-based, or office use and features flexible suite sizes to accommodate a wide range of tenants or buyer-users.



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FINANCIAL SUMMARY

Rent Roll

Tenant:	Lease Pending
Suite:	1
Lease Expiration:	06/01/2026
Square Footage:	4,950
Term:	60 months
Year Forward NOI:	6/1/26 to 5/31/31
Lease Type:	NNN*
Increases:	3%

Months	Annual Rent PSF	Annual Base Rent	Notes
3/1/2026 - 5/31/2026	\$0.00	\$0	Buildout Period
6/1/2026 - 5/31/2027	\$27.15	\$134,400	3% Annual Rent Increases
6/1/2027 - 5/31/2028	\$27.97	\$138,432	
6/1/2028 - 5/31/2029	\$28.81	\$142,585	
6/1/2029 - 5/31/2030	\$29.67	\$146,863	
6/1/2030 - 5/31/2031	\$30.56	\$151,268	3 Five Year Renew Options
Current Totals			
Ocuppied	100%		
Vacant	N/A		

* Tenant to reimburse for real estate taxes, insurance, and reasonable maintenance

Revenue Summary 6/1/26

INCOME	
Rent	\$134,400
OPEX Reimburse (100% Reimburse)	\$24,756
Gross Revenue	\$159,156
EXPENSES	
Operating Expenses Est. \$5 PSF	\$24,756
5.37% Cap Rate @ \$2,500,000 Sales Price	NOI \$151,268

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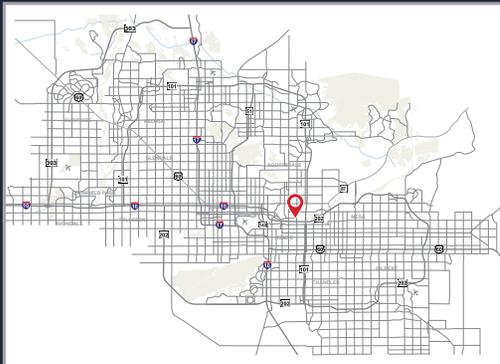
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2005 MASONRY CONSTRUCTION

PROPERTY FEATURES

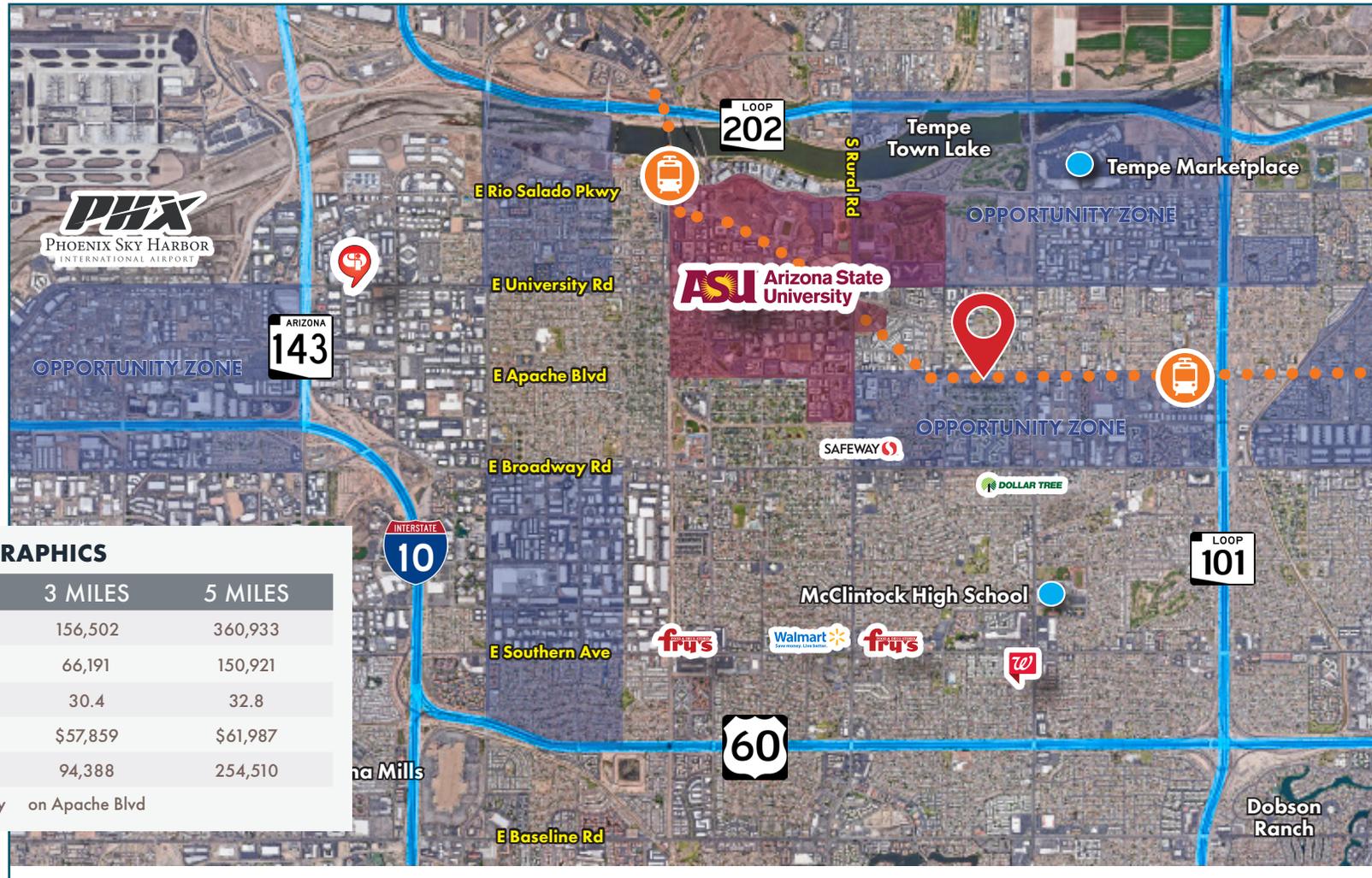
- Approximately 5,000 SF Building
- 2 Suites (Open Floorplans)
- 1/2 Block from Light Rail Stop
- 2005 Masonry Construction
- Zoned CSS, City of Tempe
- Located within Opportunity Zone
- Assessor's Parcel #133-07-0103



1501 EAST APACHE BOULEVARD

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LOCATED NEAR ARIZONA STATE UNIVERSITY



1501 E. APACHE BLVD DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	35,046	156,502	360,933
Households	13,494	66,191	150,921
Median Age	26.5	30.4	32.8
Median HH Income	\$42,630	\$57,859	\$61,987
Daytime Employees	8,091	94,388	254,510
Traffic	19k+ Vehicles per day on Apache Blvd		

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AVAILABLE IMMEDIATELY

ABOUT TEMPE

Located just east of Phoenix in Maricopa County, Tempe, Arizona is a dynamic city named after the Vale of Tempe in Greece. With a current population of approximately 190,000, Tempe is considered one of the most vibrant places to live in Arizona. It's widely recognized as the home of Arizona State University, along with major cultural landmarks like the Tempe Center for the Arts, Gammage Auditorium, and annual events such as the Rock 'n' Roll Marathon. As part of the Phoenix metropolitan area, Tempe is bordered by Phoenix to the west, Scottsdale to the north, Chandler to the south, and Mesa to the east. Thanks to its expanding infrastructure, strong job market, and high quality of life, Tempe is projected to gain 15,000 to 30,000 new residents over the next decade, reflecting a population growth of roughly 8% to 16%.



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MONEY.COM 2023



MOST WALKABLE CITY IN ARIZONA

WALKSCORE.COM 2023



BEST COLLEGE TOWN IN AMERICA

LIVABILITY.COM 2016



BEST DOWNTOWNS IN AMERICA

LIVABILITY.COM 2016



THIS SPACE IS CURRENTLY LEASED

PROPERTY DESCRIPTION

1501 E Apache Blvd is a 4,868 sq ft retail building completed in 2005, strategically situated just a half-block from the light rail stop in the Hughes Acres neighborhood of Tempe, AZ – a location with excellent walkability (Walk Score 76/100) and transit access (Transit Score 61/100) tempe.gov +11 commercialcafe.com +11 getdigsy.com +11. The masonry-constructed property is zoned CSS (Commercial Shopping & Services)—referred to as “C-G” in city listings—making it ideal for a variety of commercial uses including retail stores, service-oriented businesses, offices, and restaurants commercialsearch.com +2 commercialcafe.com +2 tenantbase.com +2. Its CSS zoning aligns with Tempe’s commercial district standards, allowing flexible retail use while adhering to development requirements for setbacks, height limits, parking, landscaping, lighting, and pedestrian amenities. Positioned in an Opportunity Zone, the building is offered for sale at \$2.5 million, with leasable retail suites divisible down to 946 sq ft – appealing for multi-tenant configurations and investment potential.

