



Overview

AVAILABLE	+/- .52 AC
3 LAND PARCELS	6,183 SF; 7,308 SF; 9,329 SF

Demographics

Demographics	1 MILE	3 MILE	5 MILE
2017 Estimated Population	11,113	124,658	325,006
2022 Estimated Population	12,102	136,700	353,345
Average Household Income	\$50,111	\$51,885	\$59,155
2017 Daytime Population	10,220	163,774	459,281

Year: 2017 | Source: Esri

Traffic Counts

Scottsdale Road	42,398 VPD
-----------------	------------

Year: 2016 | Source: MPSI

Contact

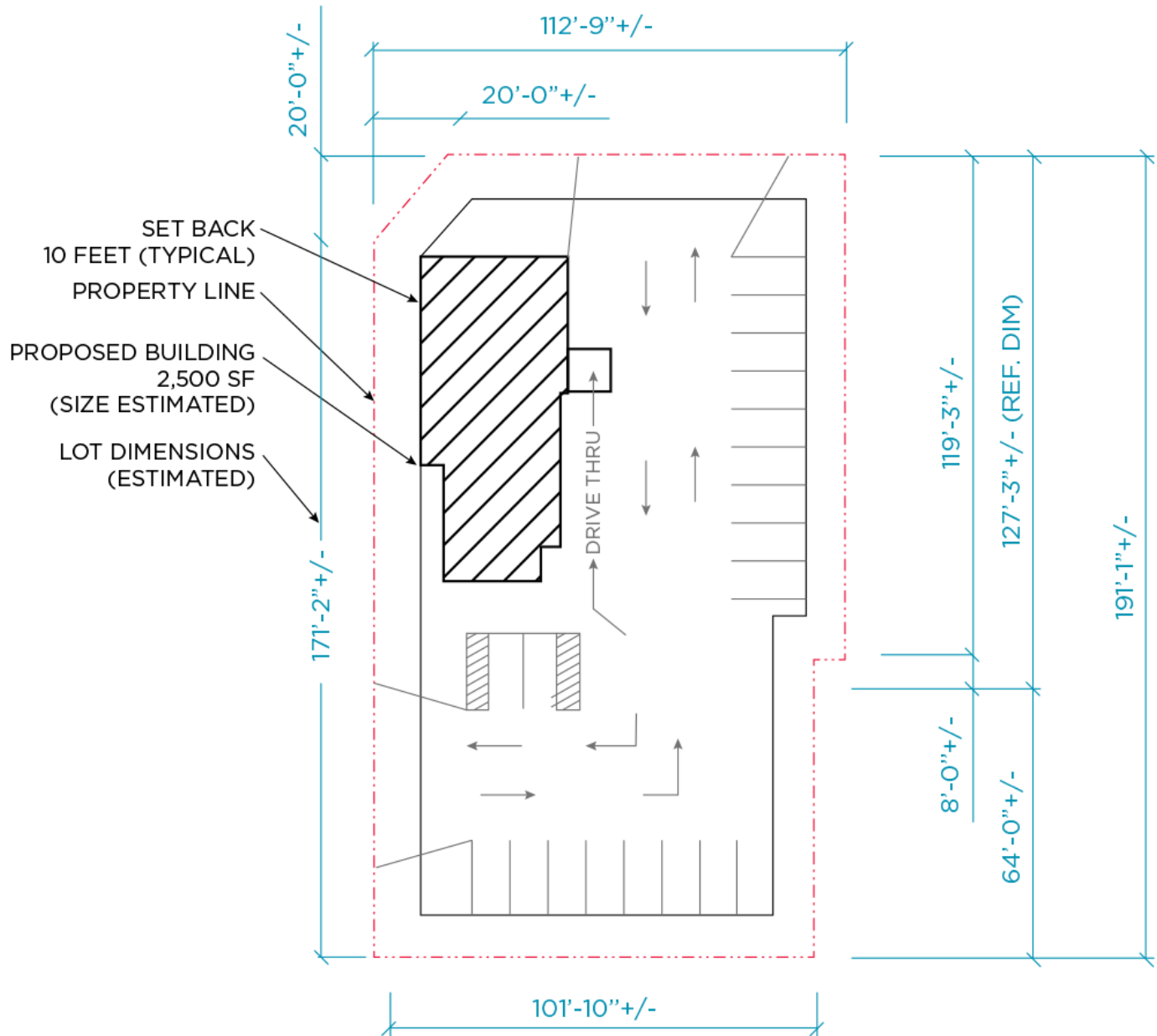
SEAN LIEB
602.682.6010 | sean.lieb@srsre.com

Description

- Build-to-suit ground lease opportunity in an excellent Tempe location
- Signalized intersection with full access to Scottsdale Road
- Minutes from Mill Avenue & Arizona State University, which are frequented by more than 71,000 students
- Daytime population of more than 163,774 within 3 miles
- Nearby retailers include:



Preliminary Site Plan



SEC Weber Drive & Scottsdale Road

Tempe, Arizona 85281





SURROUNDING MULTIFAMILY		
#	Name	Units
1	Scottsdale Gateway	487
2	Solaire	124
3	The Palms on Scottsdale	404
4	Camden Sotelo	170
5	Camden Hayden	234
6	Papago Park Village	134
7	Vela	290
8	Aura Watermark	370
9	Jefferson Town Lake	258
10	Northshore Condominiums	134
11	Ten01	524
12	Southbank JLB	88

Watermark
1.9 SF Mixed-Use Development
Office • Retail • Hotel • Multifamily

Marina Heights
State Farm HQ
±3,000 Employees