

TEMPLE UNIVERSITY CORRIDOR ASSEMBLAGE

REDEVELOPMENT OPPORTUNITY



1500 BLOCK
CECIL B. MOORE
ASSEMBLAGE

CECIL B. MOORE AVENUE

1500 BLOCK | CECIL B. MOORE AVENUE | PHILADELPHIA, PA

OFFERING MEMORANDUM



THE OFFERING

The **Cecil B. Moore Assemblage** represents a rare development and investment opportunity located steps from Temple University's Main Campus in North Philadelphia.

Positioned along the **1500 block of Cecil B. Moore Avenue**, just west of North Broad Street, the site lies within one of Philadelphia's most dynamic urban corridors — a rapidly evolving area shaped by Temple University's growth, transit-oriented development, and sustained private investment.

HIGHLIGHTS



Prime Temple University Location

At the edge of Main Campus in North Central Philadelphia.



Development / Assemblage Opportunity

Ideal for mixed-use, student housing, or multifamily.



Transit-Oriented Corridor

Steps from the Broad Street Line and major bus routes.



Walk Score 93

Highly walkable, bikeable, and pedestrian-active area.



Strong Market Fundamentals

Young demographic, high rentership, and growing incomes.





PROPERTY OVERVIEW



ADDRESS:

1500 Block
Cecil B. Moore Avenue,
Philadelphia, PA 19121



PROPERTY TYPE:

Development /
Assemblage
Opportunity



ZONING:

CMX-2.5



TOTAL LAND AREA:

8,784 SF



CURRENT USE:

Mixed-Use

1537 CECIL B. MOORE AVE

THREE (3) 4 Bedroom / 3 Bath Unit
Ground Floor Tenant -
Twist Creamery

1533 CECIL B. MOORE AVE

ONE (1) 6 Bedroom / 2 Bath Unit
ONE (1) 3 Bedroom / 2 Bath Unit
Ground Floor Tenant -
Former China Express

1527 CECIL B. MOORE AVE

ONE (1) 3-Bedroom Unit
Ground Floor Tenant -
Pub Webb

1529 CECIL B. MOORE AVE

ONE (1) 2 Bedroom / 1 Bath Unit
(Vacant) Storage
Ground Floor Tenant -
Pub Webb

1531 CECIL B. MOORE AVE

ONE (1) Studio Unit (Vacant)
Ground Floor Tenant -
Pub Webb

8

UNITS

26

BEDS

16

BATHS

5

COMMERCIAL
SPACES



LOCATION OVERVIEW

The property sits on the **1500 block of Cecil B. Moore Avenue**, connecting Temple University's Main Campus to the North Central Philadelphia neighborhood. This corridor has evolved into a vibrant mix of student housing, small retail, and residential redevelopment. Positioned along a high-traffic arterial, the site benefits from strong daily visibility and consistent pedestrian activity driven by Temple University and nearby transit access.

Campus Proximity

Temple University's 118-acre campus spans Diamond Street (north) to Oxford Street (south) and 11th–16th Streets, intersected by Broad Street. The assemblage lies just west of campus, providing unmatched visibility and access to one of Philadelphia's largest institutional anchors.

TRANSPORTATION & ACCESS



Broad Street Line (Cecil B. Moore Station):

Direct subway access to Center City (10 minutes).



Regional Rail Access:

Temple University and North Broad stations within walking distance.



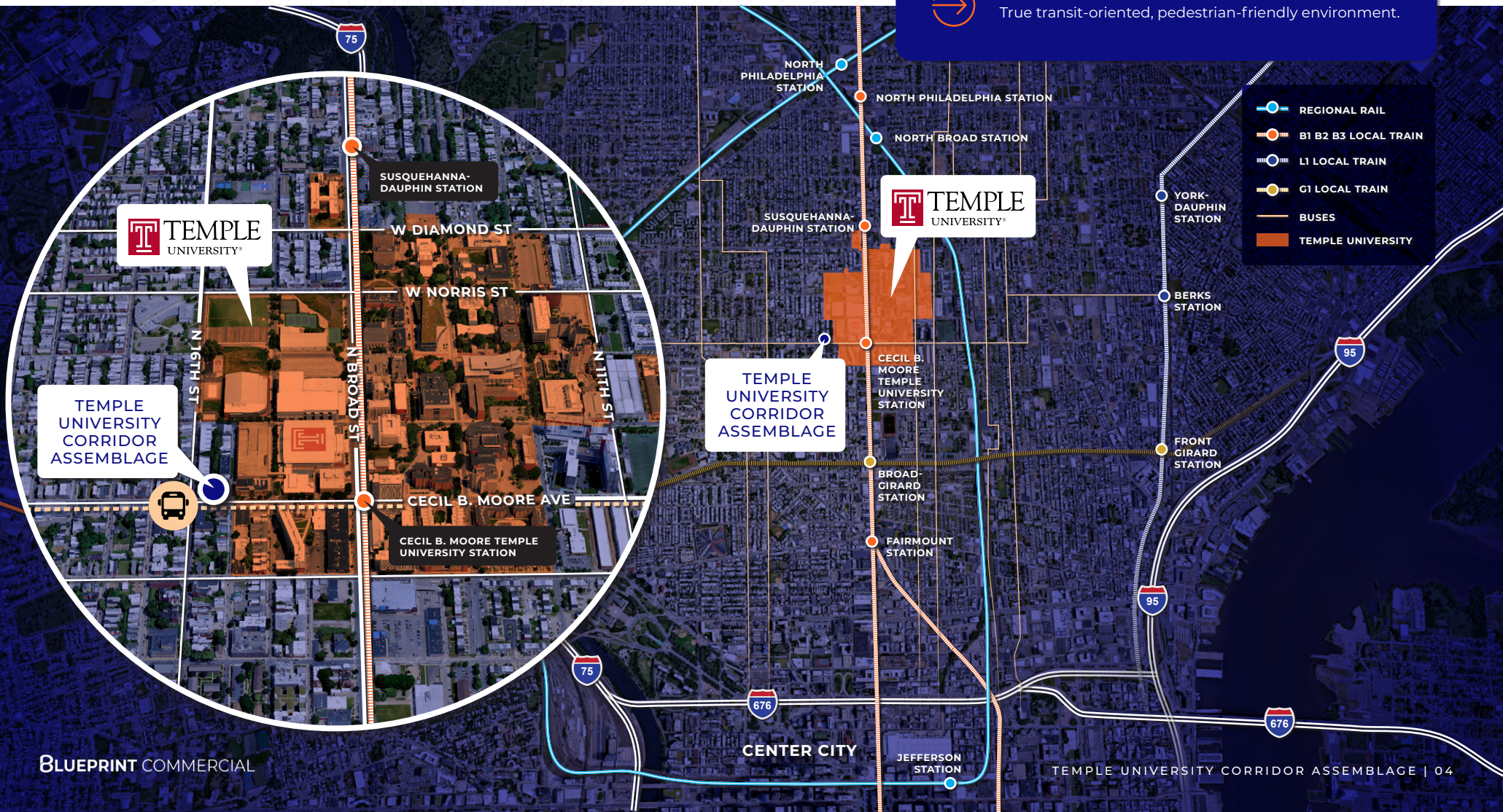
Multiple Bus Lines:

Continuous east-west and north-south connectivity.



Walk Score 93 / Bike Score 88:

True transit-oriented, pedestrian-friendly environment.





LOCAL AMENITIES





ECONOMIC DRIVERS

Temple University – Regional Anchor

- 35,000+ students and 8,000 faculty/staff drive year-round housing and retail demand.
- Contributes \$7.5 billion annually to the Philadelphia economy and supports 43,000 jobs statewide.
- Temple's ongoing campus and facility expansion solidify long-term stability.

(Source: Temple University Economic Impact Report)

Transit-Oriented, Walkable Urban Setting

- Steps from Broad Street Line (Cecil B. Moore Station) and several SEPTA bus routes.
- Walk Score: 93 – pedestrian-friendly corridor connecting North Philadelphia and Center City.
- Transit proximity supports strong renter appeal and neighborhood retail activity.

(Source: WalkScore.com)

North Broad Street Revitalization

- Over \$1 billion in public and private investment since 2015.
- The North Broad Renaissance initiative has improved streetscapes, lighting, and landscaping.
- Rapid transformation through mixed-use and multifamily projects such as 545 North Broad, 619 North Broad, and Broad & Girard TOD.

(Sources: BillyPenn, WHYY, Philly YIMBY, OCF Realty)

Institutional & Healthcare Anchors

- Within one mile of Temple University Hospital, Lewis Katz School of Medicine, and Shriners Hospital for Children.
- These anchors create a consistent base of healthcare professionals and university staff seeking nearby housing and services.

Public Infrastructure Investment

- \$30 million in recent federal funding to improve pedestrian and cyclist safety along Cecil B. Moore Avenue and North Broad Street.
- City-led projects include new medians, bike lanes, and corridor beautification efforts.

(Sources: City of Philadelphia, Temple News, U.S. DOT 2023 Grant)

Growing Retail & Lifestyle Scene

- The corridor continues to see activations in retail, dining, and experiential concepts driven by Temple's student and workforce base.
- Recent entries like Honeysuckle on North Broad have injected new energy and cultural programming into the area.
- Local staples such as Clementine's Stable Café and other neighborhood restaurants continue to anchor daily life and reflect ongoing vibrancy.

(Source: NorthBroad.org, Inquirer.com)



SEPTA Broad Street Line



545 North Broad Conceptual Plan



Temple University Hospital



Pedestrian & Cyclist Safety Upgrades



DEMOGRAPHIC SNAPSHOT

KEY INSIGHTS



Young Demographic:
Median age under 23 within ½ mile — reflects student and early-career population.



Renter-Driven Market: 70%+ renter occupancy across all radii supports multifamily demand.



Rising Incomes: Median household income growth ≈ 2 % annually through 2030.



Steady Population Growth: 6–11% projected increase over the next 5 years.



	0.5 Mile Radius	1 Mile Radius	1.5 Mile Radius
POPULATION			
2020 Total Population	25,875	73,350	153,227
2025 Projected Population	27,704	78,028	164,553
2020–2025 Projected Growth	7.10%	6.40%	7.40%
2020–2030 Projected Growth	9.10%	11.20%	14.50%
Median Age (2025)	22.9	26.8	31.5

HOUSEHOLDS			
2020 Total Households	7,518	27,774	65,759
2025 Projected Households	7,646	29,619	71,607
2020–2025 Projected Growth	1.70%	6.60%	8.90%
Average Household Size (2025)	2.41	2.23	2.11
Owner Occupied Units (2025)	1,192 (16%)	7,575 (26%)	23,511 (33%)
Renter Occupied Units (2025)	6,454 (84%)	22,044 (74%)	48,096 (67%)

INCOME			
2025 Median Household Income	\$32,494	\$47,223	\$62,424
2030 Median Household Income (Projected)**	\$35,052	\$52,183	\$68,904
2025 Average Household Income	\$55,686	\$75,214	\$96,071
2030 Average Household Income (Projected)**	\$59,913	\$81,444	\$105,776
2025 Per Capita Income	\$17,083	\$28,956	\$42,044
Annual Income Growth (2025–2030)	1.50%	2.00%	2.00%

HOUSING OCCUPANCY			
2025 Owner-Occupied	16%	26%	33%
2025 Renter-Occupied	84%	74%	67%

DEMOGRAPHIC PROFILE			
2025 Population Aged 20–34	~54 %	~40 %	~36 %

(Source: Esri Demographic and Income Comparison Profile, October 2025)

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REDEVELOPMENT OPPORTUNITY

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