

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the rectangle are three horizontal stripes: a yellow one on top, a red one in the middle, and a blue one on the bottom.

Colliers

Accelerating success.

A photograph of a multi-story commercial building with a ground-floor restaurant. The building has a mix of orange, tan, and white facades. A large tree is on the left, and a stop sign is visible. The restaurant has a sign that says "Indian Express".

FOR SALE 925 East Apache Boulevard Tempe, Arizona 85281

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High-Exposure Retail Space in Tempe - Adjacent to ASU

Walking Score



80

Very Walkable

Traffic Count



33,251

Vehicles Per Day

Transit Score

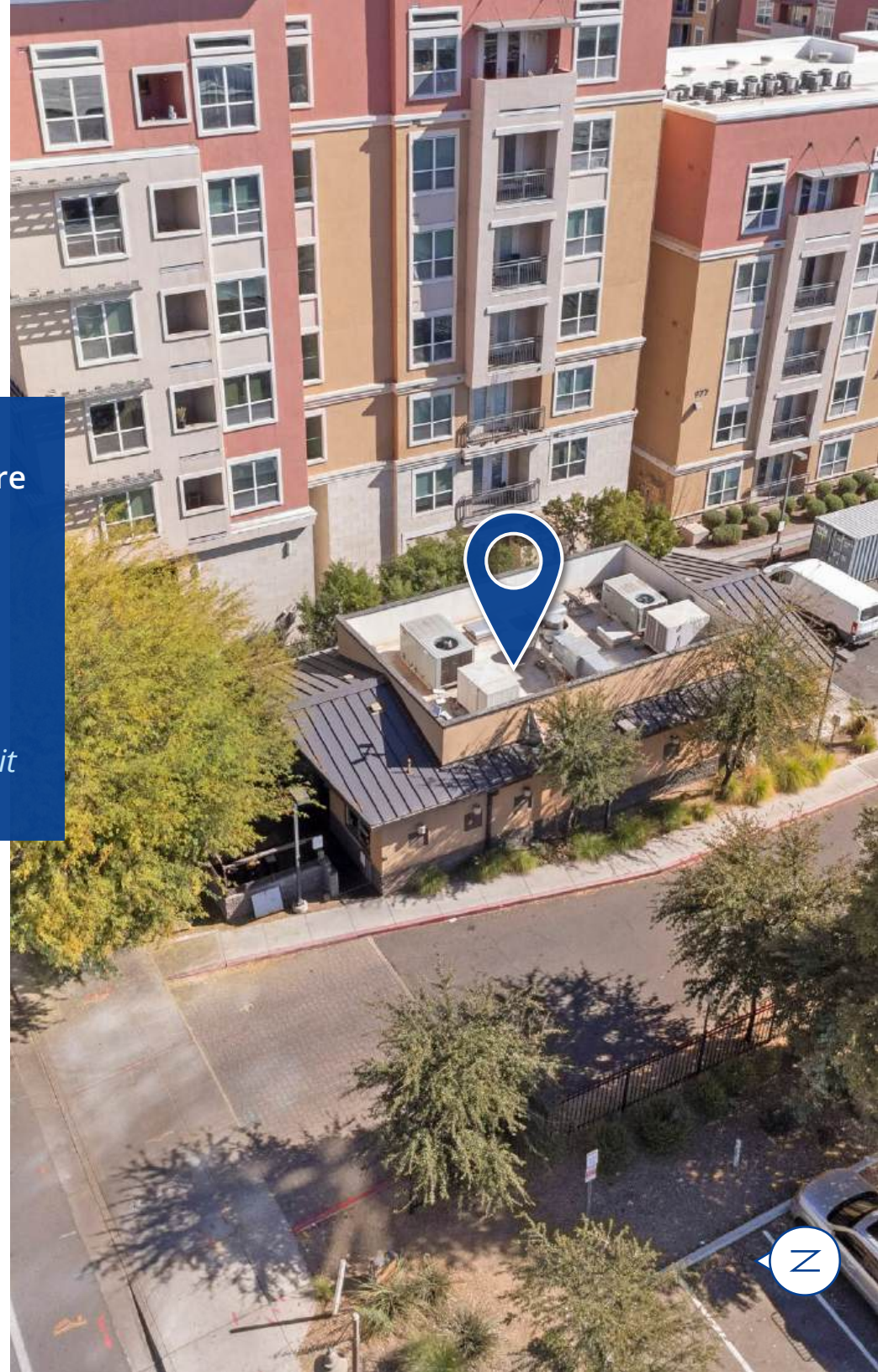


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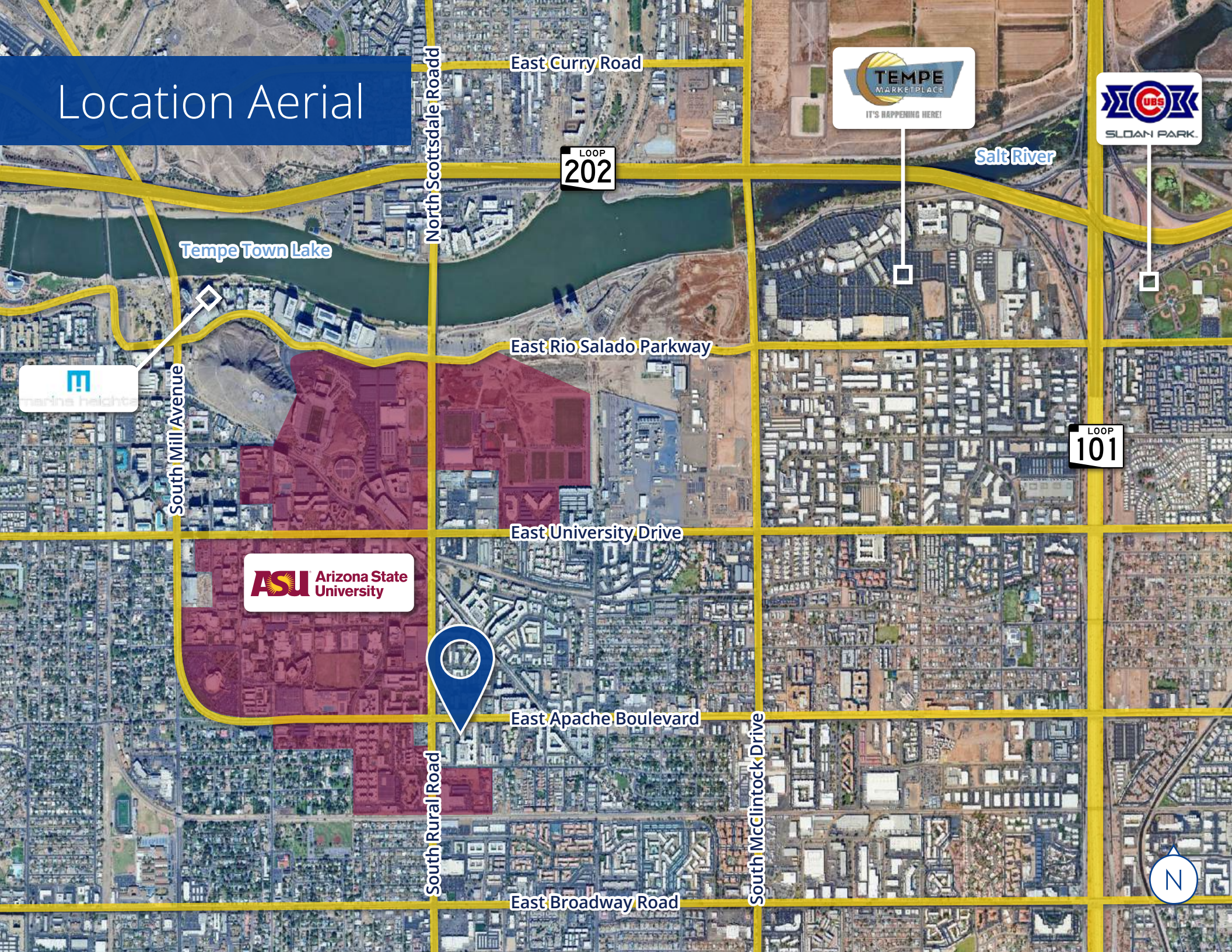
Good Transit

925 East Apache Boulevard, Tempe, Arizona 85281

Maricopa APN	133-10-122
Parcel Size	0.26 acres
Zoning	PAD, City of Tempe
Building Size	1,733 sf
Year Built	2012
Parking	14



Location Aerial



Tempe Town Lake

South Mill Avenue

North Scottsdale Road

East Curry Road

LOOP 202



Salt River

East Rio Salado Parkway

LOOP 101



East University Drive



East Apache Boulevard

South Rural Road

South McClintock Drive

East Broadway Road



Aerial *looking* Southwest

Sonora Center | Student Housing

Adelphi Commons II | 500 Beds

maey

CVS/pharmacy

Vista Del Sol | 1,866 Beds

ASU Barrett College | 1,700 Beds

Adelphi Commons I | 528 Beds

South Rural Road 46,254 VPD

Valley Metro Light Rail

East Apache Boulevard 33,251 VPD

The District on Apache | 900 Beds

METRO
Rural/Apache Blvd



Aerial *looking* East

Apollo | 943 Beds

Park Place | 781 Beds

U/C | The Marshall | 485 Beds

U/C | The Rambler | 829 Beds

The Carmin | 833 Beds

The District on Apache | 900 Beds

922 Place | 468 Beds



East Apache Boulevard

U/C = Under Construction



925 E Apache Blvd

East Apache Boulevard

South Rural Road

CVS/pharmacy

macy

THE DISTRICT
ON APACHE



parcel outline is approximate



Location Overview

Multifamily

131 **21,500**
Buildings Units

Student Housing

46 **10,303**
Buildings Units

*2-Mile Radius
Stats for 925 E
Apache Blvd*

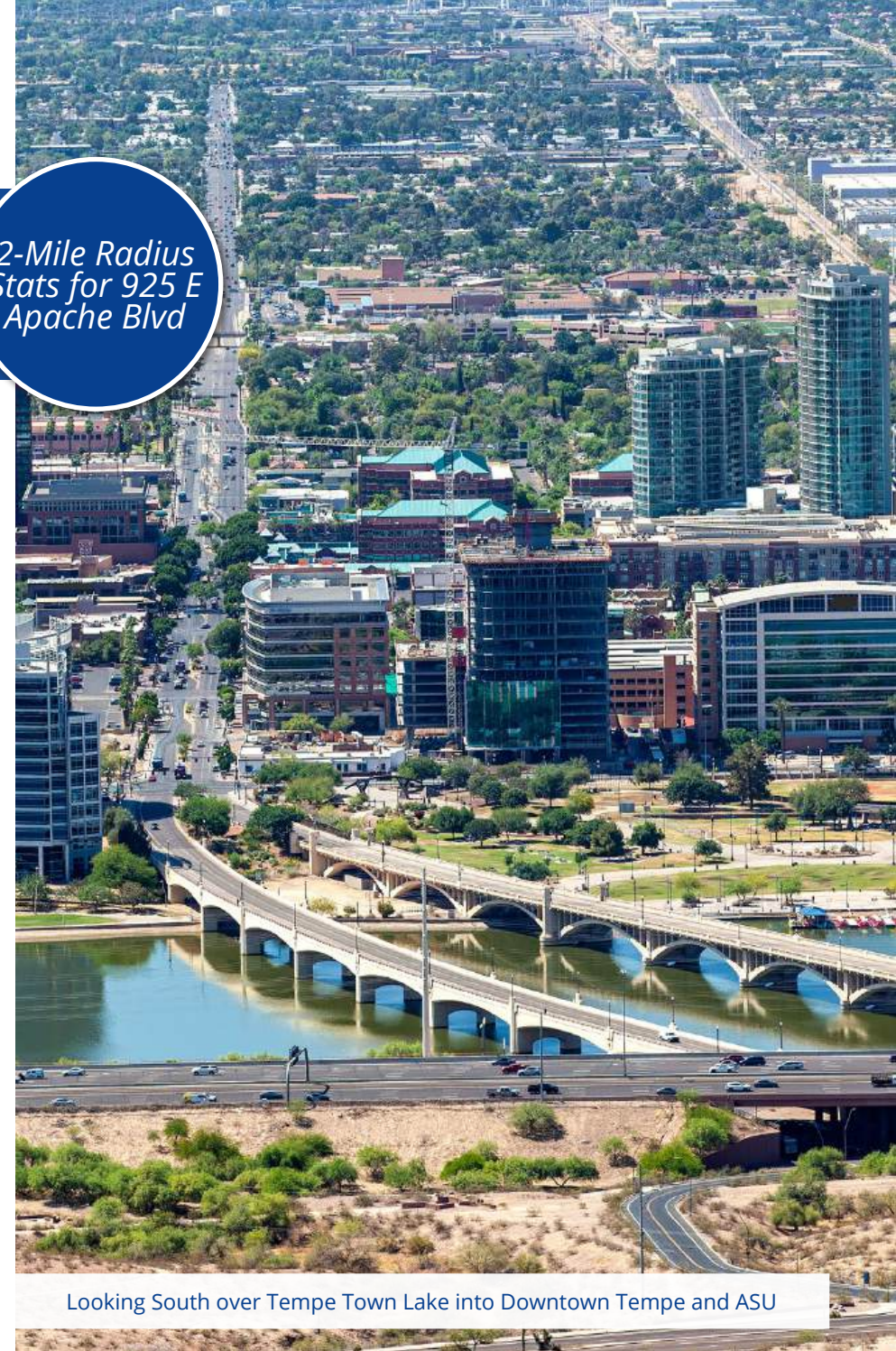
Located at the bustling intersection of Rural Road and Apache Boulevard, 925 E Apache Boulevard sits in one of Tempe's most dynamic and rapidly developing areas. The neighborhood is experiencing significant growth, driven by rising demand for student housing, multi-family residences, hotels, and commercial spaces. As a key location near Arizona State University (ASU), this area has seen an influx of new developments, including modern student housing projects and multi-family units that cater to both students and young professionals.

Notable developments such as The Vue at 8th Street, a luxury student housing community, and The District on Apache, a mixed-use development with retail, dining, and residential spaces, highlight the area's appeal to ASU's growing population. There is a total of 2,425 units under construction between student housing and multifamily projects within two miles of the site. With the largest project being South

Pier 202 that currently has 1,300 units under construction.

Additionally, hotels such as Aloft Tempe and Residence Inn by Marriott have opened to support the growing influx of visitors, underscoring the area's importance to the hospitality sector. New developments like The Mill Avenue District are adding to the vibrancy of the neighborhood, bringing retail and office spaces that will further serve residents, students, and businesses.

The intersection of Rural Road and Apache Boulevard sees more than 30,000 vehicles daily, underscoring its role as a major traffic hub in Tempe. With a walk score of 80, the area is highly walkable, offering easy access to shops, restaurants, and other amenities that make daily life convenient and enjoyable. The combination of high traffic, walkability, and continuous development makes this location an ideal spot for investment in a growing, high-demand area.



Looking South over Tempe Town Lake into Downtown Tempe and ASU



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