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Accelerating success.



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



61

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

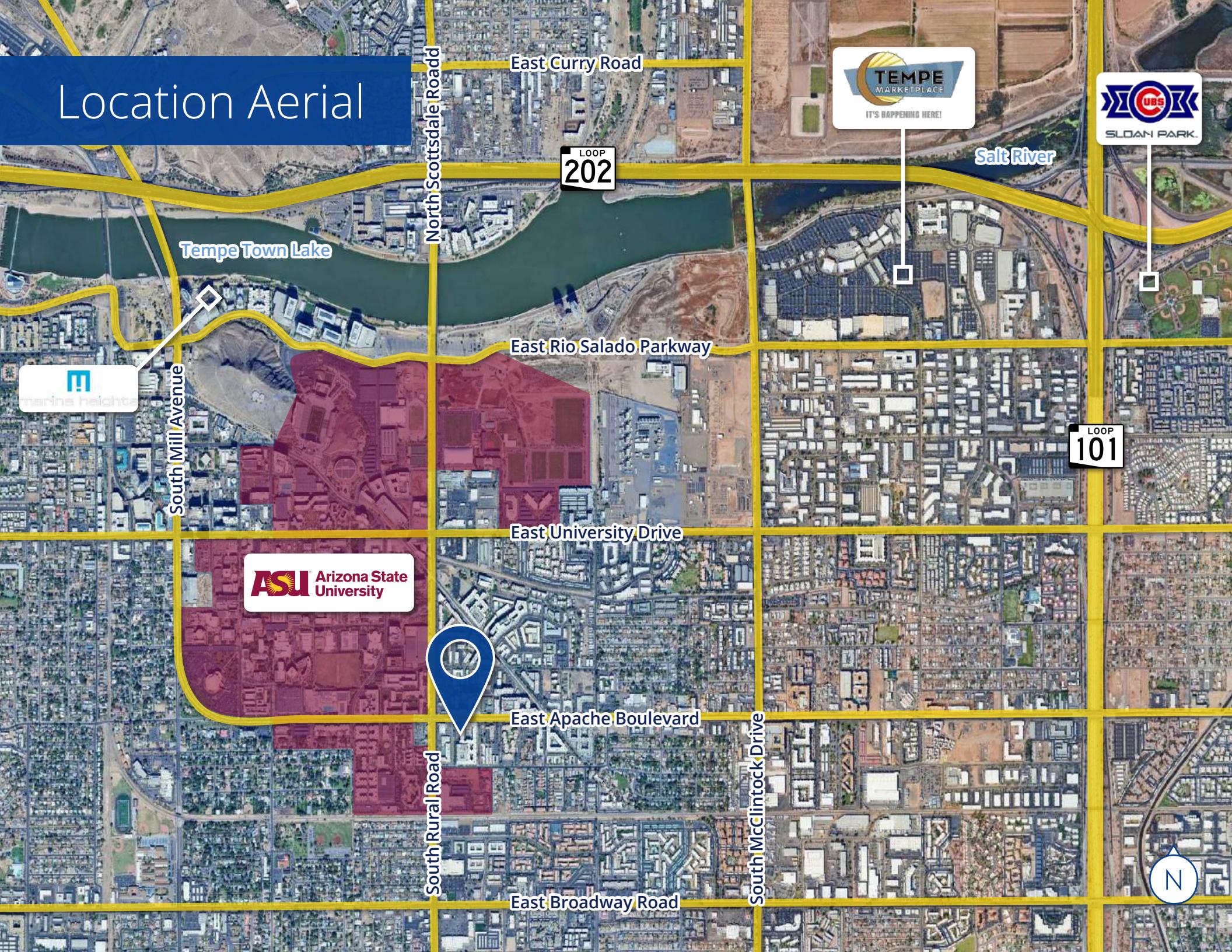
2012

Parking

14



Location Aerial



Aerial looking Southwest



Aerial *looking* East



925 E Apache Blvd



Location Overview

Multifamily

131 **21,500**

Buildings

Units

Student Housing

46 **10,303**

Buildings

Units

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.

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



Looking South over Tempe Town Lake into Downtown Tempe and ASU



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