

Revelry



A new luxury,
multi-tower
development
delivering
high-visibility,
street-level
retail below
two Class A
residential
towers



Conceptual Rendering

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

7339 E. McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcr.com

965 E. University Drive | Tempe, AZ 85288

Property Highlights



Prime Mixed-Use Opportunity

Revelry is a new, luxury multi-tower development located at 965 E. University Drive in Tempe, AZ. The Project delivers high visibility, street-level retail below two Class A residential towers with strong, built-in customer traffic.



Project Summary

- Two towers 17-story East tower, 15-story West tower
- Approximately 810,000 SF square feet of gross building area
- 533 units, including 11 ADA units
- 475 parking spaces



On-Site Resident Amenities Driving Foot Traffic

- Level 1: Bowling alley, arcade, dog spa, bike room, mezzanine leasing office
- Level 4: Resort style pool with outdoor seating and landscaped deck
- Level 5: Co-working area with coffee bar
- Level 6: Fitness center
- Level 15 (West): Pickleball and lounge
- Level 17 (East): Pickleball, sauna, aromatherapy, cold plunge, yoga terrace, lounge with bar, fireplace and golf simulator
- Garage - self storage, car wash bay



RETAIL OVERVIEW

- East Retail 1: 3,413 SF
- East Retail 2: 10,800 SF
- Ideal for coffee, restaurant, boutique fitness, beauty & wellness, medical retail or service concepts
- Immediate access to an active resident base plus strong daytime population from Arizona State University and professional offices nearby



RETAIL ADVANTAGES

- High density residential positioned directly above storefronts
- Consistent customer base with year-round occupancy
- Modern amenity package supporting premium rent levels
- Strong parking access with 475 spaces
- Located in the heart of Tempe near University, Downtown, Mill Avenue and light rail routes

Conceptual Rendering



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Retail 2



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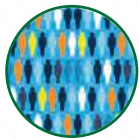






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Demographics 2025

Source: SitesUSA, Inc.

 <p>POPULATION</p> <table border="1"> <tr><td>1 MILE</td><td>29,938</td></tr> <tr><td>3 MILES</td><td>143,759</td></tr> <tr><td>5 MILES</td><td>350,555</td></tr> </table>	1 MILE	29,938	3 MILES	143,759	5 MILES	350,555	 <p>HOUSEHOLDS</p> <table border="1"> <tr><td>1 MILE</td><td>11,045</td></tr> <tr><td>3 MILES</td><td>62,858</td></tr> <tr><td>5 MILES</td><td>152,232</td></tr> </table>	1 MILE	11,045	3 MILES	62,858	5 MILES	152,232	 <p>AVG HH INCOMES</p> <table border="1"> <tr><td>1 MILE</td><td>\$77,253</td></tr> <tr><td>3 MILES</td><td>\$94,141</td></tr> <tr><td>5 MILES</td><td>\$101,855</td></tr> </table>	1 MILE	\$77,253	3 MILES	\$94,141	5 MILES	\$101,855	 <p>TRAFFIC COUNTS</p> <table border="1"> <tr><td>E UNIVERSITY DR</td><td>30,179 VPD</td></tr> <tr><td>RURAL RD</td><td>38,140 VPD</td></tr> </table>	E UNIVERSITY DR	30,179 VPD	RURAL RD	38,140 VPD
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 <p>MEDIAN AGE</p> <table border="1"> <tr><td>1 MILE</td><td>23.3</td></tr> <tr><td>3 MILES</td><td>29.9</td></tr> <tr><td>5 MILES</td><td>32.9</td></tr> </table>	1 MILE	23.3	3 MILES	29.9	5 MILES	32.9	 <p>DAYTIME POPULATION</p> <table border="1"> <tr><td>1 MILE</td><td>25,523</td></tr> <tr><td>3 MILES</td><td>128,522</td></tr> <tr><td>5 MILES</td><td>314,107</td></tr> </table>	1 MILE	25,523	3 MILES	128,522	5 MILES	314,107	 <p>TOTAL BUSINESSES</p> <table border="1"> <tr><td>1 MILE</td><td>1,140</td></tr> <tr><td>3 MILES</td><td>8,553</td></tr> <tr><td>5 MILES</td><td>21,001</td></tr> </table>	1 MILE	1,140	3 MILES	8,553	5 MILES	21,001					
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MARQUEE THEATRE

PAPAGO PARK



LOOP 202

LOOP 202

LOOP 101

TEMPE CENTER FOR THE ARTS

TEMPE TOWN LAKE

SALT RIVER

TEMPE MARKETPLACE

TEMPE MISSION PALMS

HAYDEN BUTTE

E RIO SALADO PKWY



JAYCEE PARK



777 NOVUS

E UNIVERSITY DR 30,179 VPD

MITCHELL PARK



ASU Gammage
Arizona State University



WAFFLE HOUSE

ESCALANTE PARK

CLARK PARK

HONORHEALTH

TEMPE HIGH SCHOOL

DALEY PARK

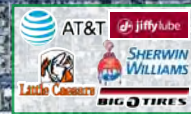
E APACHE BLVD



HISTORIC U.S. 80

CIRCLE K

E BROADWAY RD



CONNOLLY MIDDLE SCHOOL

LOOP 101

Revelry



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