



OFFERING
MEMORANDUM

Beth Jo Zeitzer
CEO - Designated Broker
602.319.1326
bjz@roiproperties.com

Jake Vice
Vice President
480.273.0212
jvice@roiproperties.com

Tommy Moore
Commercial Associate
602.397.4886
tmoore@roiproperties.com

PROFESSIONAL OFFICE SUITES AVAILABLE | PRIME SOUTH TEMPE LOCATION 4801 SOUTH LAKESHORE DRIVE , TEMPE, AZ 85282



3333 E. CAMELBACK RD
SUITE 252
PHOENIX, AZ 85018

FOR MORE INFORMATION VISIT
WWW.ROIProperties.COM

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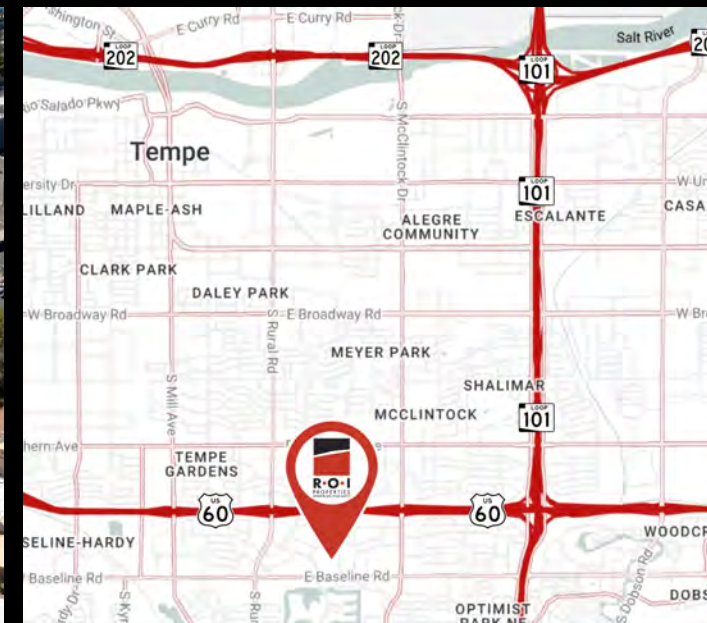
EXECUTIVE SUMMARY

PROPERTY ADDRESS:	4801 S Lakeshore Dr, Tempe, AZ
AVAILABLE SPACES:	1,500 SF - 2,500 SF (Four Spaces)
ASKING RATE:	\$18.90 / FS
YEAR BUILT:	1999
PARKING:	Surface (Covered/Uncovered)
# OF STORIES:	2
SUBMARKET:	South Tempe

R.O.I. Properties is pleased to present the exclusive leasing opportunity at 4801 S Lakeshore Drive in Tempe, Arizona. Strategically located near Arizona State University, Tempe Town Lake, and major Valley transportation corridors, the property offers businesses an opportunity to establish a presence within one of the region's most dynamic employment and innovation hubs. The property features multiple available suites, providing flexible leasing options for office, professional, and service-oriented users seeking a well-positioned location with convenient access to surrounding amenities and a highly educated workforce.

Situated within the thriving Tempe market, the property benefits from strong connectivity to Downtown Tempe, Sky Harbor International Airport, Loop 202, US 60, and Interstate 10. The surrounding area is home to a diverse mix of technology companies, educational institutions, retail centers, and residential communities, creating a vibrant environment for tenants and their employees. This leasing opportunity presents an attractive combination of accessibility, visibility, and long-term market fundamentals.

- Prime Tempe location near ASU
- Flexible suite leasing opportunities
- Excellent access to Loop 202 & US 60
- Strong demographics and workforce base
- Convenient access to Sky Harbor Airport



PROPERTY OVERVIEW

4801 S Lakeshore Drive offers an exceptional leasing opportunity within one of Tempe's most established and desirable office environments. Situated in the highly regarded Lakeshore corridor, the property provides professional office space designed to accommodate a variety of users, including professional services, medical practices, consulting firms, technology companies, and other office-based businesses. Flexible suite configurations allow tenants to identify a space that aligns with their operational needs while benefiting from a well-maintained business setting and a highly accessible location.

The property's strategic position places tenants within minutes of major transportation corridors, including Loop 202, US 60, and Interstate 10, providing seamless connectivity throughout the Phoenix metropolitan area. Employees and visitors benefit from convenient access to Arizona State University, Downtown Tempe, Tempe Town Lake, Phoenix Sky Harbor International Airport, and numerous retail, dining, hospitality, and recreational amenities. The combination of accessibility, visibility, and proximity to key employment centers creates a highly attractive business environment for companies seeking both convenience and long-term growth potential. Surrounded by established residential neighborhoods and a strong employment base, 4801 S Lakeshore Drive represents an opportunity to secure office space in one of the East Valley's most sought-after business locations.

SUBMARKET OVERVIEW

The South Tempe office submarket is one of the most stable and desirable office markets in the greater Phoenix metropolitan area, offering a unique blend of accessibility, workforce availability, and quality of life amenities. Anchored by Arizona State University and supported by a diverse economic base, Tempe has become a premier destination for technology firms, professional service providers, healthcare organizations, financial institutions, and corporate users seeking a central location within the Valley. The area's continued economic growth, strong population trends, and highly educated workforce have contributed to sustained demand for quality office space across multiple sectors.

Located within the Lakeshore neighborhood, the property benefits from a business-friendly environment characterized by mature landscaping, executive housing communities, scenic lakes, and established commercial development. The surrounding area offers convenient access to major employment hubs throughout Tempe, Scottsdale, Chandler, Mesa, Phoenix, and the broader East Valley. Nearby amenities include an extensive selection of restaurants, retail centers, hotels, entertainment venues, fitness facilities, and outdoor recreation destinations, providing an attractive environment for both employers and employees.



INTERIOR IMAGES

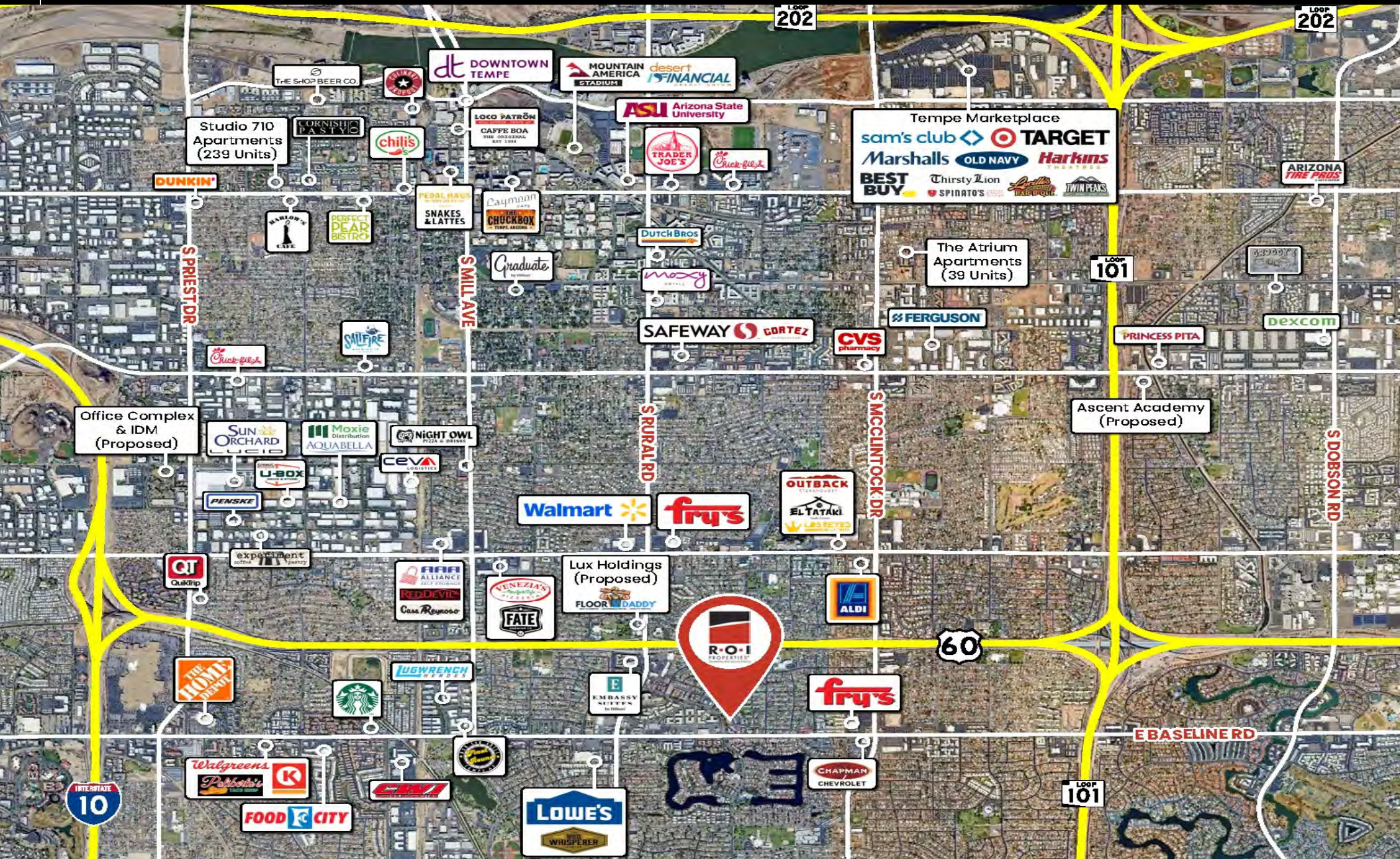


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4801 South Lakeshore Drive



RETAIL MAP

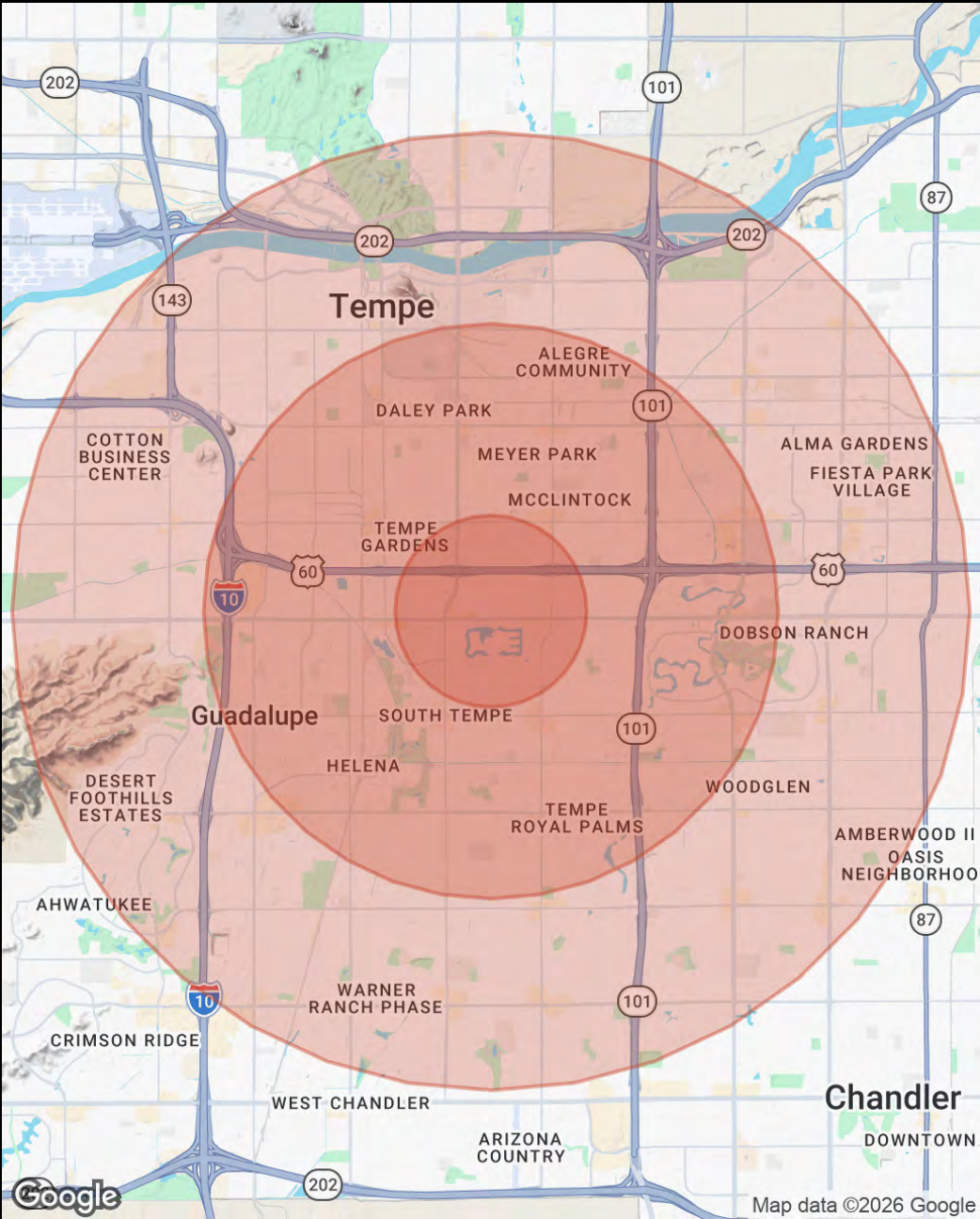


DEMOGRAPHIC REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,776	156,412	368,434
Average Age	34.6	34.0	34.8
Average Age (Male)	34.3	33.2	33.9
Average Age (Female)	36.0	35.1	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,429	63,308	151,064
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$111,962	\$98,370	\$98,643
Average House Value	\$416,260	\$414,348	\$400,352

2023 American Community Survey (ACS)





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