

FOR SALE

326 S PRICE RD | TEMPE, AZ 85288



SELLER FINANCING AVAILABLE

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LEVROSE
COMMERCIAL REAL ESTATE

TCN
MCKERNAN
REAL ESTATE SERVICES

OFFERING DETAILS

SALE PRICE: \$1,720,000 (\$270/SF)

BUILDING SF: ±6,358 SF
Front Building: ±4,240 SF
Back Building: ±2,118 SF

LOT SIZE: ±24,024 SF (±0.55 AC)

ZONING: GID, Tempe

YEAR BUILT : 1985

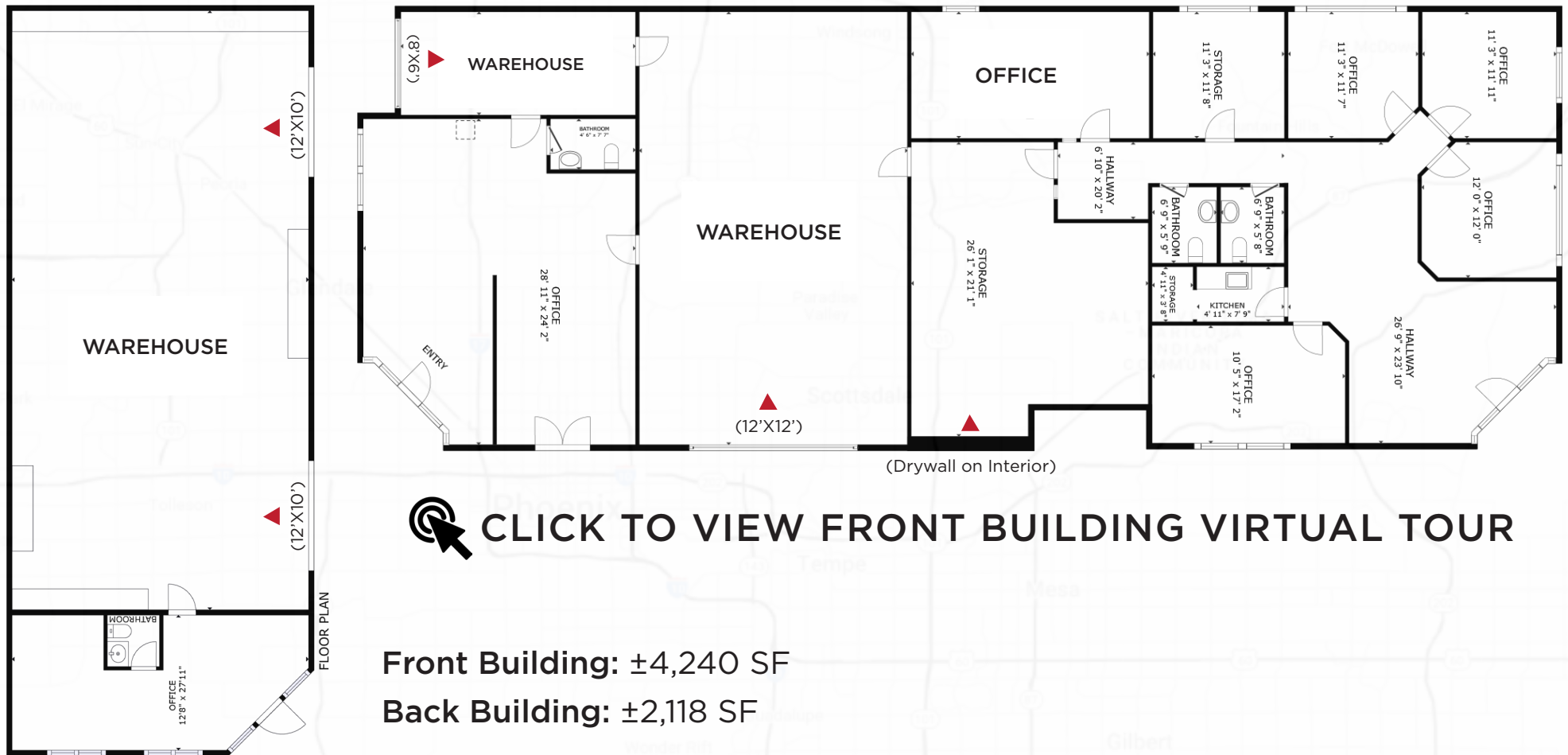
PARCELS: 132-37-132

PROPERTY HIGHLIGHTS

- Owner/user or investment opportunity
- Single or multi-tenant capable (two buildings)
- Block construction
- Located in an Opportunity Zone
- Close proximity to Loop 101 and 202 Freeways
- Five (5) grade level doors
- 13' clear height
- Fenced & secured lot
- 400A 120/208V 3-Phase Power
- Partially leased; landlord has option to terminate lease



FLOOR PLAN



 [CLICK TO VIEW FRONT BUILDING VIRTUAL TOUR](#)

Front Building: ±4,240 SF

Back Building: ±2,118 SF

 [CLICK TO VIEW BACK BUILDING VIRTUAL TOUR](#)

 = Grade Level Door

PROPERTY PHOTOS



AERIAL OVERVIEW



AERIAL OVERVIEW

IN-N-OUT BURGER
aloft HOTELS
Starbucks
crumbl cookies

ADP
amazon
CARVANA
State Farm

LOOP 202 VPD: ±175,000

FIVE GUYS
BURGERS and FRIES
amc THEATRES
Mellow Mushroom
PIZZA BAKERS
WHOLE FOODS MARKET

ASU

BEST BUY
Harkins THEATRES
NORDSTROM RACK
Marshalls
ROSS DRESS FOR LESS
WORLD MARKET
CHIPOTLE MEXICAN GRILL
TARGET

SITE

E UNIVERSITY DR

S PRIEST DR

E BROADWAY RD

S MILL AVE

S RURAL RD

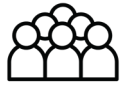
S MCCLINTOCK DR

LOOP 101

VPD: ±194,000



TEMPE CITY OVERVIEW



185K +
TOTAL POPULATION



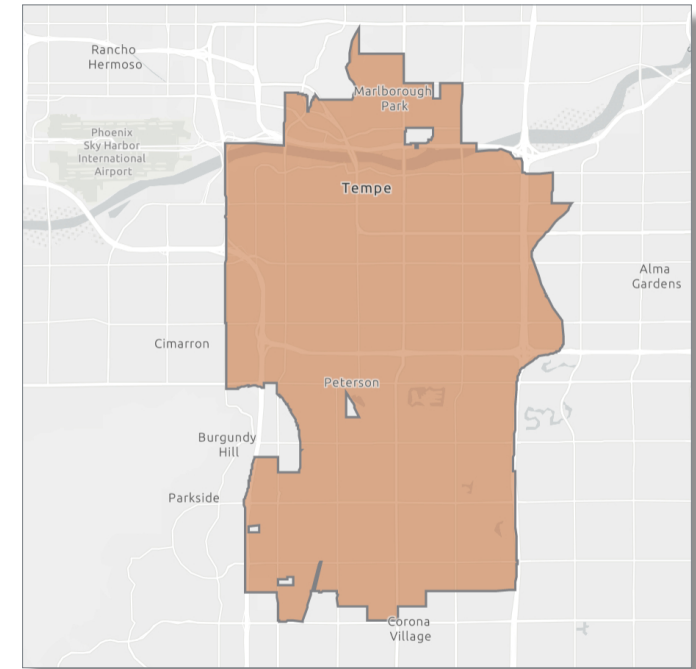
\$91K +
AVG HH INCOME

ACCESSIBLE LOCATION

Tempe is situated in the heart of the Valley and just 10 minutes from Phoenix Sky Harbor International Airport. The city is a top technology center in Arizona and a leading choice for major corporations. Primary city initiatives focus on transportation, accessibility, sustainability, quality of life, inclusivity, and more. There are over 210,000 employees in Tempe and Arizona State University employs the majority of daytime employees.

DIVERSE COMMUNITY

Tempe is a vibrant and active community. Home to Tempe Town Lake, Tempe Center for the Arts, Historic Mill Avenue, PAC 12 Sports, and the oldest comedy club in Arizona, Tempe Improv. With over 40 events and festivals in our downtown and lake district you can find something fun and relaxing to do any time you want. Tempe is the most walkable and bikeable city in the Valley, with hundreds of miles of bike lanes and pedestrian corridors.



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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