

FOR LEASE

2001 W Alameda Dr Tempe, AZ 85282

Industrial
Investment Opportunity

Leasing Brochure



MATTHEWS™

Exclusively Listed By

John Stroud

First Vice President

(602) 975-0807

john.stroud@matthews.com

License No. SA691768000 (AZ)

David Harrington

Broker of Record

License No. CO701910000 (AZ)

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PROPERTY OVERVIEW

2001 W Alameda Dr
Tempe, AZ 85282



Property Overview

\$1.25 PSF + NNN (\$0.24 PSF Est.)

Asking Price

Two Suites Available

Suite A - 7,600 office / 1,200 warehouse / 24 parking

Suite B — 4,700 office / 1,900 warehouse / 18 parking

Combined A&B: 9,500 office / 6,000 warehouse / 42 parking

Address	2001 W Alameda Dr. Tempe, AZ 85282
RBA	±15,433 SF
Lot Size	±0.63 AC
Zoning	I-1
Construction	1987
Fenced Yard	Yes
Two Ground-Level Doors	10'x12'
Clear Height	17' - 18'
Fully Sprinklered	Yes
Power	800a/120 - 208v 3p
Parking	41 Spaces



Investment Highlights

Prime Access

Two minutes from 1-10 freeway access with a daily vehicle count of $\pm 277,118$ VPD, this property is easily accessible to suppliers and clients.

Flexible Occupancy

This property offers versatile space configurations, suitable for either a single or multiple tenants seeking industrial, warehouse, or flex space in a prime Tempe location.

Major Landmark

Directly across from Tempe Diablo Stadium, a high-exposure regional destination that drives significant traffic to the area. The stadium serves as the Spring Training facility for the Los Angeles Angels.

Sought-After Location

Characterized by a low vacancy rate of 6% as of late 2024, the Tempe Southwest Industrial Submarket is an optimal location for businesses seeking to establish or expand their operations in the Phoenix metropolitan area.

Projected Growth

Within a 5-mile radius, the average household income is \$93.6K, projected to grow 11.7% to \$104.5K by 2030, indicative of strong economic momentum.

Central Connectivity

Easy access to Phoenix Sky Harbor International Airport, downtown Tempe, and major industrial corridors make this location extremely convenient for logistics, suppliers and customers.

Strong Consumer Spend

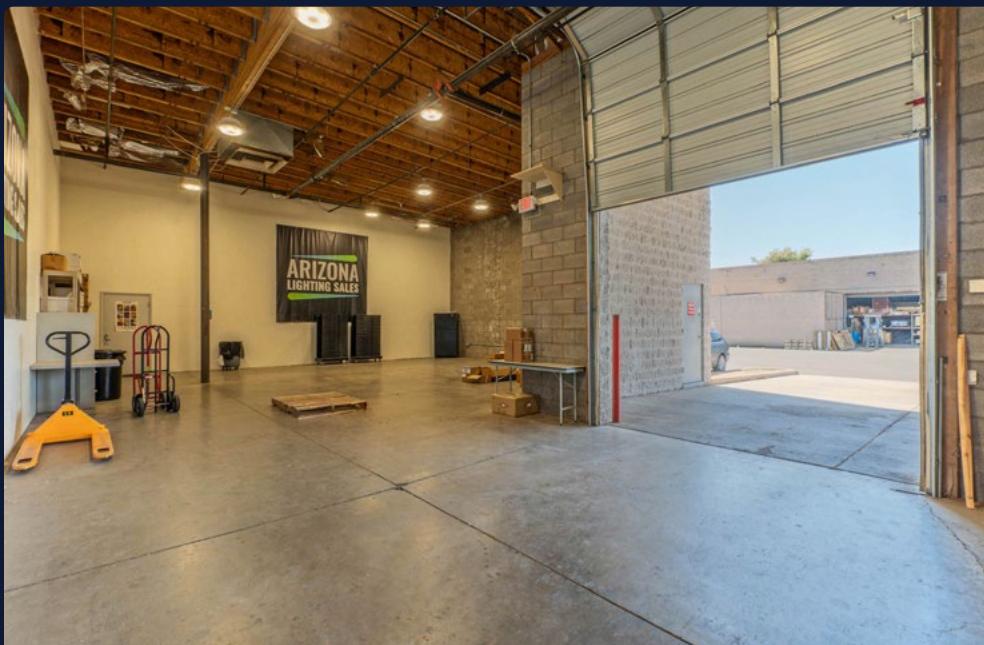
With annual consumer spending at \$5.6 billion (\$4.2 billion in retail) within a 5-mile radius, and \$5.9 billion projected spend by 2030, this property is positioned for sustained business growth & development.



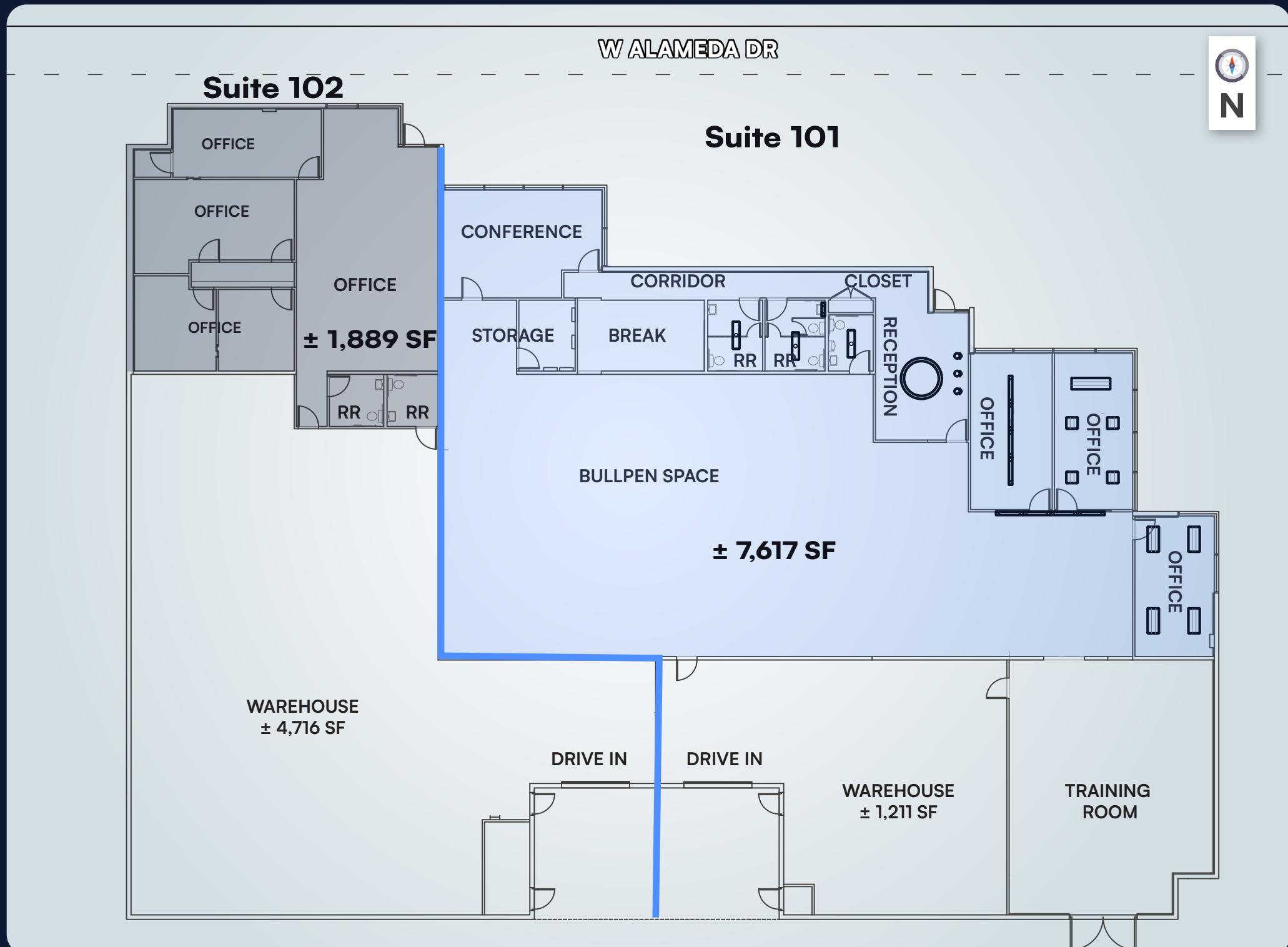
Property Photos



Interior Photos



Site Plan





NEW DEVELOPMENT
TEMPE 48
INDUSTRIAL PARK



Southwest Airlines
Federal Credit Union



svb Silicon Valley
Bank
A Division of First Citizens Bank



W ALAMEDA DR



SUBJECT
PROPERTY



|| NNN Expenses

	Total	Suite 101	Suite 102
Office	±9,506 SF	±7,617 SF	±1,889 SF
Warehouse	±5,927 SF	±1,211 SF	±4,716 SF
Totals	±15,433 SF	±8,828 SF	±6,605 SF

Total Bldg Percentage	100%	57%	43%
Parking Front	26	15	11
Parking Rear	16	9	7
Totals	42	24	18

NNN Expenses

Property Taxes	\$1,835.44	\$1,049.87	\$785.57
Insurance	\$375.00	\$214.50	\$160.50
Gardening	\$550.00	\$314.60	\$235.40
Water	\$600.00	\$343.20	\$256.80
Sprinkler Maintenance	\$350.00	\$200.20	\$149.80
Association fees	\$30.77	\$17.60	\$13.17
Totals	\$3,741.20	\$2,139.97	\$1,601.24



MARKET OVERVIEW

2001 W Alameda Dr
Tempe, AZ 85282



| Tempe, AZ

Market Demographics



190,100

Total Population

\$77,643

Median HH Income

77,050

of Households

41.6%

Homeownership Rate

109,200

Employed Population

49.5%

% Bachelor's Degree

29.9

Median Age

\$421,900

Median Property Value

Local Market Overview

Tempe is a dynamic and strategically located industrial hub within the greater Phoenix—Mesa—Scottsdale metropolitan area, benefiting from robust population growth, infrastructure connectivity, and diversified employment sectors. As part of one of the fastest-growing regions in the nation, Tempe benefits from expanding logistics, manufacturing, and advanced technology demand, driven by its proximity to major highways (I-10, Loop 101), the Union Pacific intermodal corridor, and Phoenix Sky Harbor International Airport. The city's economic profile is further reinforced by the presence of Arizona State University and a skilled workforce—factors that attract industrial users seeking access to talent and innovation clusters beyond traditional logistics functions.

Tempe itself mixes industrial, office, and research park uses, with industrial facilities serving as vital nodes for distribution, light manufacturing, and support services. Investors and occupiers value its central Phoenix-area location, enhanced transit infrastructure, and multi-sector demand base. The broader industrial real estate market in the Phoenix metro shows strong net absorption trends and healthy leasing activity, even as vacancy levels respond to a wave of new construction. This supports both short-term tenancy velocity and long-term growth potential for well-positioned industrial assets like those at 2001 W Alameda Dr.

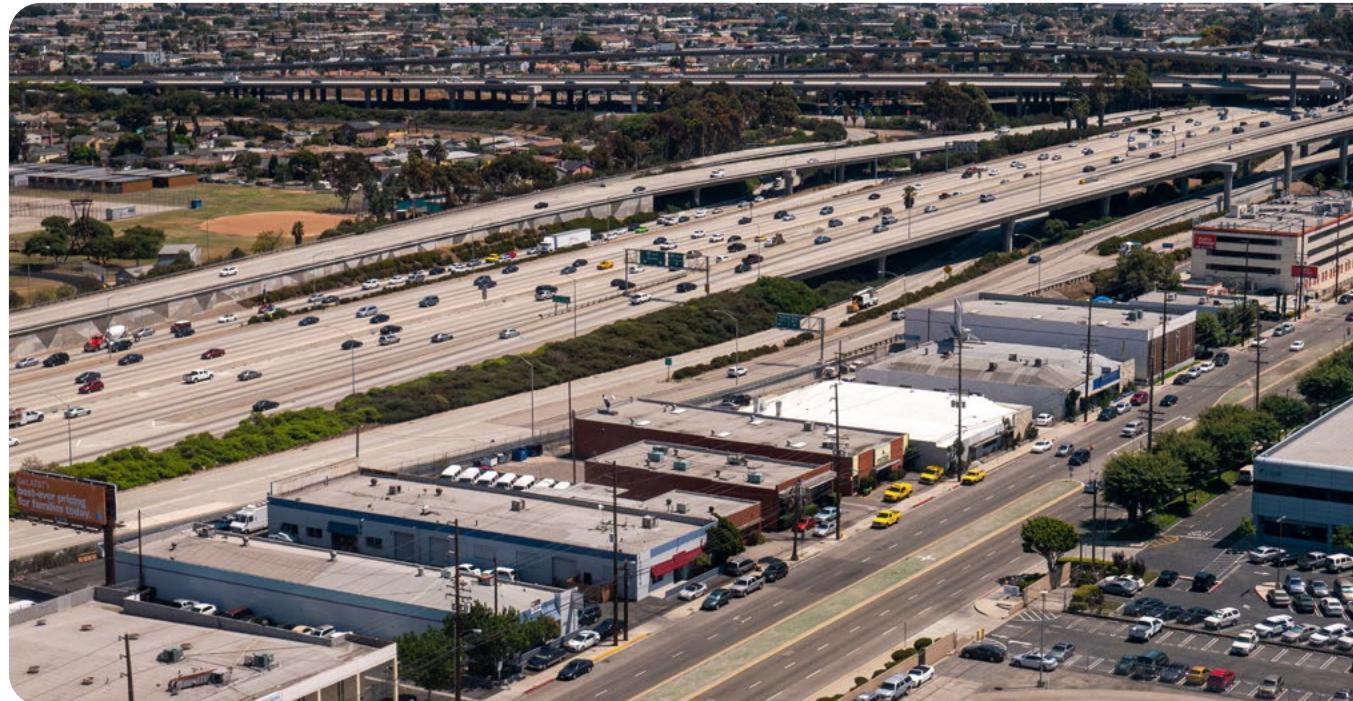
Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	10,813	105,237	286,058
2025 Population	10,473	107,029	292,282
2030 Population Projection	11,224	115,342	315,847
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	4,031	40,614	114,299
2024 Households	3,887	41,272	116,365
2029 Household Projection	4,171	44,699	126,066
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$70,063	\$76,079	\$83,658

Arizona Industrial Market

The Arizona industrial market has been experiencing significant growth, driven by its strategic location, favorable business environment, and expanding population. Phoenix, in particular, has emerged as a key hub for logistics and distribution, with its proximity to major interstate highways, the West Coast ports, and cross-border trade with Mexico. This connectivity makes Arizona an attractive destination for companies seeking efficient transportation options. Additionally, the state's relatively low tax rates and pro-business policies have fostered a favorable environment for industrial development, attracting both large corporations and smaller businesses. The market has seen an uptick in demand for warehouses, distribution centers, and manufacturing facilities, especially in sectors such as e-commerce, retail, and technology.

One of the key trends shaping the Arizona industrial market is the growing focus on e-commerce and last-mile distribution. As online shopping continues to rise, companies are increasingly looking for facilities closer to urban centers to meet consumer demand faster. This has led to a surge in the development of smaller, high-tech warehouses located near Phoenix and other major metropolitan areas. The demand for cold storage facilities is also on the rise, driven by growth in the food and beverage sector. While the market faces challenges, such as rising construction costs and limited available land for new developments, its long-term prospects remain strong, with continued investment in infrastructure and a diversified industrial base ensuring its resilience.



#1

Among Industrial Markets
in the U.S.

32.6M+

SF Under Development

8.7%

Inventory Expansion

#8

Highest Year-Over-Year Increase in
Avg Asking Rent

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This Leasing Package contains select information pertaining to the business and affairs of **2001 W Alameda Dr, Tempe, AZ 85282** (Property). It has been prepared by Matthews*. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions, without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews* or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.