

# THREE AT LA JOLLA

## FOR SALE



PRIME TEMPE POSITIONING

528-532 WEST LA JOLLA DRIVE  
TEMPE, ARIZONA 85282

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**ORION**  
INVESTMENT REAL ESTATE

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ARIZONA CENTER FOR NATURE CONSERVATION

GOLF CLUB

LOOP  
202

dt DOWNTOWN  
TEMPE



State Farm

MOUNTAIN  
AMERICA  
STADIUM

ASU

· TEMPE ·  
MARKETPLACE



MYGRANT  
Glass Co.

Benchmark

TEMPE  
VE+RINARY  
HOSPITAL

Law Offices  
Marina Alexandrovich

fry's Sesame Donuts<sup>®</sup>  
Dutch Bros Great Clips<sup>®</sup>  
Jack in the box<sup>®</sup>

WEST SOUTHERN AVE 30,413 VPD

SOUTH ROOSEVELT ST 15,360 VPD

★ SUBJECT PROPERTY



## EXECUTIVE SUMMARY

Three at La Jolla is a boutique triplex located in a prime Tempe setting, minutes from Arizona State University, Downtown Tempe, and the area's major employment and transit corridors. The property benefits from proximity to one of the Phoenix metro's most durable rental demand drivers while maintaining a quiet residential environment.

The asset features a rare configuration, combining an effectively standalone duplex with a single-family-style residence, providing meaningful separation and privacy between units. Renovated interiors, a limited unit count, and a simple operating footprint create an easy-to-manage investment in one of Tempe's most established rental markets.

# PROPERTY OVERVIEW

## OFFERING SUMMARY

SALE PRICE	\$1,100,000
SIZE (GBA)	2,707 SF
PARKING	2 CAR GARAGE, 2 COVERED SPOTS

## PROPERTY HIGHLIGHTS

- A Triplex. Reimagined.** — A rare configuration combining an effectively standalone duplex with a single-family-style unit, delivering three distinct living spaces on one parcel.
- Highly Desirable Layout** — Each residence offers meaningful separation and privacy, minimizing noise, turnover, and typical multifamily friction.
- Flexible Income Profile** — A rare configuration featuring a single-family-like unit with just one shared wall, creating enhanced privacy and the ability to command stronger rents.
- Prime Tempe Positioning** — Minutes from ASU, Downtown Tempe, US-60, and I-10, ensuring steady tenant demand and long-term rental performance.
- Well-Maintained Asset** — Recent capital improvements include HVAC replacement, water heater upgrades, interior renovations and exterior irrigation improvements, supporting minimal near-term capital requirements.
- Convenient Neighborhood Setting** — Quiet residential location with close proximity to retail, dining, parks, and key transit corridors.

PARCEL NUMBER: 123-45-144



UNIT MIX	UNITS	AVG SF
<b>2 Bed/1 Bath</b>	2	775
<b>3 Bed/2 Bath</b>	1	1,200
<b>Totals</b>	<b>3</b>	

# PRO FORMA

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RENTAL INCOME	
<b>3 Bed/2 Bath</b>	\$2,399.00
<b>2 Bed/1 Bath</b>	\$1,650.00
<b>2 Bed/1 Bath</b>	\$1,550.00
Monthly Gross	\$5,599.00
Annual Gross	\$67,188.00
Vacancy Loss (5%)	\$3,359.40
Net Effective Income	<b>\$63,828.60</b>

EXPENSES	
Water/Sewer/Trash (2 Bed/2 Bath)	\$1,500.00 (\$125/mo for unit #3)
2025 Property Tax	\$2,570.16
Contract Services	\$1,800.00 (\$600/unit/yr)
Insurance	\$1,500 (\$500/unit/yr)
Property Management (5% of Net Effective Rent)	\$3,191.43
Repairs & Maintenance	\$4,050.00 (\$1,350/unit/yr)
Total Expenses	<b>\$14,611.59</b>

NOI	<b>\$49,217.01</b>
Operating Costs to Net Effective Income (Ratio)	<b>22.90%</b>



# PROPERTY IMAGES

528-532 WEST LA JOLLA DRIVE  
TEMPE, ARIZONA 85282



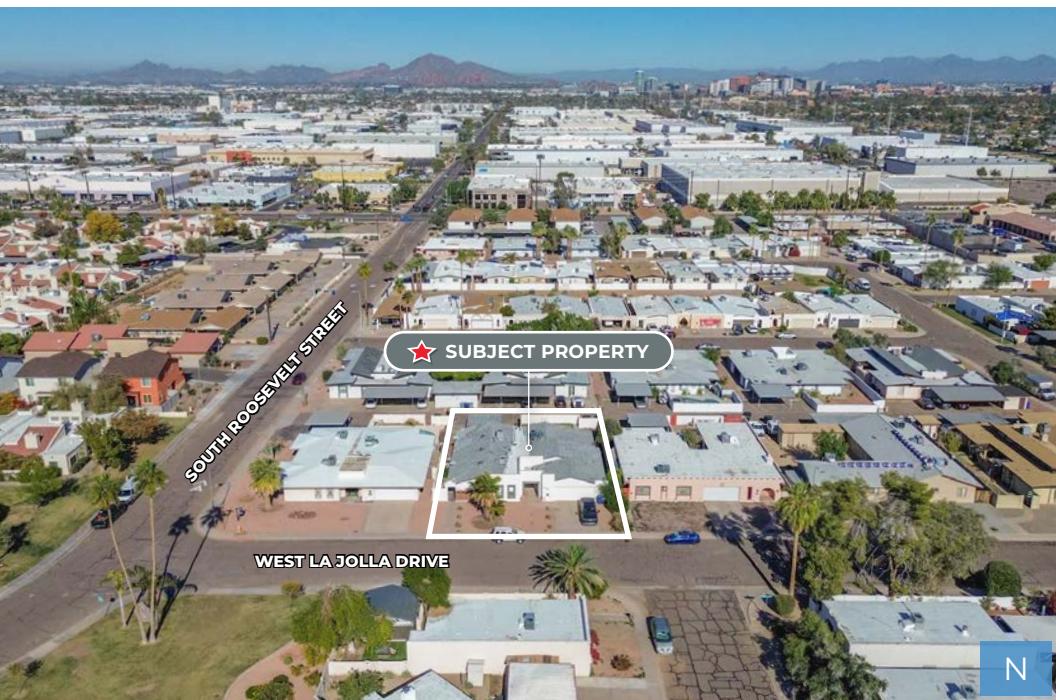
# INTERIOR IMAGES

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# AERIAL VIEWS

528-532 WEST LA JOLLA DRIVE  
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# TEMPE, ARIZONA

SHOPPING | DINING | NIGHTLIFE



*Mill Avenue*  
175 + RESTAURANTS / NIGHTCLUBS / RETAIL



  
marina heights  
OVER 2 MILLION SF OF PRIME  
OFFICE SPACE AND 50,000 SF OF  
RETAIL SPACE



# TEMPE, ARIZONA

Tempe, Arizona is a dynamic urban center within the Phoenix metropolitan area and home to Arizona State University's main campus, one of the largest universities in the country. The local economy is anchored by education, technology, finance, and bioscience, supported by a strong corporate presence including State Farm, DoorDash, and NortonLifeLock. A young, highly educated population, consistent tourism, and year-round activity centered around ASU and Tempe Town Lake continue to drive demand across retail and commercial uses. Direct access to Loop 101, Loop 202, Interstate 10, and Phoenix Sky Harbor International Airport provides strong regional connectivity, reinforcing Tempe's position as one of Arizona's most established and desirable urban markets.



5 MILE DAYTIME POPULATION

**544,522**

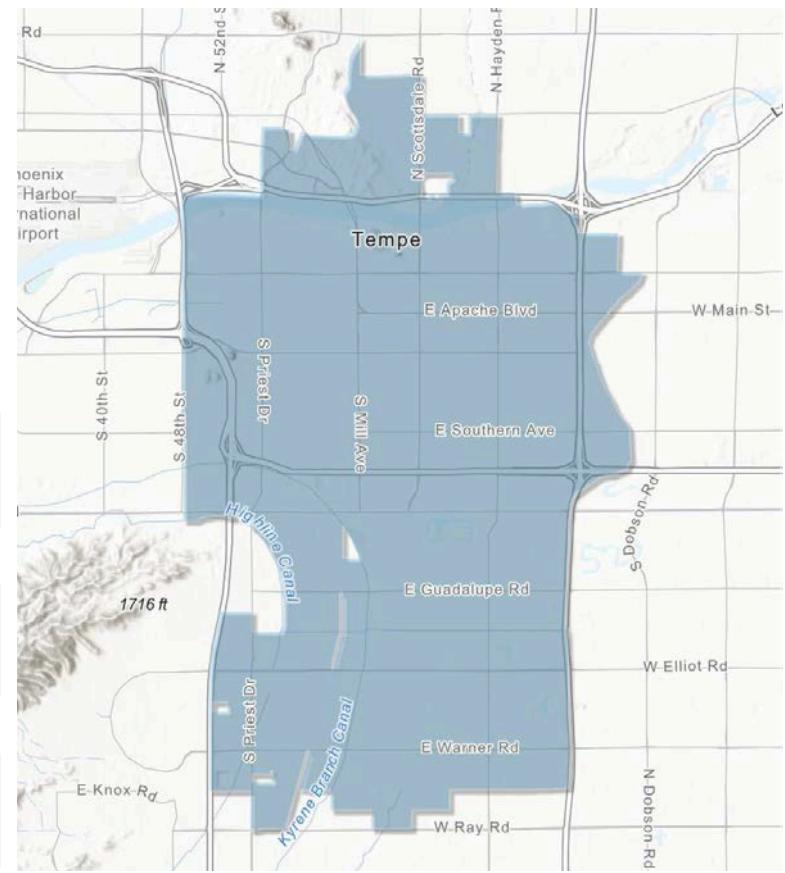


1 MILE AVG HOUSEHOLD INCOME

**89,283**

## 2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	<b>30,230</b>	<b>256,149</b>	<b>544,522</b>
Employees:	<b>12,630</b>	<b>105,079</b>	<b>235,184</b>
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	<b>7,516</b>	<b>62,209</b>	<b>131,372</b>
Average Size:	<b>2.3</b>	<b>2.3</b>	<b>2.3</b>
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	<b>\$89,283</b>	<b>\$99,059</b>	<b>\$109,376</b>
Annual Retail Expenditure:	<b>\$707.97 M</b>	<b>\$6.05 B</b>	<b>\$13.41 B</b>



# PROXIMITY LOCATION

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## PROXIMITY TO MAJOR SITES

528 WEST LA JOLLA DRIVE  
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ARIZONA STATE UNIVERSITY  
TEMPE CAMPUS

**2.6 MILES, 8 MINUTE DRIVE**

I-10 / THE 202 / HWY 51

**2.1-11.2 MILES, 5-18 MINUTE DRIVES**

PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

**7.5 MILES, 12 MINUTE DRIVE**

DOWNTOWN  
PHOENIX

**10.2 MILES, 20 MINUTE DRIVE**



# AERIAL MAP

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## ORION Investment Real Estate

7150 East Camelback Road, Suite 425  
Scottsdale, Arizona 85251

ORION Investment Real Estate is an investment sales brokerage specializing in commercial real estate throughout the Southwestern United States. Since its founding in 2009, ORION has completed over \$1 billion in transactions by combining deep market expertise with a focused, execution-driven approach. The firm is known for thoughtful positioning, disciplined marketing, and advising clients through complex transactions with clarity and purpose — helping investors grow and optimize portfolios, build long-term wealth, and make informed decisions at the right points in the market.

FOR MORE INFORMATION:

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# THREE AT LA JOLLA PRIME TEMPE TRIPLEX FOR SALE



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