



OFFERING
MEMORANDUM

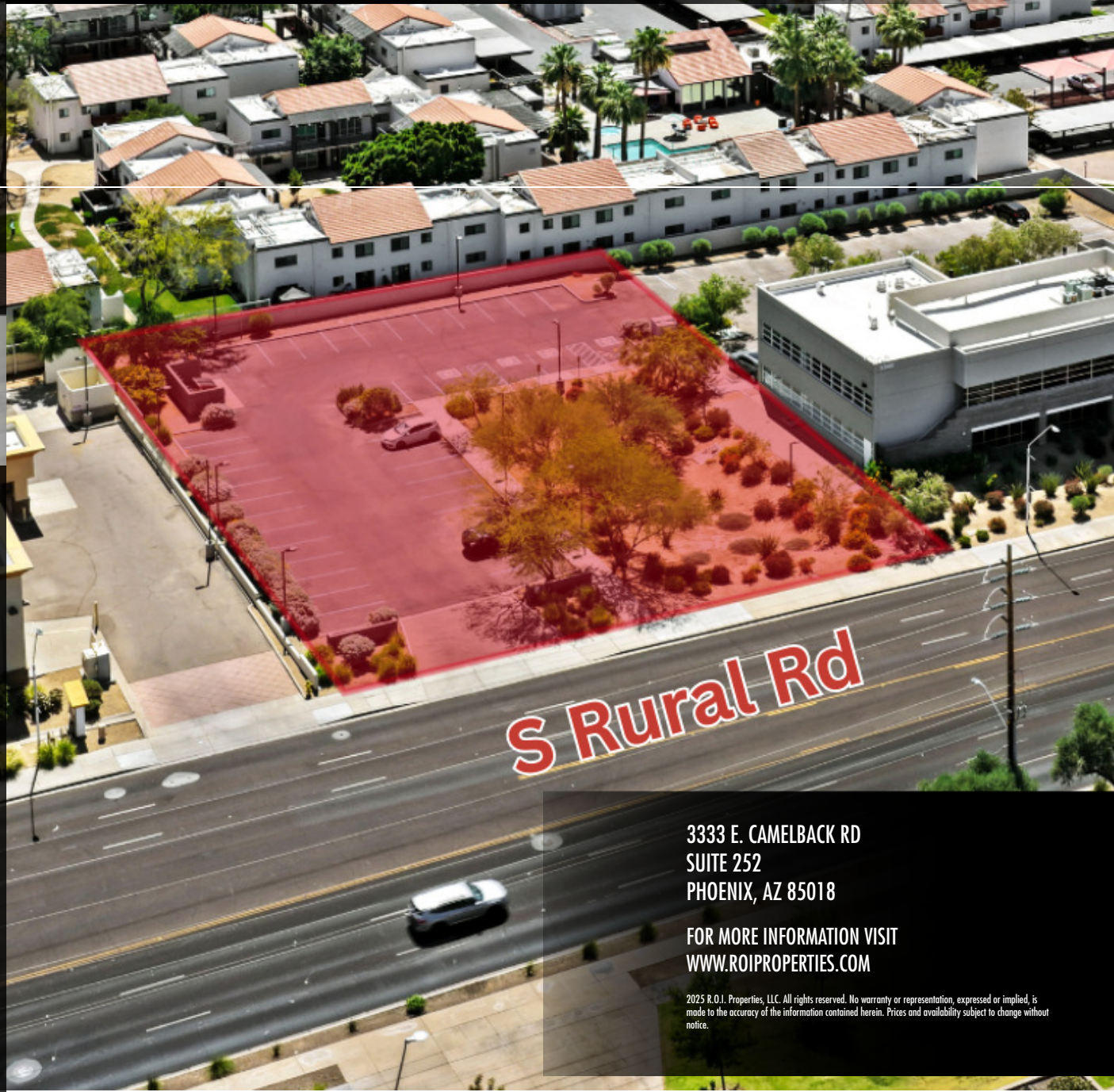
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HIGH-TRAFFIC PAD OPPORTUNITY IN CENTRAL TEMPE | 48,489 VPD

3353 SOUTH RURAL ROAD, TEMPE, AZ 85282



S Rural Rd

3333 E. CAMELBACK RD
SUITE 252
PHOENIX, AZ 85018

FOR MORE INFORMATION VISIT
WWW.ROIProperties.COM

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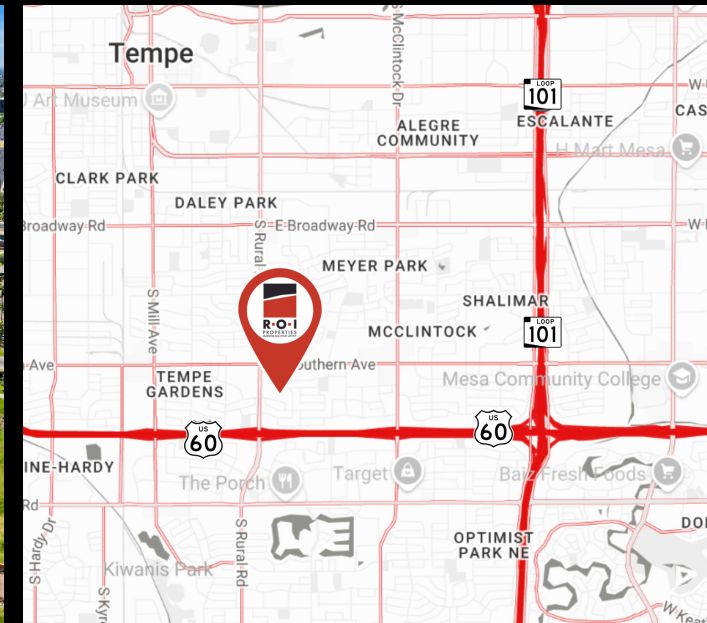
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EXECUTIVE SUMMARY

| | |
|-------------|-----------------------|
| ADDRESS: | 3353 South Rural Road |
| SALE PRICE: | \$1,000,000 |
| PRICE / SF: | \$40 / SF |
| LOT SIZE: | 0.573 AC / 24,971 SF |
| APN: | 133-54-396-Q |
| YEAR BUILT: | 1989 |
| ZONING: | C-G |

3353 S Rural Road presents a rare opportunity to acquire a ± 0.57 -acre (24,971 SF) commercial parcel in one of Tempe's most established and supply-constrained infill corridors. Zoned CSS (Commercial Shopping & Services), the property offers flexibility for a variety of retail, office, service-commercial, medical, and mixed-use development concepts. Positioned along the highly trafficked Rural Road corridor, the site benefits from exceptional visibility, convenient access, and immediate proximity to major transportation routes including Interstate 10, Loop 101, and Loop 202. Surrounded by dense residential neighborhoods, established businesses, and Arizona State University, the property is strategically located within a dynamic growth corridor that continues to experience strong demand from both owner-users and developers. The parcel's infill location, commercial zoning, and accessibility create a compelling opportunity for investors, developers, and businesses seeking a presence in one of Metro Phoenix's most desirable submarkets.

- ± 0.57 -Acre Commercial Infill Parcel
- Prime Rural Road Frontage Location
- Minutes from Arizona State University
- Excellent Freeway Access and Connectivity



PROPERTY OVERVIEW

Situated along the highly traveled Rural Road corridor, 3353 S Rural Road offers a premier infill land opportunity within one of Tempe's most established commercial districts. The ±24,971 SF (±0.57-acre) parcel is zoned C-G (Commercial General), providing flexibility for a broad range of retail, office, medical, service-commercial, and other commercial development opportunities. As available commercial land inventory in Tempe continues to decline, opportunities to acquire well-located development sites in mature, high-demand corridors have become increasingly limited.

The property is positioned within a thriving commercial environment surrounded by established residential communities, neighborhood-serving retail, educational institutions, and major employment centers. Its frontage along Rural Road provides excellent visibility and accessibility, creating a strategic location for businesses seeking exposure within one of Tempe's primary transportation corridors. The surrounding area continues to benefit from strong population growth, significant private investment, and ongoing redevelopment activity that supports long-term commercial demand.

In addition to its highly desirable location, the parcel offers convenient access to Interstate 10, Loop 101, Loop 202, and US-60, allowing users to efficiently serve the broader Phoenix metropolitan area. The combination of a central infill location, flexible commercial zoning, and proximity to Arizona State University and major employment centers creates a compelling opportunity for developers, investors, and owner-users alike.

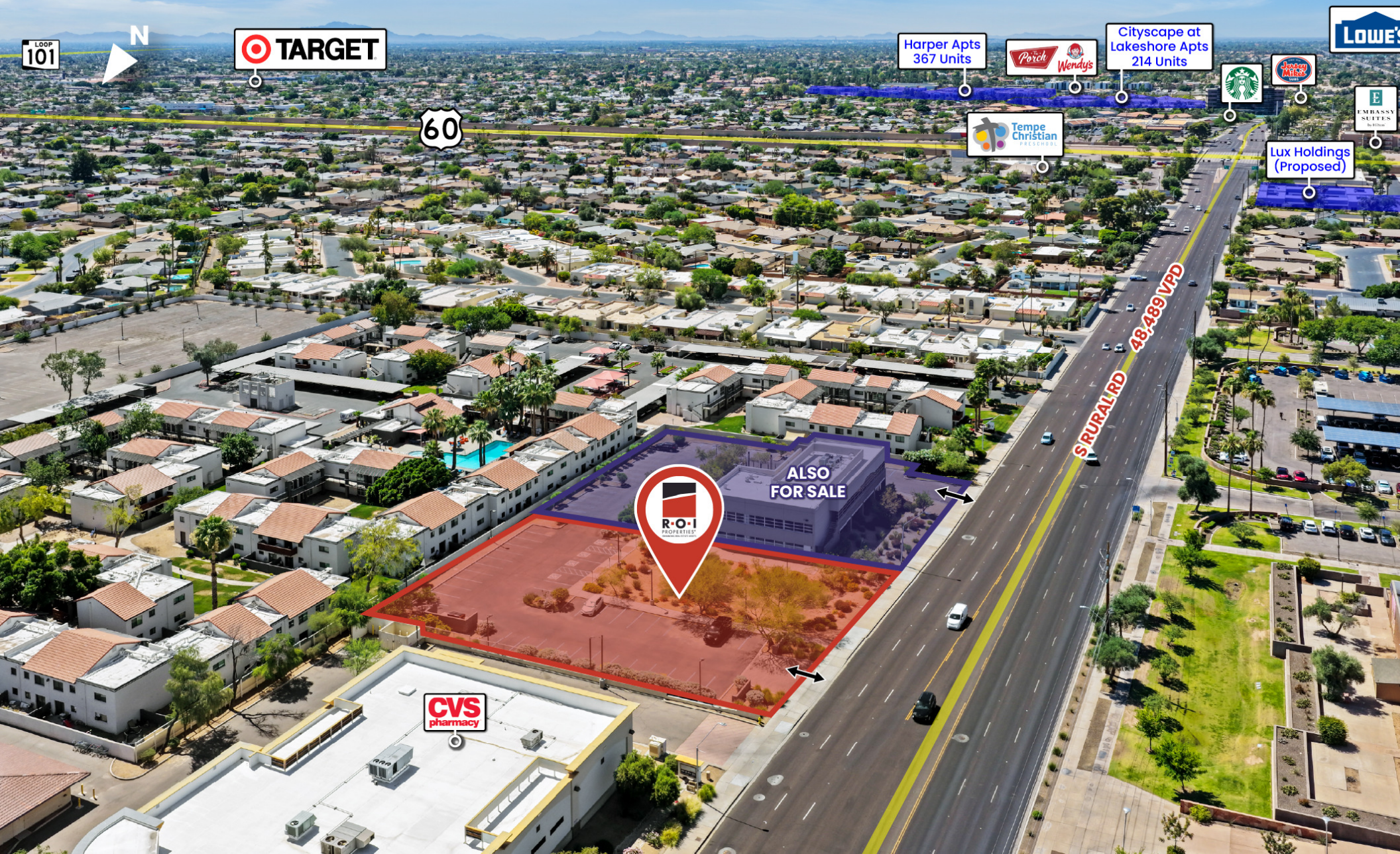
SUBMARKET OVERVIEW

The property is located within the highly desirable Tempe submarket, one of the most active and established commercial markets in Metro Phoenix. Anchored by Arizona State University and supported by a diverse employment base, Tempe continues to attract businesses, residents, and investment capital seeking a central location with strong economic fundamentals. The surrounding area features a mix of commercial, office, industrial, and residential development that creates consistent demand for commercial real estate.

Positioned along the Rural Road corridor, the property benefits from excellent connectivity to Interstate 10, Loop 101, Loop 202, and US-60, providing convenient access to major employment centers throughout Phoenix, Scottsdale, Chandler, and Mesa. Continued population growth, ongoing redevelopment, and limited availability of commercial land have made Tempe one of the Valley's most competitive and sought-after markets for owner-users, developers, and investors alike.



SE FACING OBLIQUE



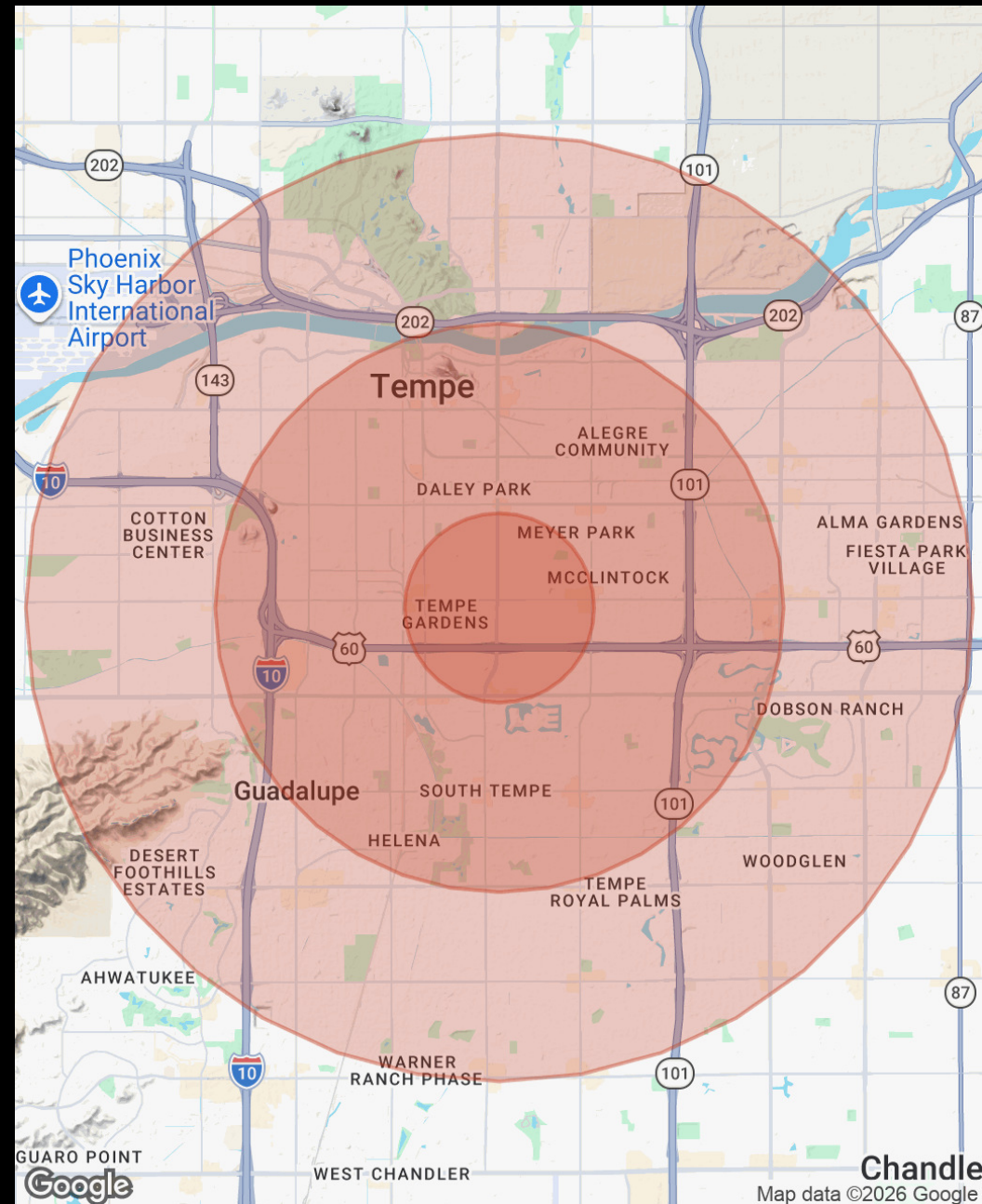
NW FACING OBLIQUE



DEMOGRAPHIC REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 18,803 | 158,363 | 343,005 |
| Average Age | 32.5 | 32.3 | 34.4 |
| Average Age (Male) | 32.9 | 31.5 | 33.8 |
| Average Age (Female) | 34.2 | 33.5 | 35.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 7,945 | 64,194 | 142,469 |
| # of Persons per HH | 2.4 | 2.5 | 2.4 |
| Average HH Income | \$95,855 | \$90,983 | \$96,286 |
| Average House Value | \$399,410 | \$380,970 | \$389,882 |

2023 American Community Survey (ACS)





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