

Revelry



A new luxury,
multi-tower
development
delivering
high-visibility,
street-level
retail below
two Class A
residential
towers



Conceptual Rendering

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

7339 E. McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcr.com

965 E. University Drive | Tempe, AZ 85288

Property Highlights



Prime Mixed-Use Opportunity

Revelry is a new, luxury multi-tower development located at 965 E. University Drive in Tempe, AZ. The Project delivers high visibility, street-level retail below two Class A residential towers with strong, built-in customer traffic.



Project Summary

- Two towers 17-story East tower, 15-story West tower
- Approximately 810,000 SF square feet of gross building area
- 533 units, including 11 ADA units
- 475 parking spaces



On-Site Resident Amenities Driving Foot Traffic

- Level 1: Bowling alley, arcade, dog spa, bike room, mezzanine leasing office
- Level 4: Resort style pool with outdoor seating and landscaped deck
- Level 5: Co-working area with coffee bar
- Level 6: Fitness center
- Level 15 (West): Pickleball and lounge
- Level 17 (East): Pickleball, sauna, aromatherapy, cold plunge, yoga terrace, lounge with bar, fireplace and golf simulator
- Garage - self storage, car wash bay



RETAIL OVERVIEW

- East Retail 1: 3,413 SF
- East Retail 2: 10,800 SF
- Ideal for coffee, restaurant, boutique fitness, beauty & wellness, medical retail or service concepts
- Immediate access to an active resident base plus strong daytime population from Arizona State University and professional offices nearby



RETAIL ADVANTAGES

- High density residential positioned directly above storefronts
- Consistent customer base with year-round occupancy
- Modern amenity package supporting premium rent levels
- Strong parking access with 475 spaces
- Located in the heart of Tempe near University, Downtown, Mill Avenue and light rail routes

Conceptual Rendering



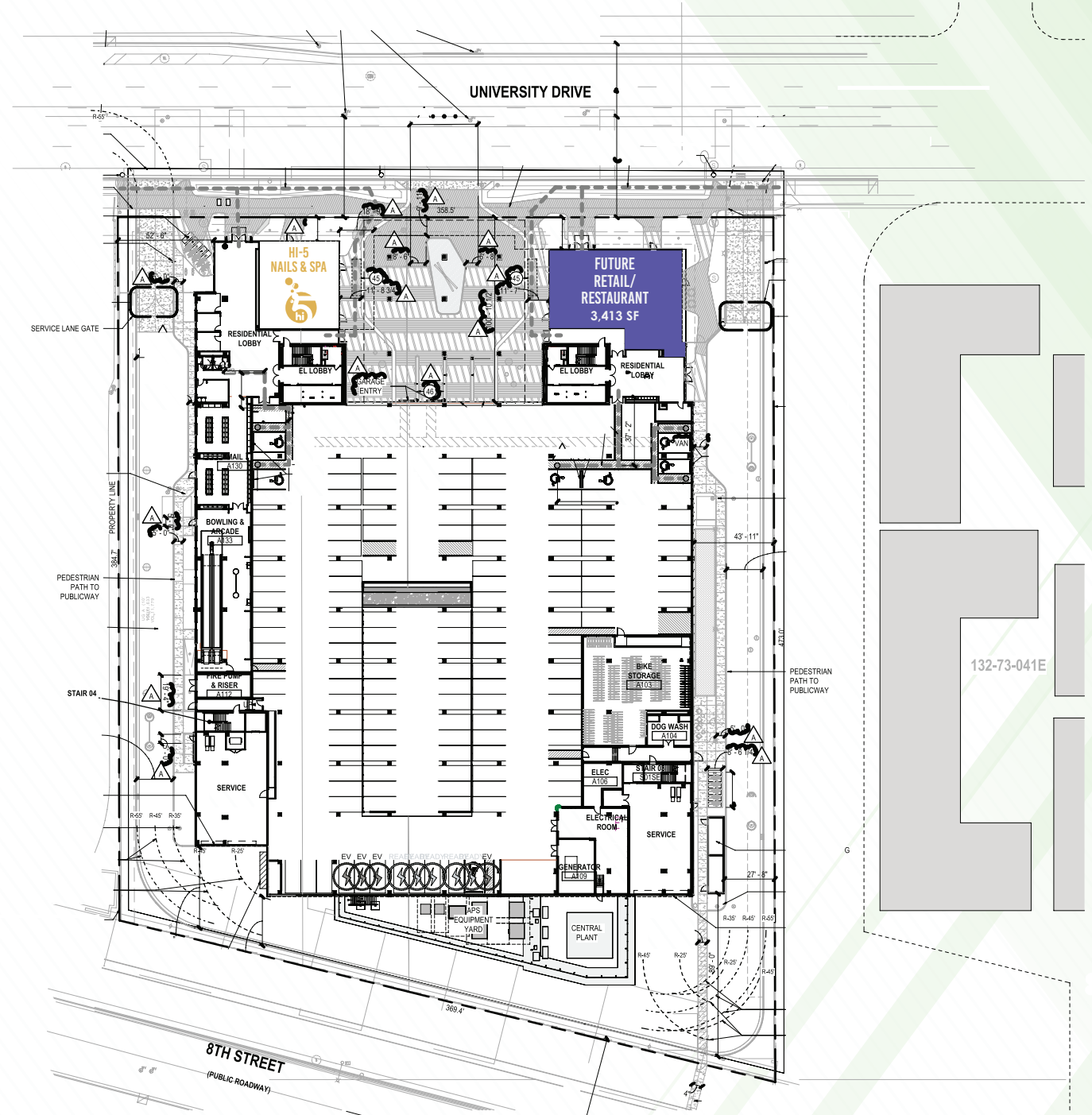
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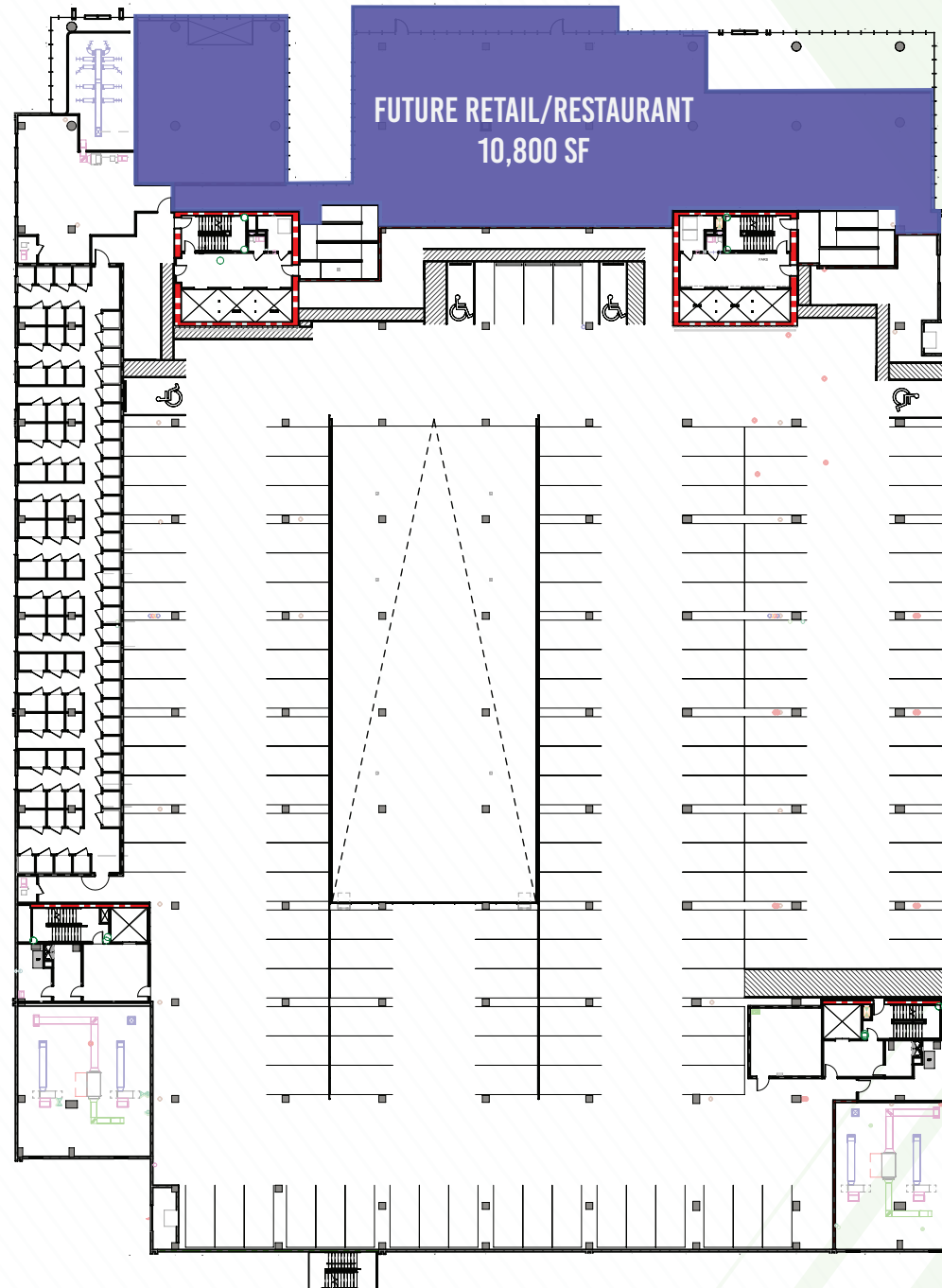


Retail 1












Retail 2



Demographics 2025

Source: SitesUSA, Inc.

 <p>POPULATION</p> <table border="1"> <tr><td>1 MILE</td><td>29,938</td></tr> <tr><td>3 MILES</td><td>143,759</td></tr> <tr><td>5 MILES</td><td>350,555</td></tr> </table>	1 MILE	29,938	3 MILES	143,759	5 MILES	350,555	 <p>HOUSEHOLDS</p> <table border="1"> <tr><td>1 MILE</td><td>11,045</td></tr> <tr><td>3 MILES</td><td>62,858</td></tr> <tr><td>5 MILES</td><td>152,232</td></tr> </table>	1 MILE	11,045	3 MILES	62,858	5 MILES	152,232	 <p>AVG HH INCOMES</p> <table border="1"> <tr><td>1 MILE</td><td>\$77,253</td></tr> <tr><td>3 MILES</td><td>\$94,141</td></tr> <tr><td>5 MILES</td><td>\$101,855</td></tr> </table>	1 MILE	\$77,253	3 MILES	\$94,141	5 MILES	\$101,855	 <p>TRAFFIC COUNTS</p> <table border="1"> <tr><td>E UNIVERSITY DR</td><td>30,179 VPD</td></tr> <tr><td>RURAL RD</td><td>38,140 VPD</td></tr> </table>	E UNIVERSITY DR	30,179 VPD	RURAL RD	38,140 VPD
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 <p>MEDIAN AGE</p> <table border="1"> <tr><td>1 MILE</td><td>23.3</td></tr> <tr><td>3 MILES</td><td>29.9</td></tr> <tr><td>5 MILES</td><td>32.9</td></tr> </table>	1 MILE	23.3	3 MILES	29.9	5 MILES	32.9	 <p>DAYTIME POPULATION</p> <table border="1"> <tr><td>1 MILE</td><td>25,523</td></tr> <tr><td>3 MILES</td><td>128,522</td></tr> <tr><td>5 MILES</td><td>314,107</td></tr> </table>	1 MILE	25,523	3 MILES	128,522	5 MILES	314,107	 <p>TOTAL BUSINESSES</p> <table border="1"> <tr><td>1 MILE</td><td>1,140</td></tr> <tr><td>3 MILES</td><td>8,553</td></tr> <tr><td>5 MILES</td><td>21,001</td></tr> </table>	1 MILE	1,140	3 MILES	8,553	5 MILES	21,001					
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MARQUEE THEATRE

PAPAGO PARK

Comfort

U-HAUL

LOOP 202

LOOP 202

LOOP 101

TEMPE CENTER FOR THE ARTS

HISTORIC U.S. 80

TEMPE TOWN LAKE

SALT RIVER

TEMPE MARKETPLACE

HAYDEN BUTTE

E RIO SALADO PKWY

TEMPE MISSION PALMS

777 NOVUS

SOCIETY TRADER JOE'S
Macayo's IMPROV
Cane's CAVA

aps

Total Wine Red Robin ROSS
nektar MOD Famous Footwear
OLD NAVY SPINATO'S Harkins
BARNES & NOBLE ULTA BEST BUY JCPenney
Michaels five BELOW Sams Club

ExtraSpace Storage

QT

JAYCEE PARK

WHOLE FOODS

Snooze

S RURAL RD

E UNIVERSITY DR

30,179 VPD

S MOCCIA TOCK RD

MITCHELL PARK

ZUPAS
Chick-fil-A
CVS pharmacy
FIRST WATCH
CHASE

ASU

Chevron GUS.
Wetzel's Pretzels
BURRITO EXPRESS

Revelry

McDonald's
W
HUMAN & BEAN

TESLA

WAFFLE HOUSE

Chevron

ESCALANTE PARK

ASU Gammage
Arizona State University

38,140 VPD

E APACHE BLVD

HISTORIC U.S. 80

CIRCLE K

HONORHEALTH

Some Burrito

SAFeway
STAPLES
POBELL'S
Jack SONIC

CVS pharmacy

Chevron

Public Storage

LOOP 101

CLARK PARK

TEMPE HIGH SCHOOL

DALEY PARK

ACE Hardware
ISTAD Nutrition
SAJAD
ExtraSpace Storage

U-HAUL

BURGER KING

CONNOLLY MIDDLE SCHOOL

BIG BRAND TIRE & SERVICE

6

Walgreens

AT&T jiffy lube
SHERWIN WILLIAMS
Little Caesars BIG TIRES

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EXCLUSIVELY LISTED BY:

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