



±8,730 SF OFFICE SPACE | CENTRAL TEMPE | I-10 CORRIDOR
3345 SOUTH RURAL ROAD, TEMPE, AZ 85282

OFFERING MEMORANDUM

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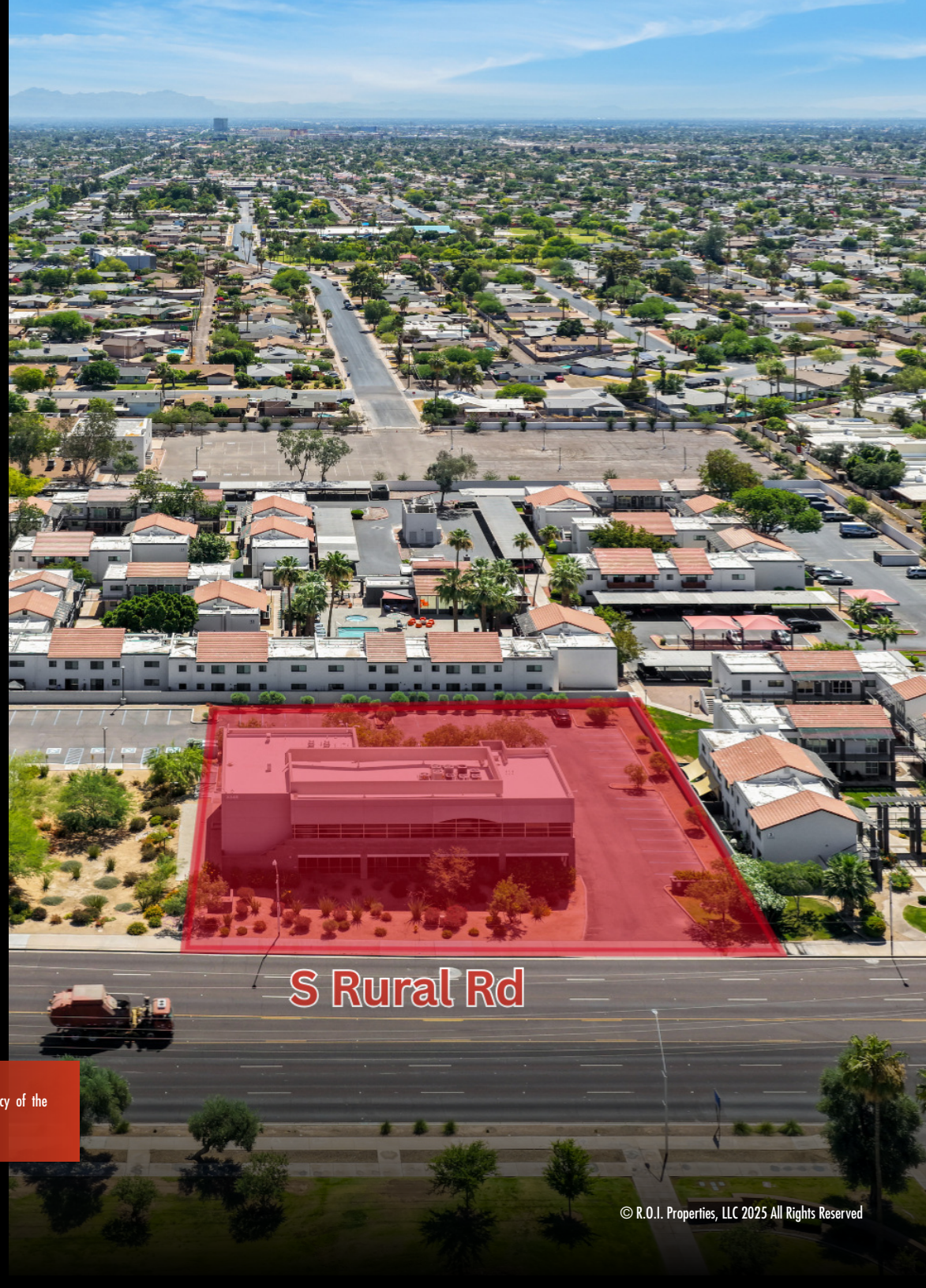


3333 E. CAMELBACK RD
SUITE 252
PHOENIX, AZ 85018

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EXECUTIVE SUMMARY	3
PROPERTY OVERVIEW	4
SE FACING OBLIQUE	5
NW FACING OBLIQUE	6
CONTACT US	7
DEMOGRAPHIC REPORT	8



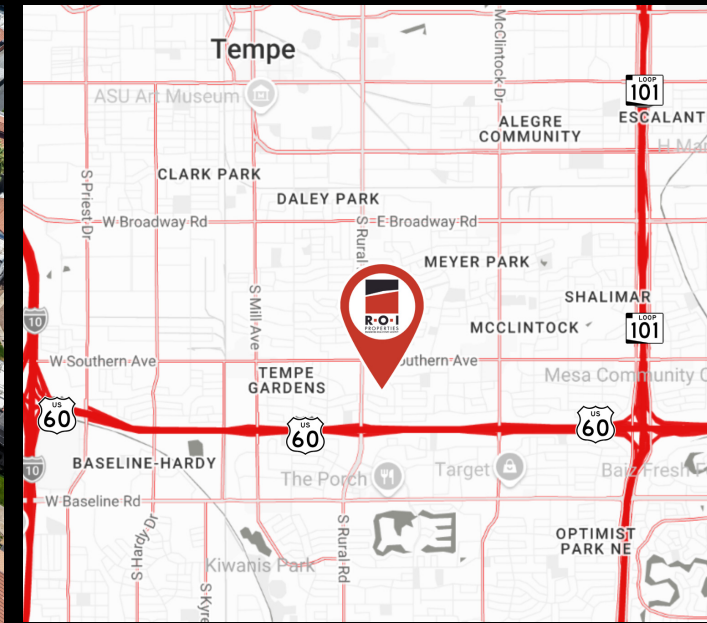
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EXECUTIVE SUMMARY

ADDRESS:	3345 South Rural Road
SALE PRICE:	\$3,040,000
PRICE / SF:	\$348 / SF
BUILDING SIZE (SF):	±8,730 SF
LOT SIZE:	0.677 AC / 29,490 SF
# OF PARKING SPACES:	44
PARKING RATIO:	5.00 / 1,000 SF
APN:	133-54-396-P
YEAR BUILT:	1989
ZONING:	C-G

3345 S Rural Road presents a rare owner-user acquisition opportunity in one of Tempe's most established commercial corridors. Situated on approximately 0.677 acres (29,490 SF) with direct frontage along Rural Road, the property offers a highly functional freestanding building with exceptional accessibility to Southern Avenue, Loop 101, Loop 202, Interstate 10, and the broader Southeast Valley. The property benefits from its proximity to major employment centers, residential neighborhoods, and the continued growth of the nearby Arizona State University area. Recent renovations and a flexible layout position the asset for a variety of educational, office, medical, nonprofit, or institutional users seeking a well-located campus environment with strong long-term value

- Prime Rural Road frontage with excellent visibility and access in central Tempe
- Owner-user opportunity delivered vacant at closing
- Strategic location near ASU, Interstate 10, Loop 101, and Loop 202
- Surrounded by a diverse mix of office, industrial, retail, educational, and residential uses



PROPERTY OVERVIEW

3345 S Rural Road presents a rare opportunity to acquire a well-positioned owner-user asset in one of Tempe's most established commercial corridors. Situated on approximately 0.667 acres (29,490 SF) and improved with a $\pm 8,730$ SF freestanding commercial building, the property offers a combination of strategic location, functional improvements, and long-term flexibility that is increasingly difficult to find in today's infill market. The site benefits from direct frontage along Rural Road, providing excellent visibility and convenient access to Southern Avenue, Interstate 10, Loop 101, and Loop 202, allowing users to efficiently serve customers, employees, and clients throughout the Phoenix metropolitan area.

The property is located within a vibrant mixed-use environment surrounded by established residential neighborhoods, educational institutions, retail amenities, and employment centers. Its proximity to Arizona State University and the broader Tempe employment base creates strong underlying demand for commercial real estate while supporting a variety of potential uses. Recent renovations and a flexible building layout position the asset for educational, office, medical, nonprofit, religious, or institutional occupancy. Combined with the substantial land area, the property offers owner-users the opportunity to establish a long-term presence in a highly desirable location while maintaining flexibility for future operational needs, site enhancements, or expansion opportunities.

SUBMARKET OVERVIEW

The property is located within the highly sought-after Tempe submarket, one of the most dynamic and economically diverse markets in the Phoenix metropolitan area. Known for its strong employment base, educated workforce, and central location, Tempe continues to attract businesses ranging from startups and technology firms to healthcare providers, educational institutions, and corporate headquarters. The city is anchored by Arizona State University, which serves as a major economic driver and contributes to a steady influx of students, faculty, researchers, and professionals who support local business activity and consumer demand.

The surrounding area benefits from exceptional regional connectivity through Interstate 10, Loop 101, Loop 202, and nearby US-60, providing convenient access to Downtown Phoenix, Sky Harbor International Airport, Scottsdale, Chandler, Mesa, and the broader Southeast Valley. The immediate area surrounding Rural Road and Southern Avenue features a diverse mix of office, retail, industrial, educational, and residential developments, creating a stable and active commercial environment.



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DEMOGRAPHIC REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,969	158,192	343,226
Average Age	32.5	32.4	34.5
Average Age (Male)	32.8	31.5	33.8
Average Age (Female)	34.2	33.6	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,046	64,113	142,546
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$95,063	\$91,170	\$96,395
Average House Value	\$399,293	\$381,730	\$390,155

2023 American Community Survey (ACS)

