



# 100% LEASED RETAIL BUILDING INVESTMENT OPPORTUNITY

1501 E APACHE BLVD | TEMPE, AZ 85281

Rare opportunity to acquire a stabilized commercial property leased to

**Amazon Prime Now** a globally recognized tenant providing significant & reliable cash flow from **day one**.

**SALE PRICE:**  
**\$2,500,000**

**CAP RATE:**  
**5.3%**

**NOI:**  
**\$134,400**

**OCCUPANCY:**  
**100% LEASED**



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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. 

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# ±4,950 SF Freestanding Retail Building NNN Leased to *Amazon Prime Now*

## INVESTMENT OPPORTUNITY

Acquire a stabilized retail building strategically located at 1501 E Apache Blvd in Tempe, Arizona. This property, built in 2005, is 100% NNN leased, offering cash flow from a globally recognized reliable tenant from day one. Situated just a half-block from a Valley Metro Light Rail stop and near Arizona State University, the site boasts excellent accessibility and visibility in a high traffic corridor.

**Its location within a federally designated Opportunity Zone presents potential investors with compelling long-term tax incentives.**



**Amazon Prime Now** is a rapid-delivery service providing Prime members with ultra-fast, two-hour delivery on groceries and everyday essentials through a streamlined integration with Amazon's main shopping platforms.

## Property Summary

Address	1501 E Apache Blvd, Tempe, AZ 85281
Building Size	±4,950 SF
Parcel	133-07-0103 (±17,013 SF)
Zoning	CSS
Year Built	2005
Lease Type	NNN
<b>Sale Price</b>	<b>\$2,500,000</b>
<b>CAP Rate</b>	<b>5.37%</b>
<b>NOI</b>	<b>\$134,400</b>
<b>Occupancy</b>	<b>100% Leased</b>



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# Floor Plan

This ±4,950 SF masonry-constructed building is ideal for retail, service-based, or office use and features a flexible floor plan to accommodate a wide range of tenants or future buyer-users.



2005 MASONRY CONSTRUCTION



TWO (2) RESTROOMS



OPEN FLOOR PLAN



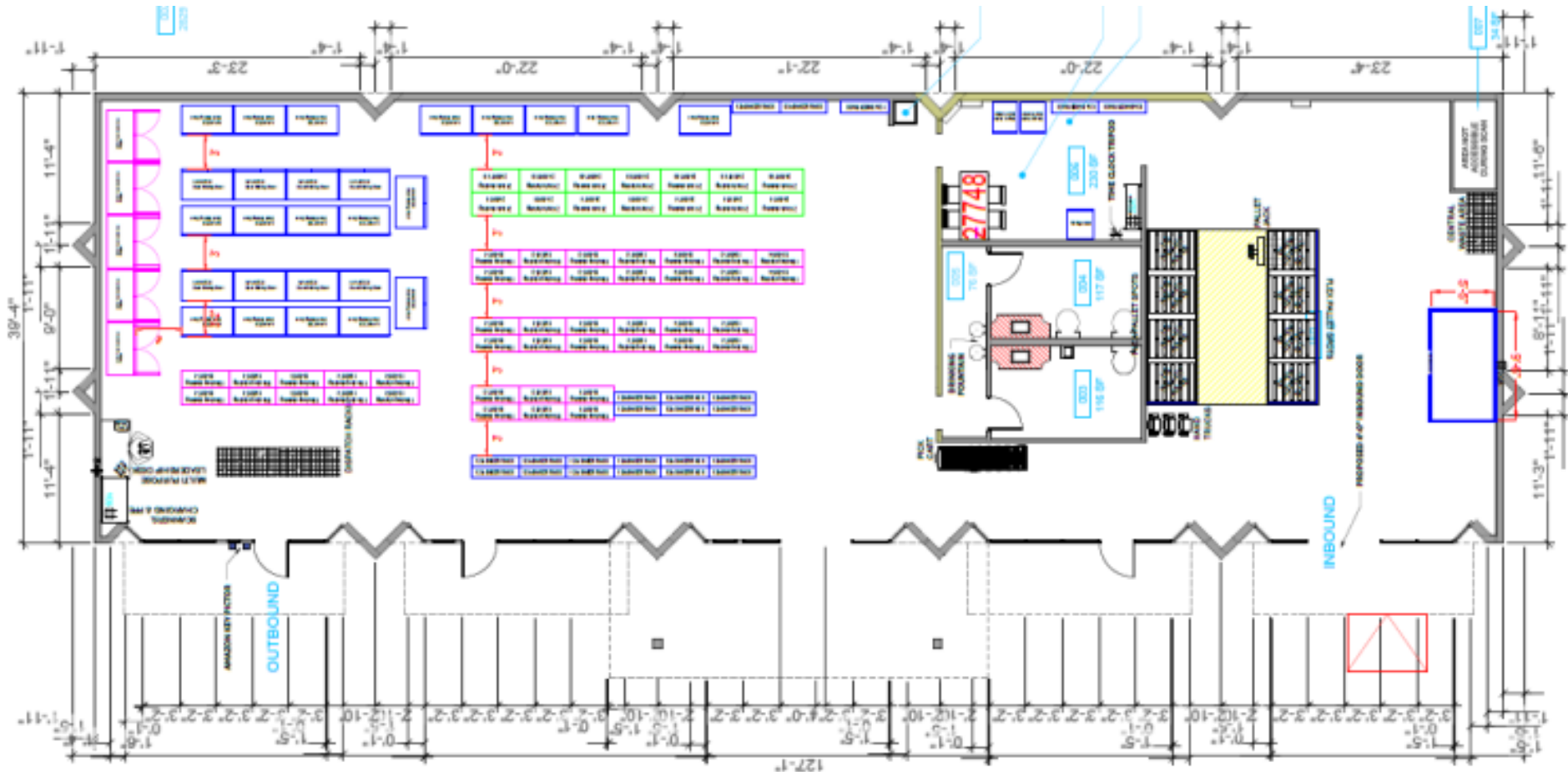
20 PARKING SPACES



1/2 BLOCK FROM LIGHT RAIL STOP



LOCATED WITHIN OPPORTUNITY ZONE



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## AMAZON'S ULTRA-FAST DELIVERY SERVICE FOR GROCERIES & ESSENTIALS

[www.aboutamazon.com](http://www.aboutamazon.com)

**Amazon Prime Now** is a rapid-delivery service that offers Prime members ultra-fast delivery—often within two hours—on everyday essentials, groceries, and select retail items. It operates through dedicated fulfillment centers and partners with local stores to provide a wide assortment of products delivered at high speed. Amazon continues to integrate Prime Now's capabilities directly into the main Amazon and Amazon Fresh shopping experiences, streamlining the service while maintaining the same fast-delivery promise.

**Amazon** is one of the world's largest and most financially powerful companies, generating more than \$716 billion in annual revenue (as of 2025). It maintains a market value that consistently ranks among the highest of any global corporation in the world. Its vast logistics network, dominant e-commerce platform, and industry-leading cloud division (Amazon Web Services), enable it to serve hundreds of millions of customers worldwide while producing strong, diversified revenue streams. With substantial cash flow, robust investment capacity, and continued growth across retail, technology, advertising, and subscription services, Amazon demonstrates exceptional financial strength and long-term stability.



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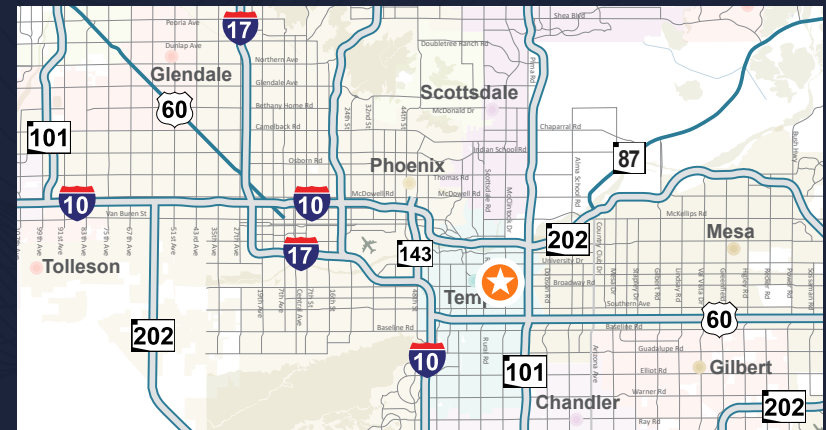
# Located in an Opportunity Zone near Arizona State University

**Investment Opportunity Zones** can offer compelling benefits for investors seeking both financial returns and meaningful community impact. These federally designated areas provide tax incentives that encourage long-term investment in designated neighborhoods, helping stimulate economic growth while rewarding investors for their commitment. **The structure of the program makes it especially attractive for those looking to defer or reduce capital gains taxes while diversifying their portfolios into real estate or business development projects.**

## Key Advantages of Opportunity Zones

- Capital gains tax deferral on profits reinvested into a Qualified Opportunity Fund.
- Reduction of taxable gains the longer the investment is held
- Potential elimination of taxes on new gains from Opportunity Zone investments held for at least 10 years.
- Portfolio diversification through access to real estate and business projects in emerging markets.
- Positive social impact by supporting economic development in underserved communities.

Consult your tax advisor for specific rules of the program and whether this property meets your investment and tax objectives.

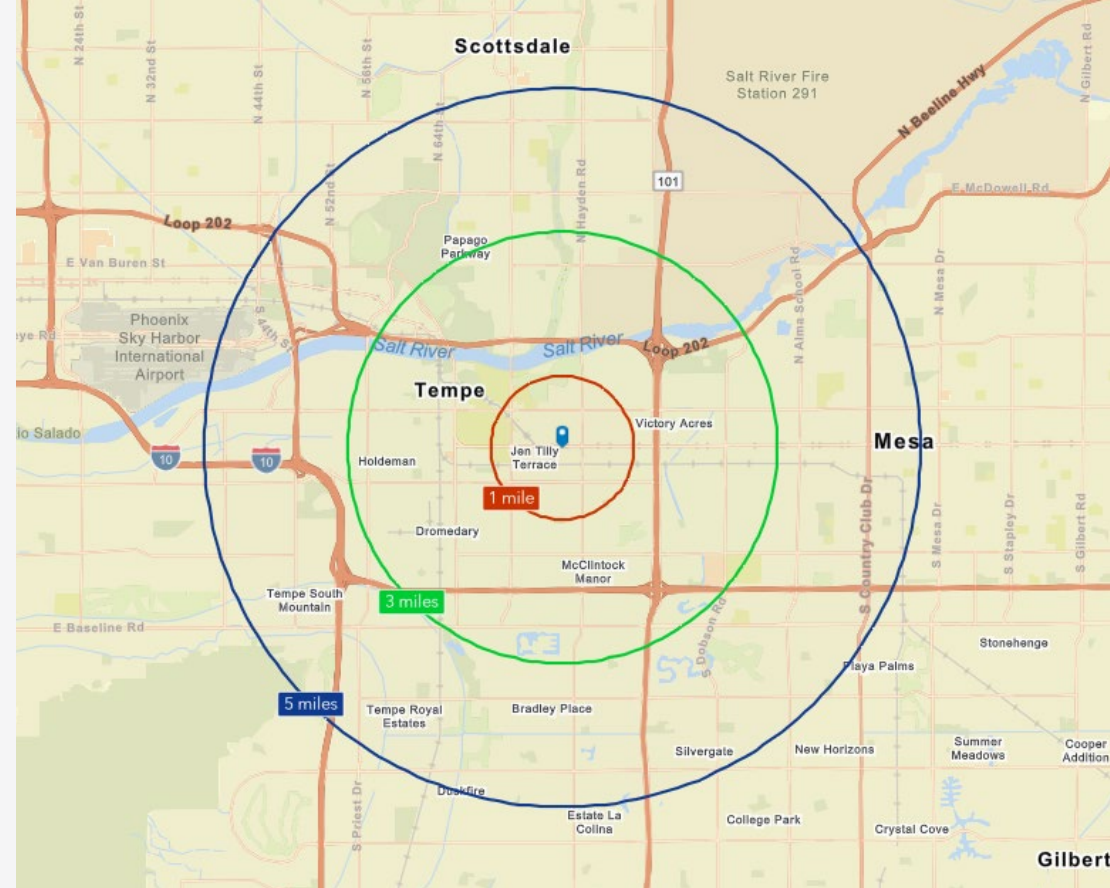


**Legend**

- Opportunity Zones
- Arizona State University
- Valley Metro Light Rail
- Light Rail Stops

# Area Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	35,046	156,502	360,933
Median Age	26.5	30.4	32.8
Bachelor's Degree or Higher	44%	40%	35%
Avg HH Income	\$58,246	\$75,846	\$80,980
Total Consumer Spending	\$321.1M	\$1.9B	\$4.5B
Daytime Employment	8,174	92,283	249,653
Businesses	1,177	9,648	21,498



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# About Tempe, Arizona

Tempe has a rich and diverse history, beginning with the Hohokam tribe, who built canals to support farming in the area. In the late 1800s, Hayden's Ferry was established as crops were grown to support nearby Fort McDowell. The first permanent settlers in the Phoenix area were in Tempe near the Salt River, that had previously been occupied by the Hohokam. Tempe's name was adopted in 1879, its namesake a butte in Greece. Arizona State University was founded in 1885, and the railroad, built in 1887, crossed the Salt River at Tempe, encouraging its growth to become an incorporated city in 1894. Today, Tempe continues to innovate and support its esteemed reputation as a bustling economic hub in the Phoenix metropolis.



Downtown Tempe is a top submarket for tech companies, with more than 40,000 people working within a mile of Mill Avenue. It's the perfect place for lunch with VIPs or your favorite coworkers. The restaurants and retail shops are steps away from companies like Deloitte, Amazon, Carvana, Waste Management, MOOVz and more.

And so much more is coming! New developments are underway, like the 14-story 250 Rio commercial tower and The Arbor, under construction now. This is where connections and memories are made. Be part of the warm, welcoming and innovative Downtown Tempe atmosphere, where visitors and workforce members enjoy our historic brick buildings, tree lined streets and community art. Hike. Bike. Paddleboard. Take in the sunset from a rooftop bar. Watch a famous band. Run a famous marathon. More than 50 special events a year happen right here!



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