



Proposed 102-unit Multifamily

Rendering for illustrative purposes only and may not reflect actual final product.

2158, 2164, & 2174 E. Apache Blvd | Tempe, Arizona 85281

Redevelopment Opportunity

Vestmont Properties is pleased to offer a qualified apartment developer/investor an excellent opportunity to enter the dynamic Tempe market and capitalize on one of the fastest-growing submarkets in the southwest.

There are currently three (3) existing motels on-site. The site can be cleared for multi-family to be built. Re-Zoning to an MU-4 TOD Pad Overlay would be required for the proposed use of a 4-story, 102-unit apartment building.

The owner has reached out to various consultants (Architects, Civil Engineers, Surveyors, General Contractors, Zoning Attorneys, etc.). To date, the Owner has compiled the following reports; **Title Report, ALTA Survey, Yield Study, Site Plan, Unit-Mix, Elevations, Renderings, Market Feasibility Study, Zoning Timeline, Development Budget, and Proforma.**

Property Highlights

Address	2158, 2164 & 2174 E. Apache Blvd. Tempe, AZ 85281
Offering Price	\$8,500,000
Parcel Numbers	132-72-028, 132-72-027, and 132-72-026
Land Size	Net: 93,575 SF (2.148± Acres)
Buildings On Site	Three (3) Motels (48± Rooms)
Proposed Use	Four (4)-story, 102-unit apartment community
Current Zoning	Commercial Shopping and Service (CSS) and Multifamily Residential General (R-4)
Required Zoning	MU-4 TOD Pad Overlay





Tempe Town Lake

EXCELLENT LOCATION

The property is superbly located within minutes to Tempe Town Lake, Mill Avenue, Hayden Ferry, ASU. There is also easy access to the Loop 101 and Loop 202. With Tempe being located in the center of the Greater Phoenix Metropolitan area, it is an easy commute to all parts of the metro, via light rail or freeway.

CULDESAC TEMPE
(761 Apartments & Retail)
Opened in 2023

Culdesac



SUBJECT PROPERTY



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DEMOGRAPHICS

Population



1 Mi 28,508
3 Mi 160,604
5 Mi 387,511

Households



1 Mi 11,948
3 Mi 64,048
5 Mi 153,205

Household Income



1 Mi \$39,020
3 Mi \$46,623
5 Mi \$53,447



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