

APACHE SQUARE

TEMPE HARD CORNER REDEVELOPMENT

*SWC McClintock Drive
& Apache Boulevard
Tempe, Arizona 85281*

CONCEPTUAL RENDERING



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ORION 
INVESTMENT REAL ESTATE

SALE HIGHLIGHTS:

- 5 Stories Approved, 7 Story Potential
- Seller Financing Possible
- Reasonable Times For Site Plan Approval Permissible
- Located in an Opportunity Zone and Along the Light Rail

** Contact Us for Copies of 5 or 7 Story Site Plans*

SOUTH FACING VIEW



PROPERTY OVERVIEW

Sale Price: **\$11,000,000**

Address: 1747 East Apache Boulevard
Tempe, Arizona 85281

Existing Structure: ± 16,725 SF

Land Area: ± 85,015 SF (± 1.95 Acres)

Zoning: MU-4 PAD TOD

Parcel Number: 133-06-001F

Traffic Counts: Apache Blvd: 22,336 VPD
McClintock Rd: 31,728 VPD



5 STORY BUILDING

- Up to 167 Units
- Max Height: 70'
- Building Area: ±154,000 Square Feet



7 STORY BUILDING

- Up to 272 Units
- Max Height: 92'
- Building Area: ±205,000 Square Feet



APACHE SQUARE PROPOSED PROJECT



ARIZONA STATE UNIVERSITY

Gracie's VILLAGE
MIXED-USE
50 UNITS

OLD TOWN SCOTTSDALE

LOOP
202



LIGHT RAIL

APACHE LOFTS
62 Units

APACHE BOULEVARD

SAS
FABRICS



MCCLINTOCK DRIVE

A
THE ACCESS
408 UNITS
5 STORIES
BUILT: 2009



4

NORTHWEST FACING VIEW

APACHE SQUARE PROPOSED PROJECT



ARIZONA STATE UNIVERSITY

APACHE BOULEVARD

5

WEST FACING VIEW

APACHE SQUARE PROPOSED PROJECT



AURA
APACHE
APARTMENTS
UNDER CONSTRUCTION
296 UNITS

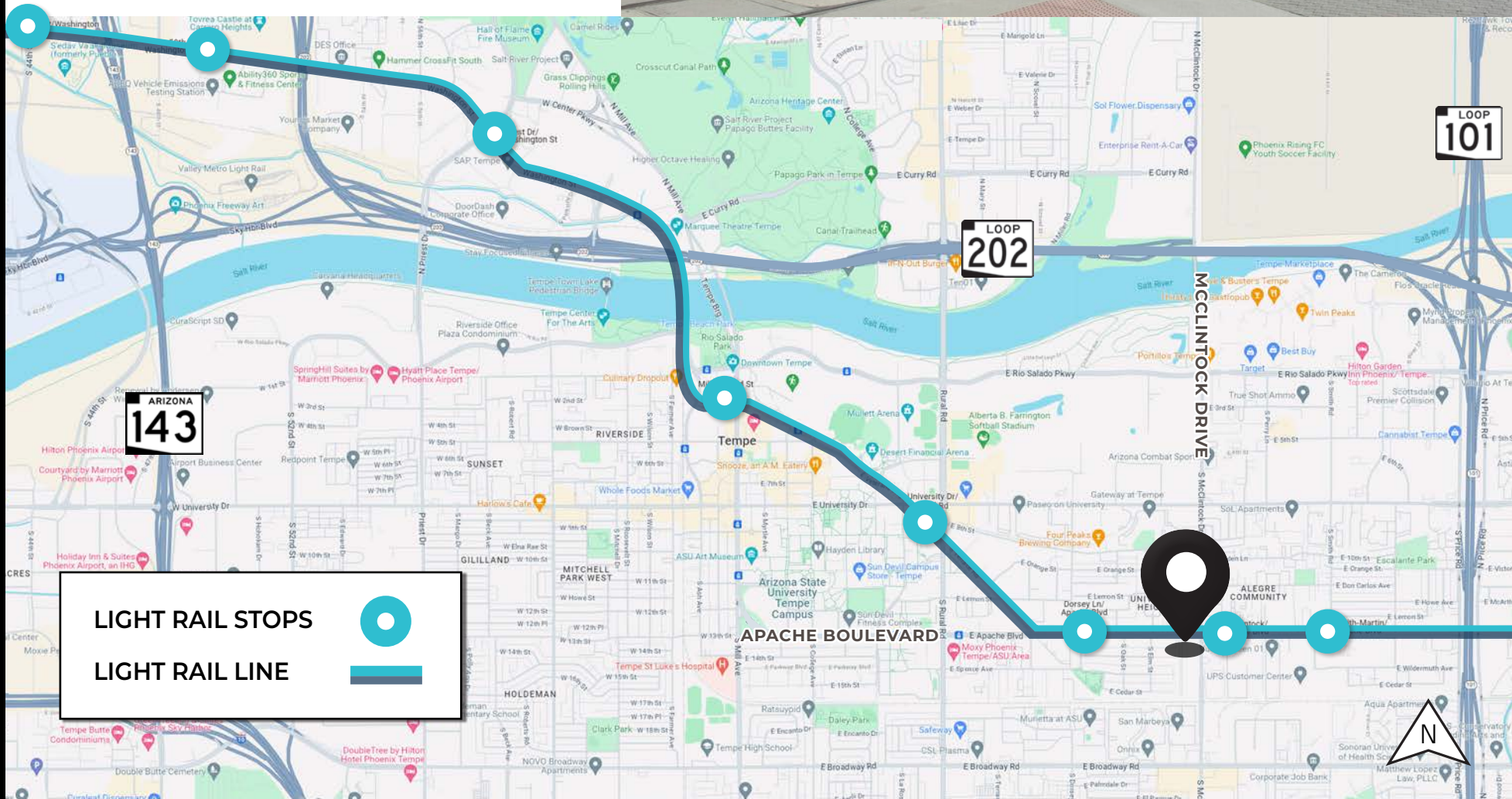
 **ALIGHT
TEMPE**
STUDENT HOUSING

SKYE
APARTMENTS
423 UNITS
4 STORIES
BUILT: 2017

 **THE ACCESS**
408 UNITS
5 STORIES
BUILT: 2009



APACHE SQUARE
IS CONVENIENTLY LOCATED
ALONG THE VALLEY METRO
LIGHT RAIL AND ACROSS THE
STREET FROM A LIGHT RAIL
STOP IN TEMPE, ARIZONA.



LIGHT RAIL STOPS
LIGHT RAIL LINE





marina heights
State Farm

THE WATERMARK
TEMPE

TEMPE TOWN LAKE
ON THE RIO SALADO

TEMPE MARKETPLACE
BEST BUY
BARNES & NOBLE
Bar Louie
Total Wine & More

RIO 2100

SLOAN PARK

NOVUS
Innovation Corridor

desert FINANCIAL
ARENA

ASU Arizona State University

Smith Innovation Hub

LOOP 202

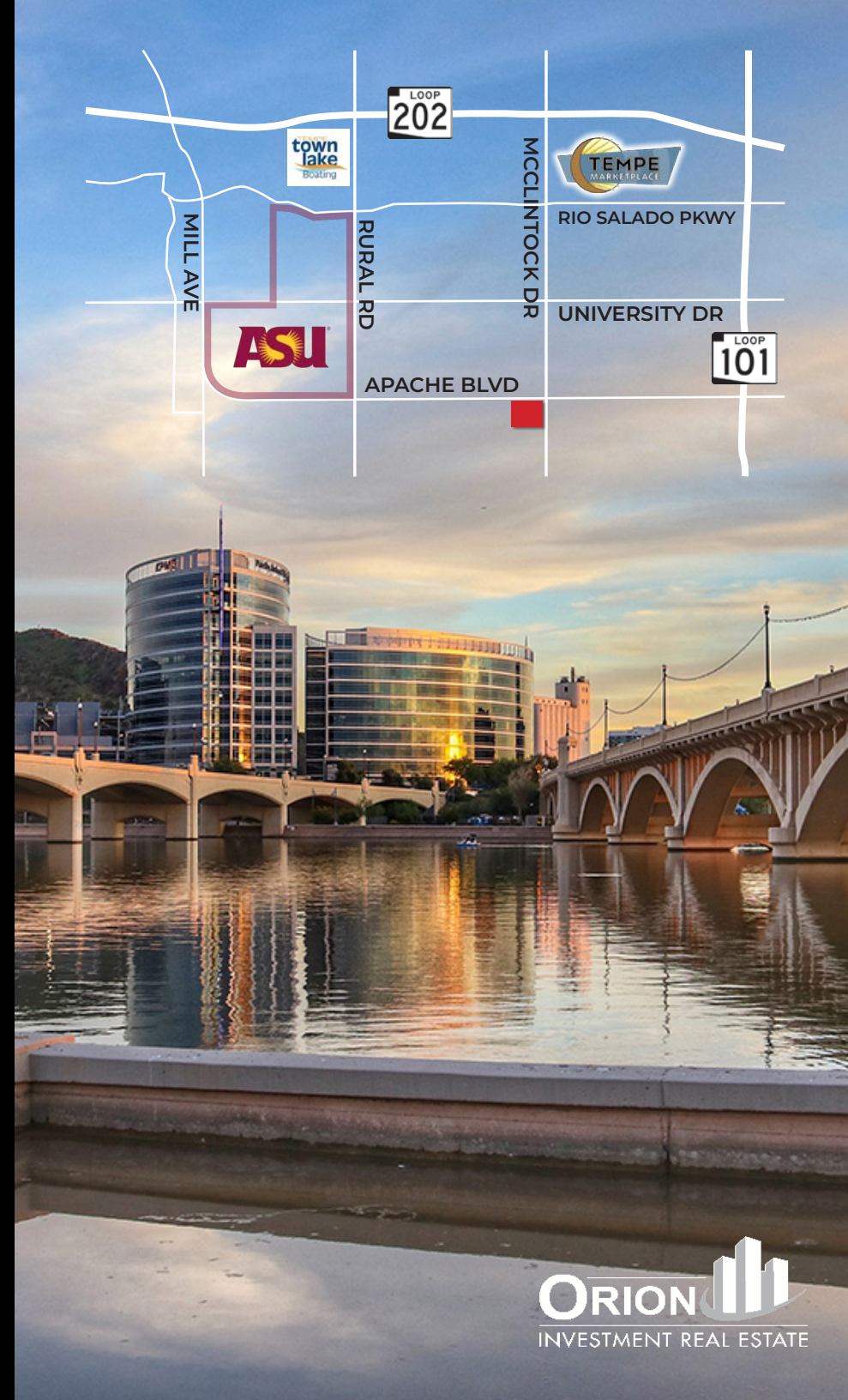


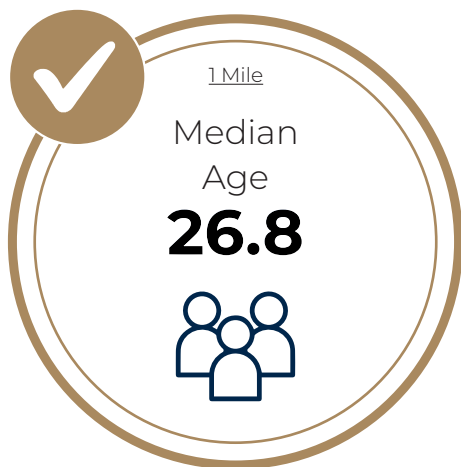
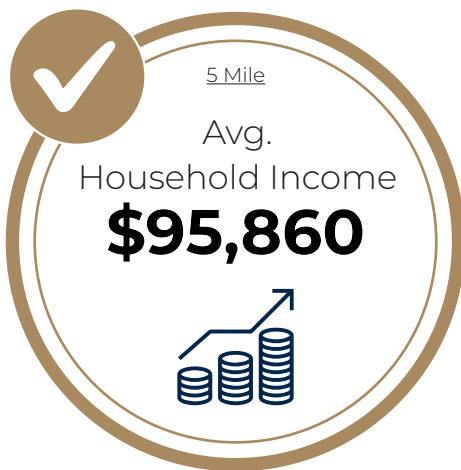
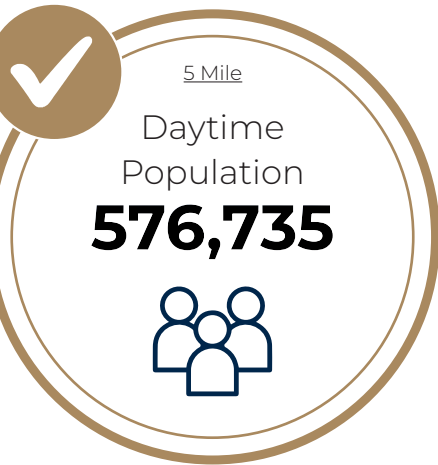
ABOUT TEMPE, ARIZONA

Tempe, Arizona is situated in the heart of Maricopa County. Tempe is a top technology center in Arizona and a leading choice for major corporations. Major city initiatives focus on transportation, accessibility, sustainability, quality of life, open data, performance metrics, and inclusivity.

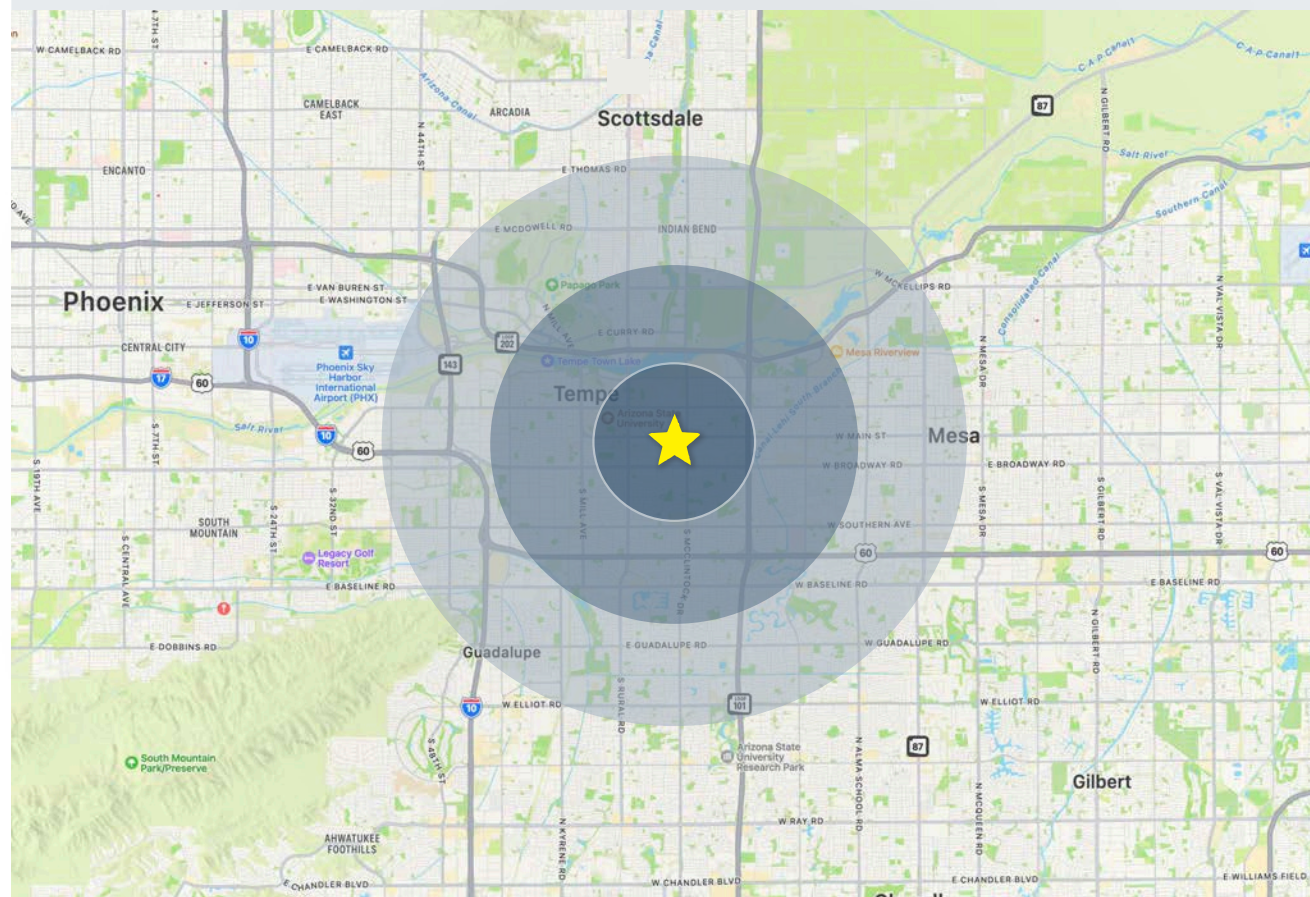
Tempe maintains one of the most thriving economic environments in the country. Top research firms, Fortune 500 companies and start-ups all find what they need to start, grow and thrive in Tempe.

Tempe is located in the East Valley section of metropolitan Phoenix; it is bordered by Phoenix and Guadalupe on the west, Scottsdale and the Salt River Pima-Maricopa Indian Community on the north, Chandler on the south, and Mesa on the east. Tempe is also the location of the main campus of Arizona State University.





2023 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	42,179	231,526	576,735
Residential Population:	31,038	157,344	362,120
2028 Proj. Residential Population:	31,897	167,132	387,701
Average Household Income:	\$66,603	\$87,454	\$95,860
Median Age:	26.8	31.4	33.3
Average Household Size:	2.1	2.2	2.3
Total Businesses:	1,427	7,936	20,058
Total Employees:	11,141	74,182	214,615



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