



Tempe Office Condo For Sale



Riverside Office Plaza

1255 W. RIO SALADO PKWY #115, TEMPE, AZ 85281

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PROPERTY SUMMARY

RIVERSIDE OFFICE PLAZA

1255 W. RIO SALADO PKWY #115
TEMPE, AZ 85281

OFFERING SUMMARY

SALE PRICE:	\$738,000 \$360 PSF
UNIT SIZE:	2,051 SF
APN:	124-25-058
DEDICATED PARKING:	5 covered, reserved
CAM FEE	\$1,578 Quarterly
2026 PROPERTY TAX:	\$3,709.06

PROPERTY SUMMARY

SVN is pleased to present this ±2,051 SF office condominium for sale within the Riverside Office Plaza complex in the heart of Tempe, just minutes from Arizona State University and Mill Avenue. The suite features a highly functional office layout consisting of a reception area, conference room, multiple private offices, an open bullpen/work area, kitchen, and two private restrooms, making it well suited for a variety of professional and administrative office users. The first-floor suite enjoys an attractive location within the complex overlooking a well-landscaped courtyard and water feature, providing a pleasant and professional setting for employees and visitors. The sale also includes an abundance of parking, highlighted by five (5) covered, reserved parking spaces. With its central Tempe location, functional layout, and proximity to ASU, Mill Avenue, and major transportation corridors, the property presents an excellent owner-user opportunity.



PROPERTY HIGHLIGHTS

- Ideal owner-user office condominium opportunity
- Highly functional and efficient office layout
- Abundant parking, including 5 covered, reserved parking spaces
- Minutes from Arizona State University and Mill Avenue
- Convenient access to Loop 202, providing excellent connectivity to Sky Harbor International Airport and destinations throughout the Valley



**5 COVERED
PARKING SPACES**

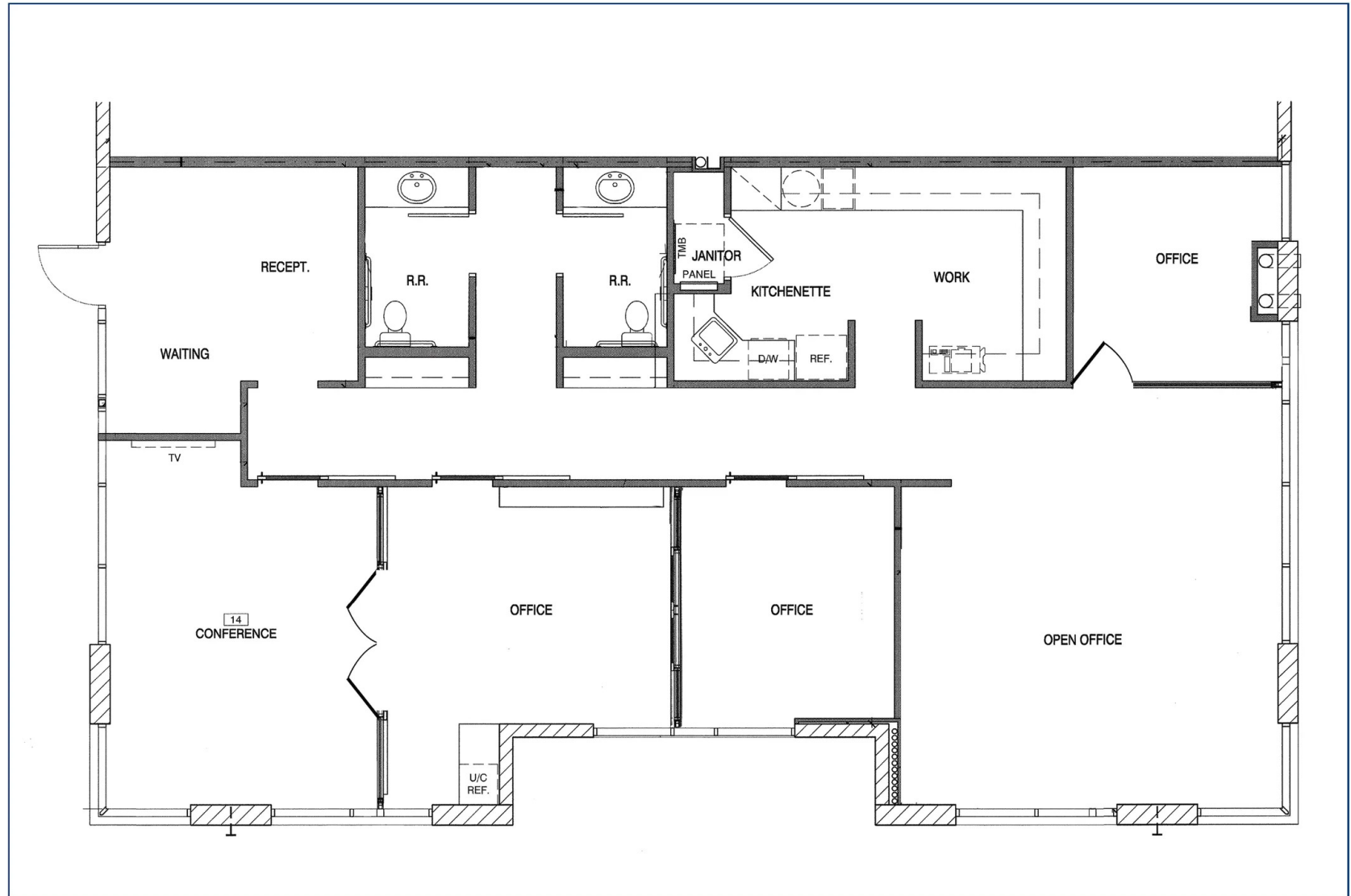


**CONVENIENT
202 FWY ACCESS**



**MINUTES TO
ASU/MILL AVE**

FLOOR PLAN



INTERIOR PICTURES



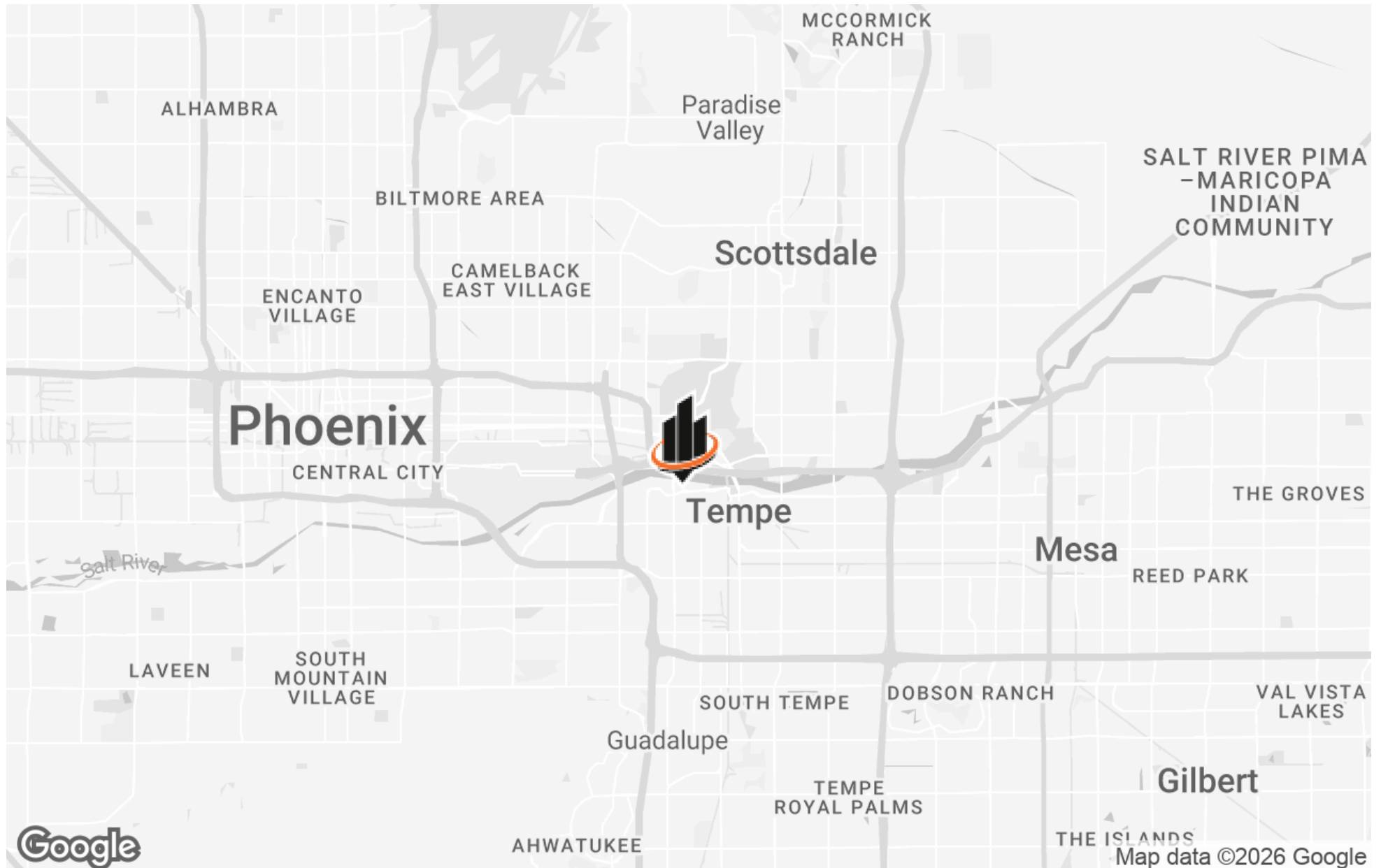
LOCATION DESCRIPTION

Riverside Office Plaza offers an excellent Tempe location for a small to midsize business or owner-user, positioned along the highly desirable Rio Salado corridor near Tempe Town Lake. The property provides convenient access to Loop 202, with connectivity to Loop 101, I-10, and the broader Valley freeway system, making it easily accessible from Phoenix, Scottsdale, Mesa, and the surrounding East Valley. The location is also approximately 1.4 miles from Phoenix Sky Harbor International Airport, providing exceptional convenience for businesses with employees, clients, or customers traveling throughout the region.

The property is just minutes from Downtown Tempe, Arizona State University, the Mill Avenue District, Tempe Town Lake, and Tempe Center for the Arts, placing users near one of the Valley's most dynamic employment and amenity centers. The surrounding area offers an extensive selection of restaurants, retail, hotels, entertainment, and recreational amenities, while ASU provides access to a significant talent pool and workforce base. For an owner-user, the property provides a compelling combination of central Valley accessibility, proximity to Sky Harbor Airport and Downtown Tempe, freeway connectivity, and a prominent location within the growing Rio Salado business corridor.



REGIONAL MAP



PROJECT AERIAL



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,123	104,937	329,004
AVERAGE AGE	27.6	29	32.8
AVERAGE AGE (MALE)	26.9	29.5	32.6
AVERAGE AGE (FEMALE)	28.3	28.9	33.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,069	42,844	137,394
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$75,618	\$82,383	\$95,411
AVERAGE HOUSE VALUE	\$353,018	\$372,779	\$477,793

2023 American Community Survey (ACS)

