

FARMER AVE ASSEMBLAGE FOR SALE

1015, 1021, 1027, & 1031 S FARMER AVE
TEMPE, AZ 85281



W TENTH ST

SITE

S FARMER AVE

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PROPERTY DETAILS



S FARMER AVE



SITE



SALE PRICE:
Market Price



TOTAL LOT SIZE:
±0.654 AC
(±28,500 SF)



PARCEL:
124-70-001, 124-70-001A,
124-70-002, 124-70-003



ZONING:
R-3 (Tempe)

PROPERTY HIGHLIGHTS

- 1/2 mi from ASU Main Campus
- Located in the heart of Tempe
- High-Density Residential Zoning

AERIAL OVERVIEW



W TENTH ST

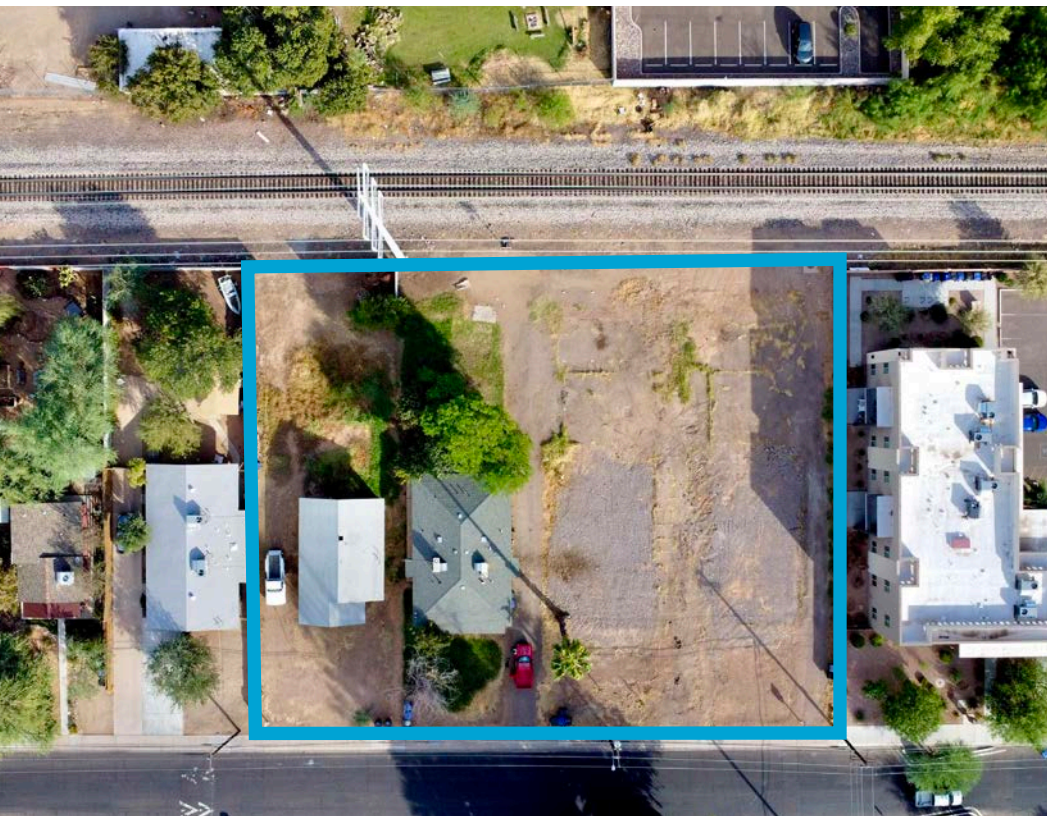
E GAMMAGE PKWY

S ASH AVE

SITE



PROPERTY PHOTOS



ADDITIONAL AERIAL OVERVIEW



LOOP 202

ADP
amazon

CARVANA
State Farm

IN-N-OUT BURGER
aloft HOTELS

Starbucks
crumbl cookies

FIVE GUYS
BURGERS and FRIES

AMC THEATRES

Mellow MUSHROOM
PIZZA BAKERS

WHOLE FOODS MARKET

PEDAL HAUS BREWERY

ASU

BEST BUY

Harkins THEATRES

NORDSTROM RACK

Marshalls

ROSS DRESS FOR LESS

WORLD MARKET

CHIPOTLE MEXICAN GRILL

TARGET

LOOP 101

E UNIVERSITY DR

S PRIEST DR

SITE

E BROADWAY RD

S MILL AVE

S RURAL RD

S MCCLINTOCK DR

10
60



DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES	25 MIN
2024	27,602	67,612	133,510	1.1 M
2029	28,663	69,882	137,756	1.12M



HOUSEHOLDS

	1 MILE	2 MILES	3 MILES	25 MIN
2024	10,299	28,479	58,054	456,595
2029	10,916	29,902	60,727	471,368



MEDIAN HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	25 MIN
2024	\$63,841	\$68,702	\$71,591	\$86,606
2029	\$64,746	\$69,981	\$72,703	\$88,072



AVERAGE HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	25 MIN
2024	\$90,650	\$92,298	\$91,848	\$120,745
2029	\$94,768	\$96,917	\$95,915	\$125,709



EMPLOYEES

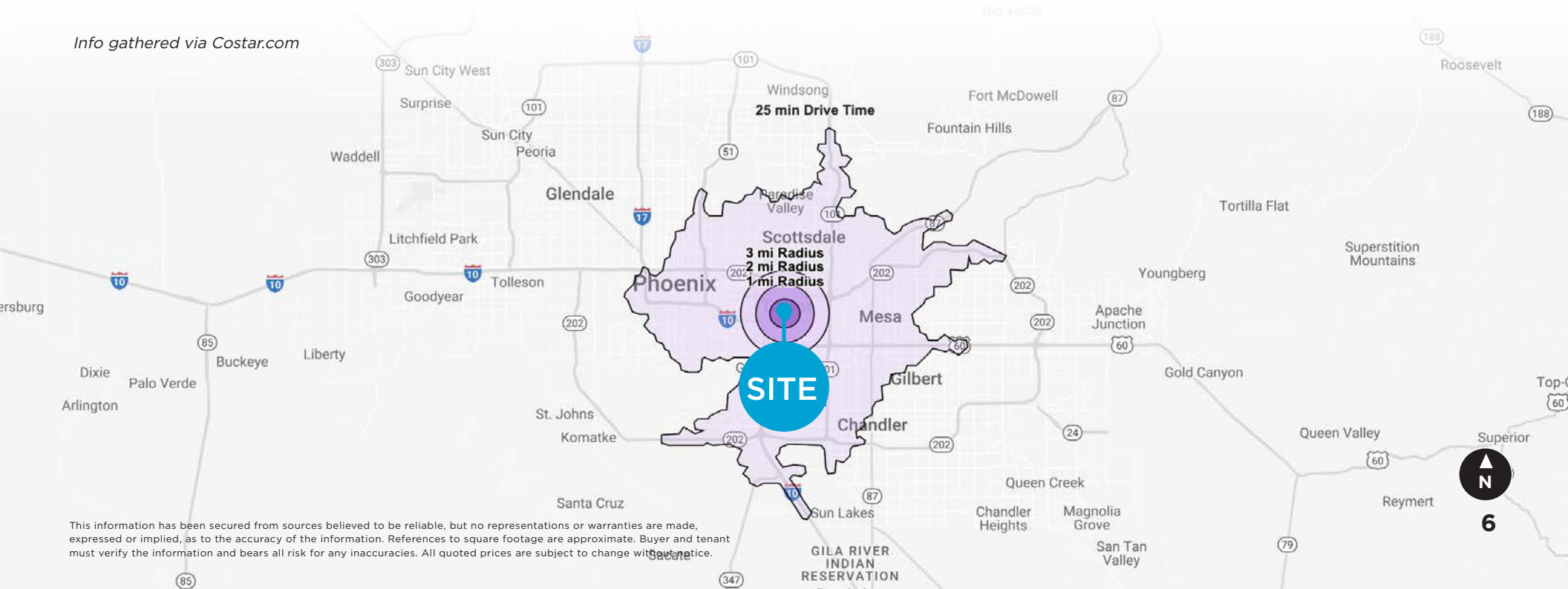
	1 MILE	2 MILES	3 MILES	25 MIN
2024	14,124	57,644	112,769	736,272



BUSINESSES

	1 MILE	2 MILES	3 MILES	25 MIN
2024	1,084	4,288	8,704	70,399

Info gathered via Costar.com



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

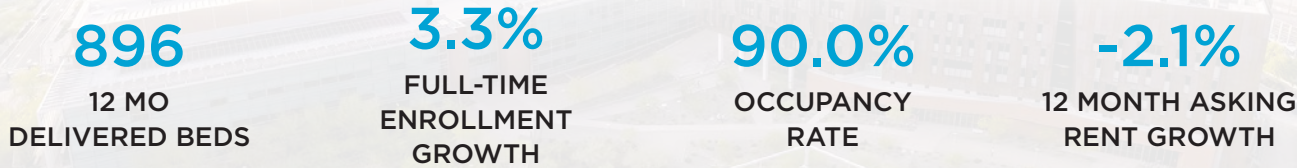
SUBMARKET OVERVIEW

ARIZONA STATE UNIVERSITY | TEMPE CAMPUS

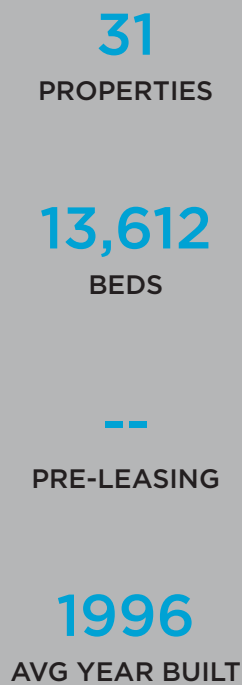


Information Gathered Via Costar.com

OVERVIEW



STUDENT INVENTORY



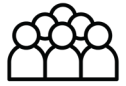
CONSTRUCTION



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TEMPE CITY OVERVIEW



185K +
TOTAL POPULATION



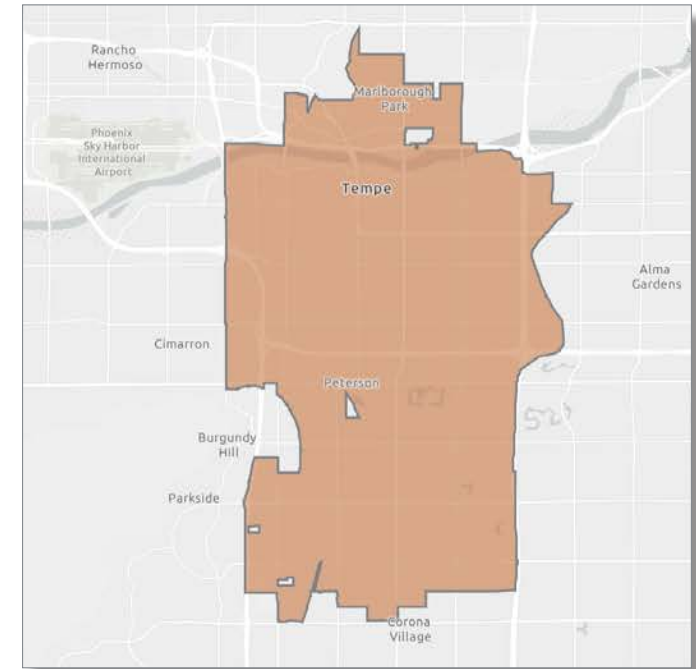
\$91K +
AVG HH INCOME

ACCESSIBLE LOCATION

Tempe is situated in the heart of the Valley and just 10 minutes from Phoenix Sky Harbor International Airport. The city is a top technology center in Arizona and a leading choice for major corporations. Primary city initiatives focus on transportation, accessibility, sustainability, quality of life, inclusivity, and more. There are over 210,000 employees in Tempe and Arizona State University employs the majority of daytime employees.

DIVERSE COMMUNITY

Tempe is a vibrant and active community. Home to Tempe Town Lake, Tempe Center for the Arts, Historic Mill Avenue, PAC 12 Sports, and the oldest comedy club in Arizona, Tempe Improv. With over 40 events and festivals in our downtown and lake district you can find something fun and relaxing to do any time you want. Tempe is the most walkable and bikeable city in the Valley, with hundreds of miles of bike lanes and pedestrian corridors.



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