

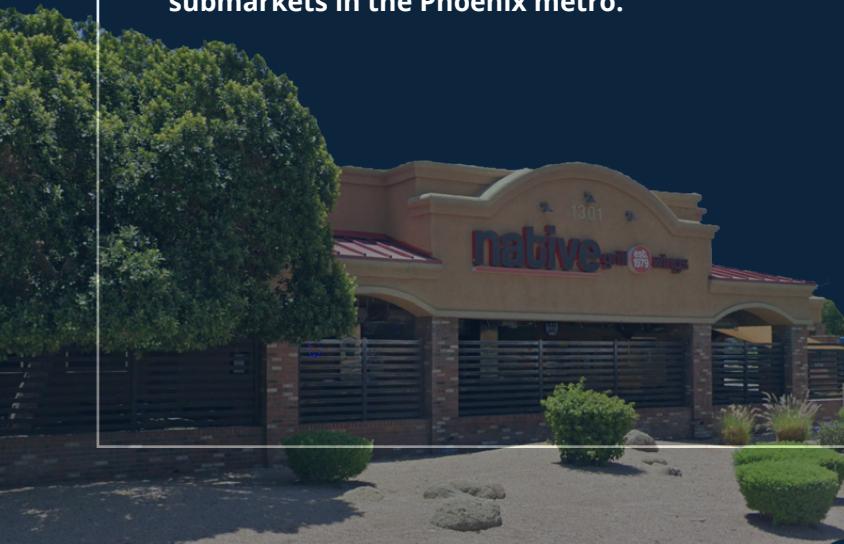


Owner/User Redevelopment

1301 E Broadway Rd | Tempe, AZ

THE OPPORTUNITY

Prime restaurant parcel available along the high-traffic corridor of East Broadway Road in Tempe, AZ. This freestanding, second-generation restaurant space—formerly home to Native Grill & Wings—is ideally positioned just east of Rural Road and adjacent to Arizona State University's main campus. The area benefits from consistent student and neighborhood foot traffic, with over 60,000 students enrolled at ASU Tempe. This location presents a rare opportunity in one of the most active submarkets in the Phoenix metro.



LOCATION



PROPERTY HIGHLIGHTS

Exceptional opportunity to acquire a privately owned parcel along the high-traffic corridor of East Broadway Road, just east of the bustling intersection at Rural Road—strategically located near Arizona State University's dynamic Tempe campus.

Arizona State University reached a record total enrollment of 145,655 undergraduate and graduate students across all campuses in 2024—an increase of 5,871 students since 2021. The Tempe campus alone accounts for approximately 60,000 students, making it one of the largest and most prestigious university campuses in the nation.

Access to the parcel is enhanced by S Dorsey Lane along the west side, offering convenient ingress and egress just off Broadway Road.

The parcel is not encumbered by CC&Rs.

PROPERTY HISTORY

The parcel at 1301 E Broadway Rd has operated as a Native New Yorker—now Native Grill & Wings—since the late 1980s. Originally home to Farrell's Ice Cream Parlour in the 1970s, the site has long served as a popular dining and social spot for locals and ASU students alike.



SOURCE: TEMPE HISTORY MUSEUM - <https://emuseum.tempe.gov/>



5,200 SF

BUILDING SF

42,993

OUTPARCEL SF

46

PARKING SPACES



Property Details

1301 E Broadway Rd | Tempe, AZ

Demographics (Esri, 2025)

1 MILE

35,972	37,706	\$72,683	28,535
2025 Population	2030 Population	Avg Household Income	Daytime Population

3 MILES

162,122	173,302	\$88,181	186,504
2025 Population	2030 Population	Avg Household Income	Daytime Population

5 MILES

352,416	368,627	\$95,705	461,248
2025 Population	2030 Population	Avg Household Income	Daytime Population

Traffic Counts (ADOT, 2024)

34,000 VPD
Broadway Rd

Zoning

CSS - City of Phoenix

[View Zoning Here →](#)

ARIZONA STATE SUMMARY

ASU reached record 2022 enrollment with ~60,000 students at the Tempe campus and 140,759 across all campuses.

Ranked #1 in the U.S. for innovation for 8 straight years (2016–2023), ahead of MIT and Stanford.

One of Arizona's largest employers with over 18,500 employees.

In FY21, ASU generated \$4.48 billion in state GDP impact, \$3.08 billion in labor income, and supported 54,003 jobs.

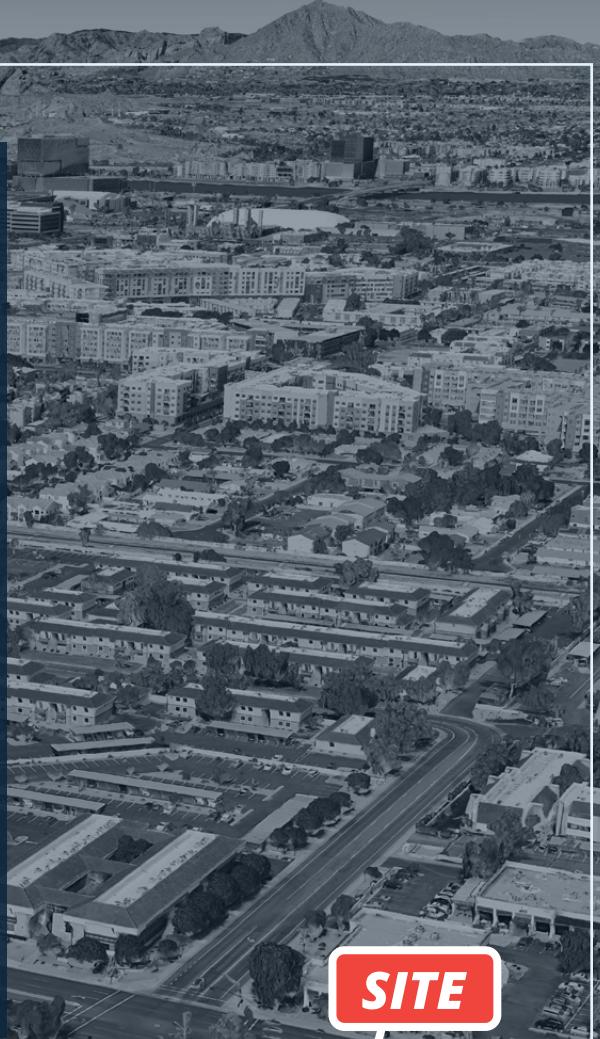
In 2020, 266,716 ASU grads worked in Arizona, earning a combined \$18.6 billion.

Incoming on-campus freshmen have an average weighted GPA of 3.88.

CITY OF TEMPE OVERVIEW

Tempe is home to a strong lineup of major employers, including State Farm, Amazon, Carvana, Freedom Financial, Kubra Technology, Norton LifeLock, Zenefits, WeWork, Align Technology, and Encor Engineering.

Tempe has seen a wave of new Class A developments, including Novus Tempe—a 10 million square foot mixed-use project featuring office space, restaurants, retail, and housing—and the 777 Tower, which offers over 160,000 square feet of modern office space. Additional projects like The Piedmont, an urban residential community, and the Hyatt House hotel contribute to an anticipated creation of over 34,000 new jobs. Other significant developments include the Westin Tempe, Omni Hotel, The Watermark office complex, ASU's Mirabella senior housing, and a range of student housing projects such as 922 Place, The Rise, Apollo, The District, Atmosphere Tempe, and The Oliv.



SITE

Owner/User Redevelopment

5,200 SF BUILDING / 0.96 AC OUTPARCEL

1301 E Broadway Rd | Tempe, AZ

BRAD BALBO

(o) 602.682.6016

(c) 602.908.6322

brad.balbo@srsre.com

SRS
3131 E Camelback Rd. AZ, Suite 110
Phoenix, AZ 85016
602.682.6000

