

# LEASED INVESTMENT

AUTOMOTIVE SHOWROOM & SERVICE BAYS  
2650 N SCOTTSDALE ROAD, TEMPE, AZ 85281



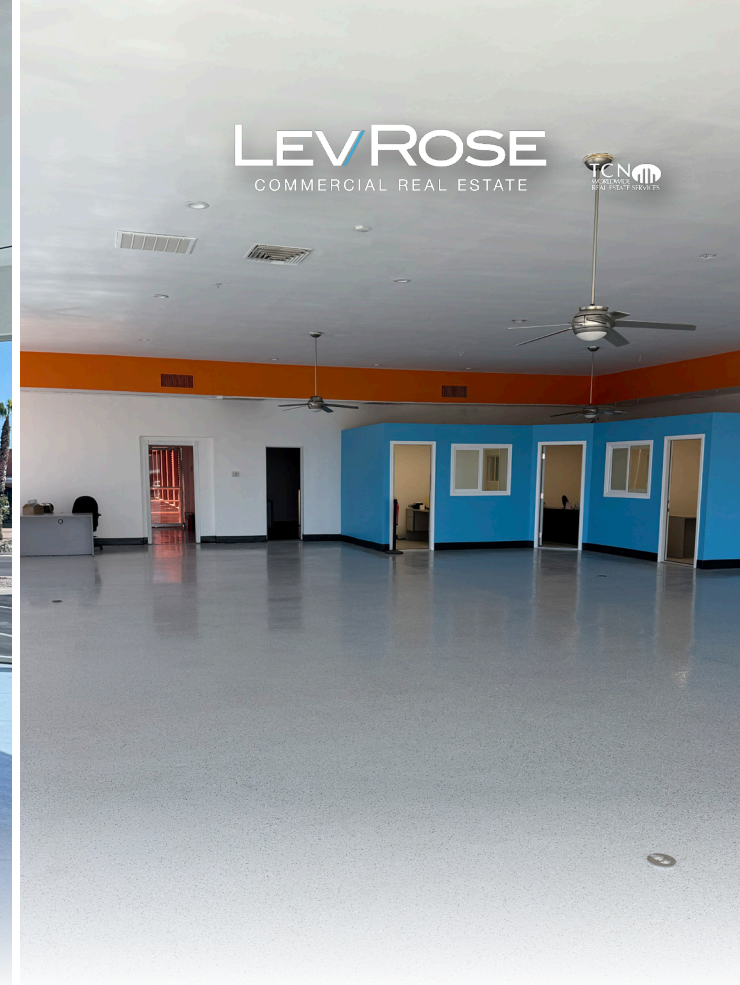
Aaron Norwood, Partner  
anorwood@levrose.com  
602.294.6016

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.

**LEV ROSE**  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES

# OFFERING DETAILS



LEV ROSE  
COMMERCIAL REAL ESTATE



**SALE PRICE:**  
Call for Pricing



**PROPERTY TYPE:**  
Specialty Retail/Automotive



**BUILDING SIZE:**  
±7,749 SF



**AVAILABLE:**  
±7,749 SF



**LOT SIZE:**  
±0.63 AC (±27,443 SF)



**PARKING:**  
24 Spaces



**ZONING & PARCEL:**  
CSS, Tempe  
129-16-011C

## PROPERTY HIGHLIGHTS

- Beautiful Showroom
- 9 Service Bays
- Scottsdale Road Frontage
- Ample Parking
- Monument & Building Signage Available

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.

5 MILES WEST

**COSTCO WHOLESALE** **TARGET** **ROSS DRESS FOR LESS**

**WAL-MART SUPERCENTER** **FRY'S** **PETSMART**

**STARBUCKS** **FIVE GUYS BURGERS and FRIES** **Cane's** **Applebees**

**DeFalco's** **LA FITNESS**

**SAJAD** **Dutch Bros** **DQ**

**ACE Hardware** **BEP** **Pepp Boys**

**FRY'S** **LOWE'S**

**MCDOWELL RD - ±41,973 VPD**

**ASU SKYSONG** **FELLOW OSTERIA & PIZZERIA**

**clever ramen** **BITTS** **PIZZERIA N BIALA NYBB** **FATE**

**ELDORADO PARK**

**GENERAL DYNAMICS**

**LOOP 101**

**+32,214 VPD**

**PAPAGO GOLF CLUB**

**SITE**

**PHOENIX ZOO**

**CASINO ARIZONA**

**LOOP 202**

**+214,942 VPD**

**N SCOTTSDALE RD - +39,675 VPD**

**LOOP 202**

**TEMPE MARKETPLACE**

**LOOP 101**

**ASU**

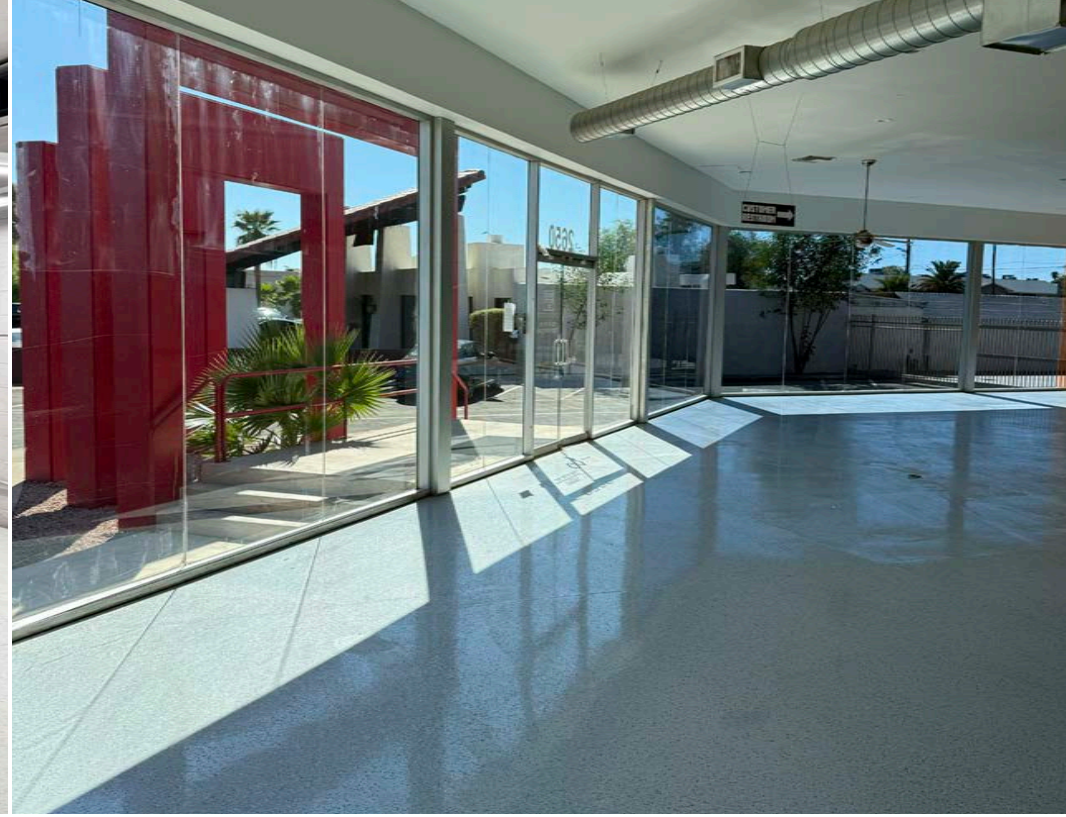
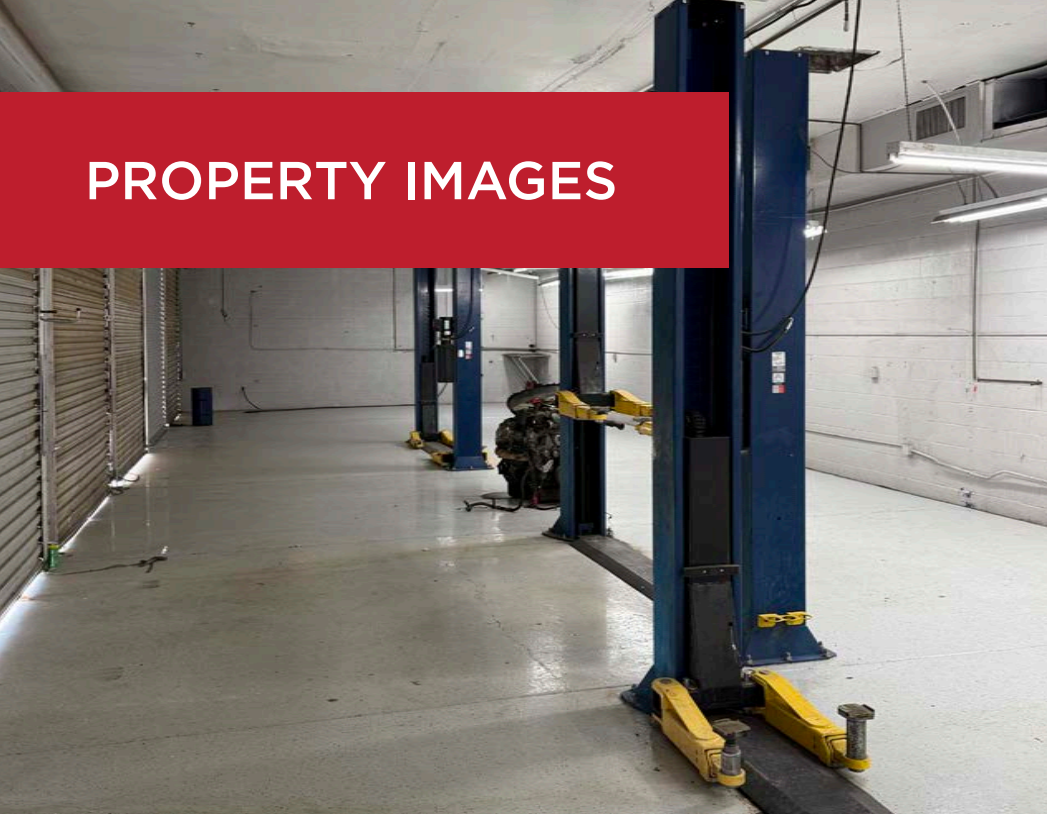
**ASU GAMMAGE**

**ASU Art Museum**

**E UNIVERSITY DR**



# PROPERTY IMAGES



# DEMOGRAPHICS

## 2650 N SCOTTSDALE ROAD



### POPULATION

	1 MILE	3 MILES	5 MILES
2022	19,996	119,312	318,492
2027	22,606	134,672	358,884



### HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2022	8,126	53,769	135,312
2027	9,126	60,569	152,171



### AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2022	\$89,823	\$76,567	\$80,090



### EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2022	4,010	96,604	221,372



### BUSINESSES

	1 MILE	3 MILES	5 MILES
2022	484	6,885	16,511



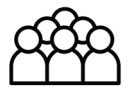
### HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2022	\$290,811	\$317,588	\$325,243

Info gathered via Costar.com



# SCOTTSDALE CITY OVERVIEW



**240K +**  
TOTAL POPULATION



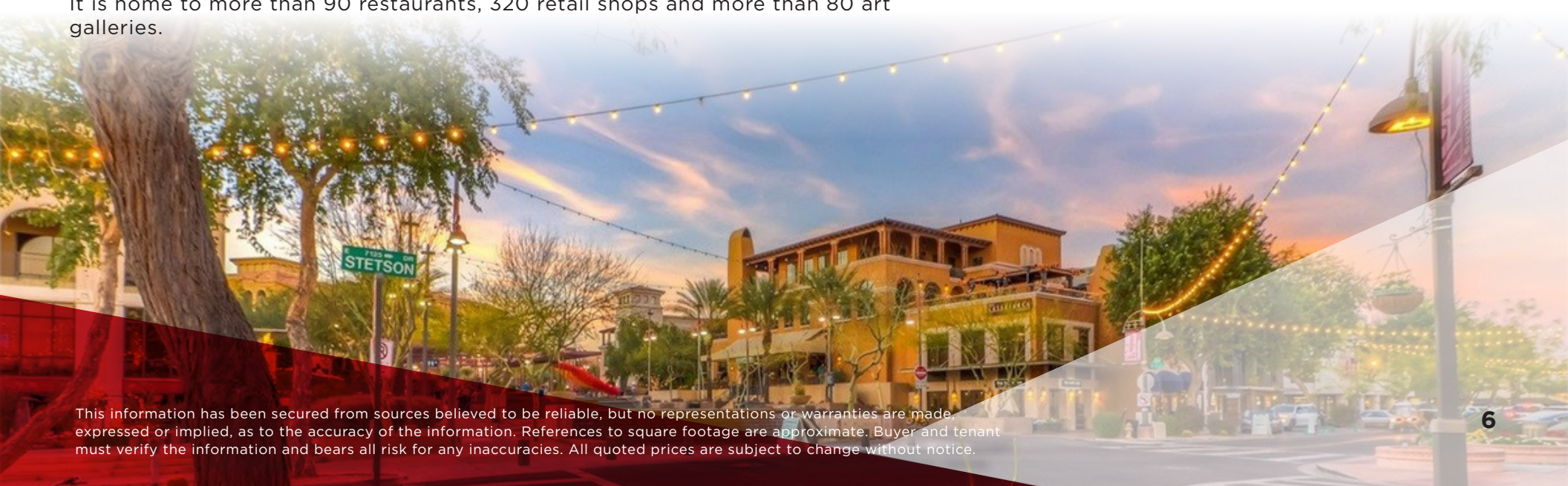
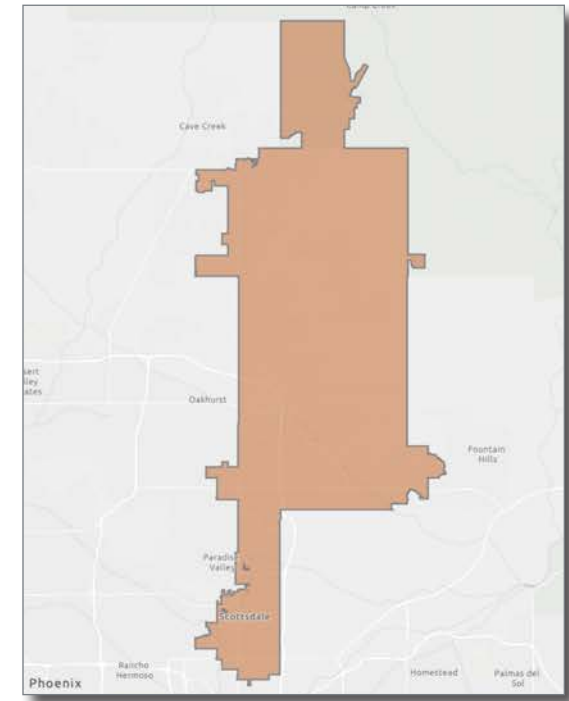
**\$157K +**  
AVG HH INCOME

## DESIRABLE COMMUNITY

Scottsdale, Arizona is the 7th largest city in the state of Arizona and one of the most popular suburbs in Phoenix Metro. It is located in the beautiful Sonoran Desert and is bordered by Phoenix to the West, the and the McDowell Mountains to the East. Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. One of the biggest workforce industries is tourism, which services the 11 million plus tourists that visit the city each year.

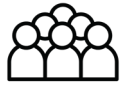
## THE WEST'S MOST WESTERN TOWN

Scottsdale leaders made a conscious effort to promote a special identity, linked to the Old West, as a reflection of the city's roots and as a draw for tourists. The Chamber of Commerce established a Western design theme for the downtown and adopted the "West's Most Western Town" as Scottsdale's slogan. Old Town Scottsdale is considered the finest urban center in Arizona. It is home to more than 90 restaurants, 320 retail shops and more than 80 art galleries.



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.

# TEMPE CITY OVERVIEW



**185K +**  
TOTAL POPULATION



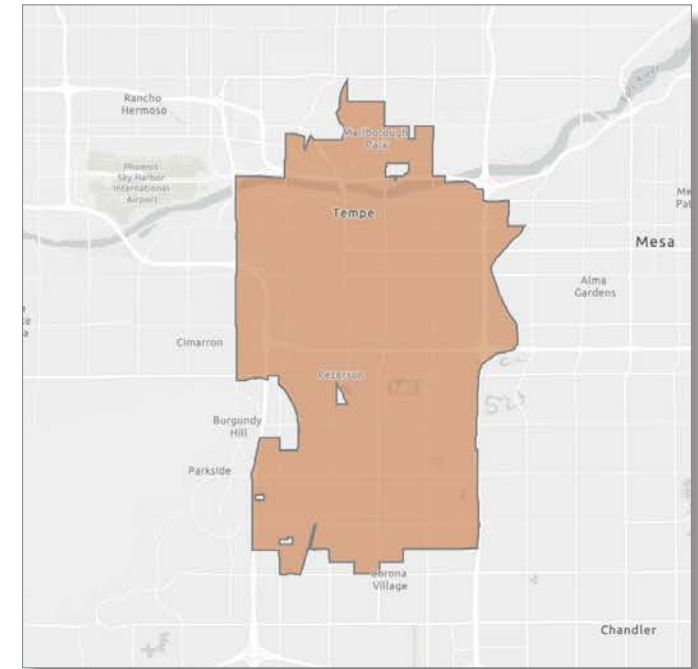
**\$91K +**  
AVG HH INCOME

## 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.



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.



# LEV ROSE

COMMERCIAL REAL ESTATE

TCN   
WORLDWIDE  
REAL ESTATE SERVICES