

HAYDEN LANE DUPLICES

1909 & 1915 EAST HAYDEN LANE | TEMPE

Gracie's Village
50 Units

NEXA
Luxury Apartments
399 Units

THE DISTRICT
ON APACHE
279 Units

RISE
ON APACHE
384 Units

VERTEX
STUDENT APARTMENTS
213 Units



ASU Tempe Campus
71,946 Students
Sun Devil Football Stadium
Wells Fargo Arena

Marina Heights
2,000,000 SF Office Space
60,000 SF Retail Space

State Farm



8,000 Employees

TEMPE
MARKETPLACE

1,300,000 SF Retail Space

FOR MORE INFORMATION PLEASE CONTACT:

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ORION
INVESTMENT REAL ESTATE

SITE PLAN



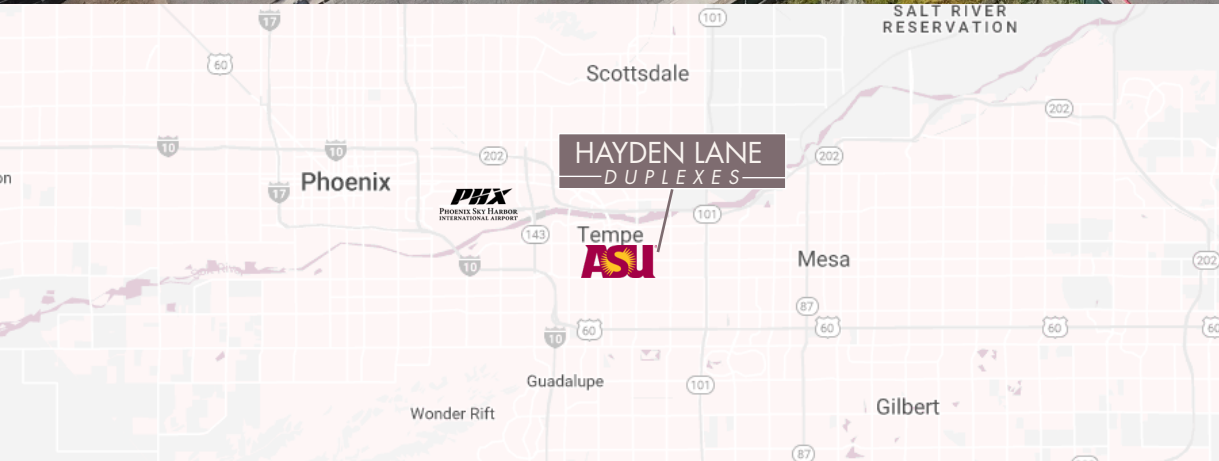
LOCATED WITHIN BOOMING GROWTH AREA

- One mile to ASU Campus Buildings
- One mile to Tempe Marketplace
- One Half mile to TWO Metro Light Rail Stops
- Two miles to Sloan Park - Home of CUBS Spring Training
- One mile to Loop 101 & 1.5 miles to Loop 202
- Free Orbit Shuttle Service runs down Hayden Lane

STRONG VALUE-ADD OPPORTUNITY

- Priced Significantly Below Market Comps (\$25,000 - \$56,000/Unit Below)
- Extra Land for Potential Additional Units
- Multiple Exit Strategies

SALE PRICE	\$799,995
PRICE PER UNIT	\$99,999/Unit
UNITS	8 Units
OCCUPANCY	100% (MTM Tenant Leases)
YEAR BUILT	1950
ZONING	R-3 & R-4
PARKING SPACES	12 Surface Spaces



TEMPE, AZ



CLICK TO VIEW VIDEO



The LOCAL APARTMENTS



175+ RESTAURANTS/ NIGHTCLUBS/ RETAIL

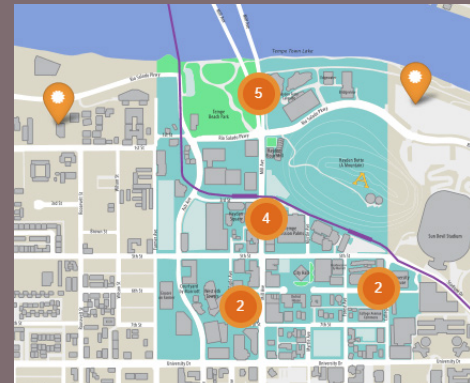


400,000+ SF OF PRIME OFFICE SPACE



NEARBY DEVELOPMENTS

- 4TwentyOne
- College Ave Commons
- Lofts at Hayden Ferry
- METRO Light Rail
- Skywater at Town Lake
- Tempe Beach Park
- Tempe Mission Palms
- US Airways Center
- West 6th Leasing Office
- The Brickyard on Mill
- Hayden Ferry Lakeside
- Marina Heights
- One Hundred Mill
- Studio 5c
- Tempe Gateway
- Valley Art Theater



AERIAL MAP



McClintock High School
1,745 Total Enrollment



Apache Blvd

TEMPO
424 Units

tempe**Metro**
408 Units

McClintock Dr

Gracie's Village
50 Units



NEXA
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399 Units

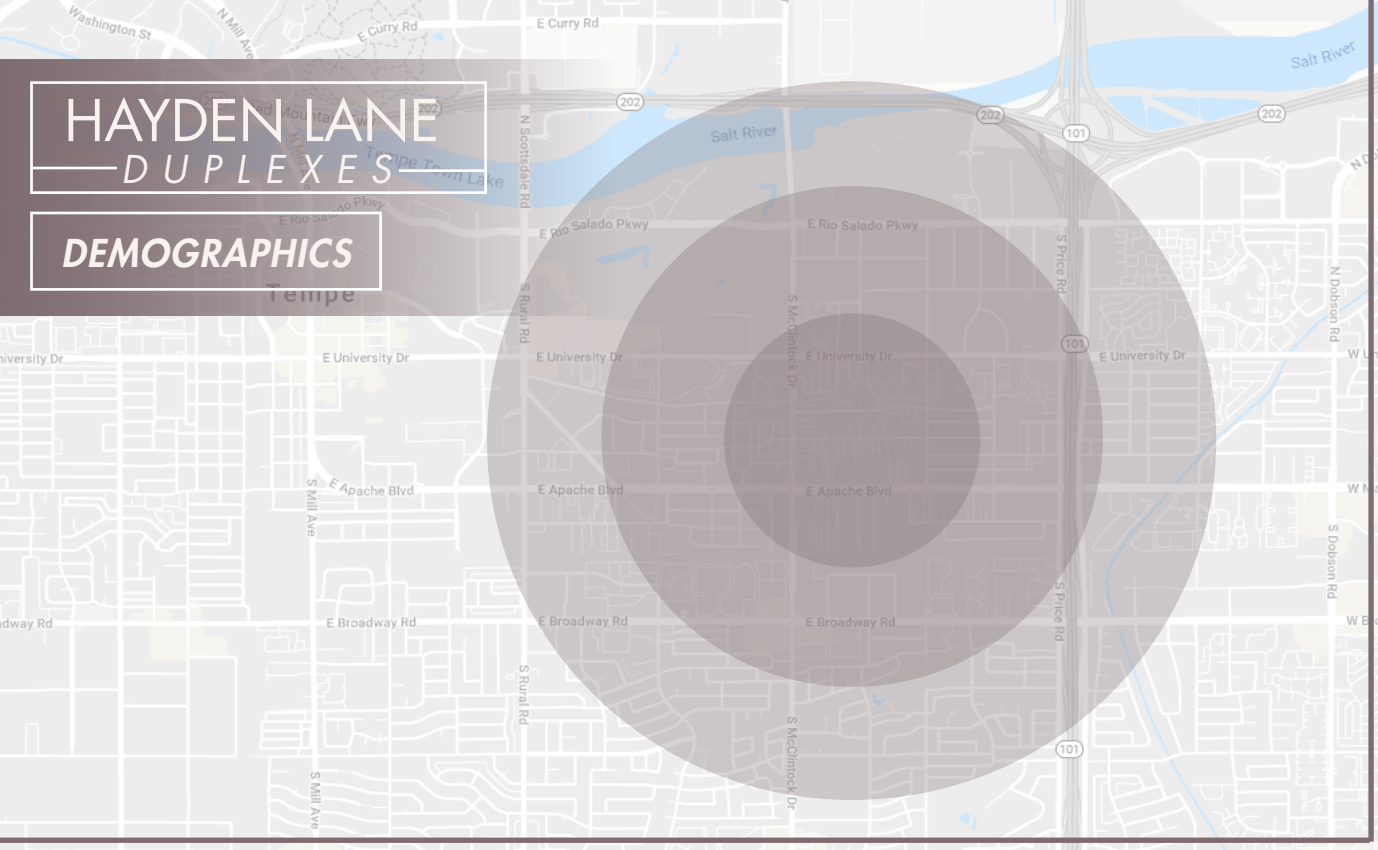
Don Carlos Ave

Luxurious Townhouses

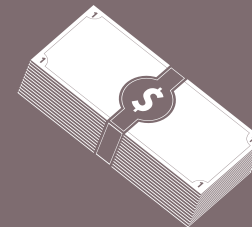
Hayden Ln

HAYDEN LANE — DUPLEXES —

DEMOGRAPHICS



DAYTIME
POPULATION
600,306



AVERAGE HOUSEHOLD
INCOME
\$59,996



MEDIAN AGE
30.0
YEARS OLD

*5 Mile Radius

2018 DEMOGRAPHICS - ESRI

	1 MILE	3 MILE	5 MILE
DAYTIME POPULATION	34,888	239,802	600,306
POPULATION	22,134	150,189	362,717
AVERAGE HOUSEHOLD INCOME	\$42,305	\$53,897	\$59,996
OWNER OCCUPIED HOUSING UNITS	1,257	20,568	57,343
RENTER OCCUPIED HOUSING UNITS	8,815	40,645	89,770
AVERAGE HOUSEHOLD SIZE	2.18	2.26	2.37
MEDIAN AGE	26.0	27.9	30.0

