

HARD CORNER RETAIL REDEVELOPMENT OPPORTUNITY

SWC WARNER ROAD & KYRENE ROAD
TEMPE, AZ 85284



EXCLUSIVELY LISTED BY:

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ORION Investment Real Estate
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PROPERTY SUMMARY



SALE PRICE	\$1,400,000
LAND PRICE/ SF	\$27.90
BUILDING SIZE	3,267 SF
PARCEL SIZE	1.15 Acres 50,175 SF
ZONING	GID, Tempe
CROSS STREETS	SWC Warner & Kyrene
INTERSECTION TRAFFIC COUNT	+/- 50,919 VPD



OVERVIEW

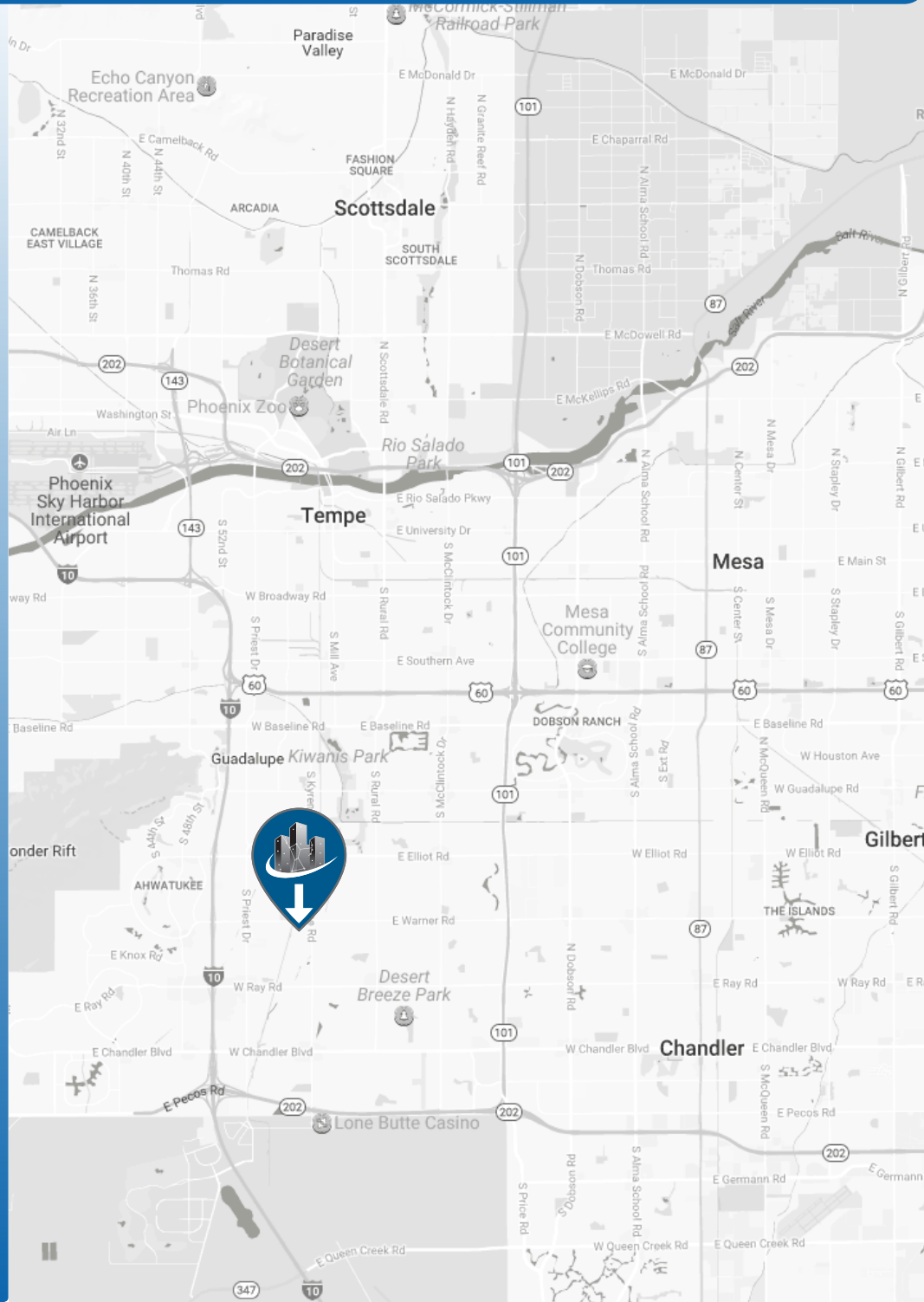
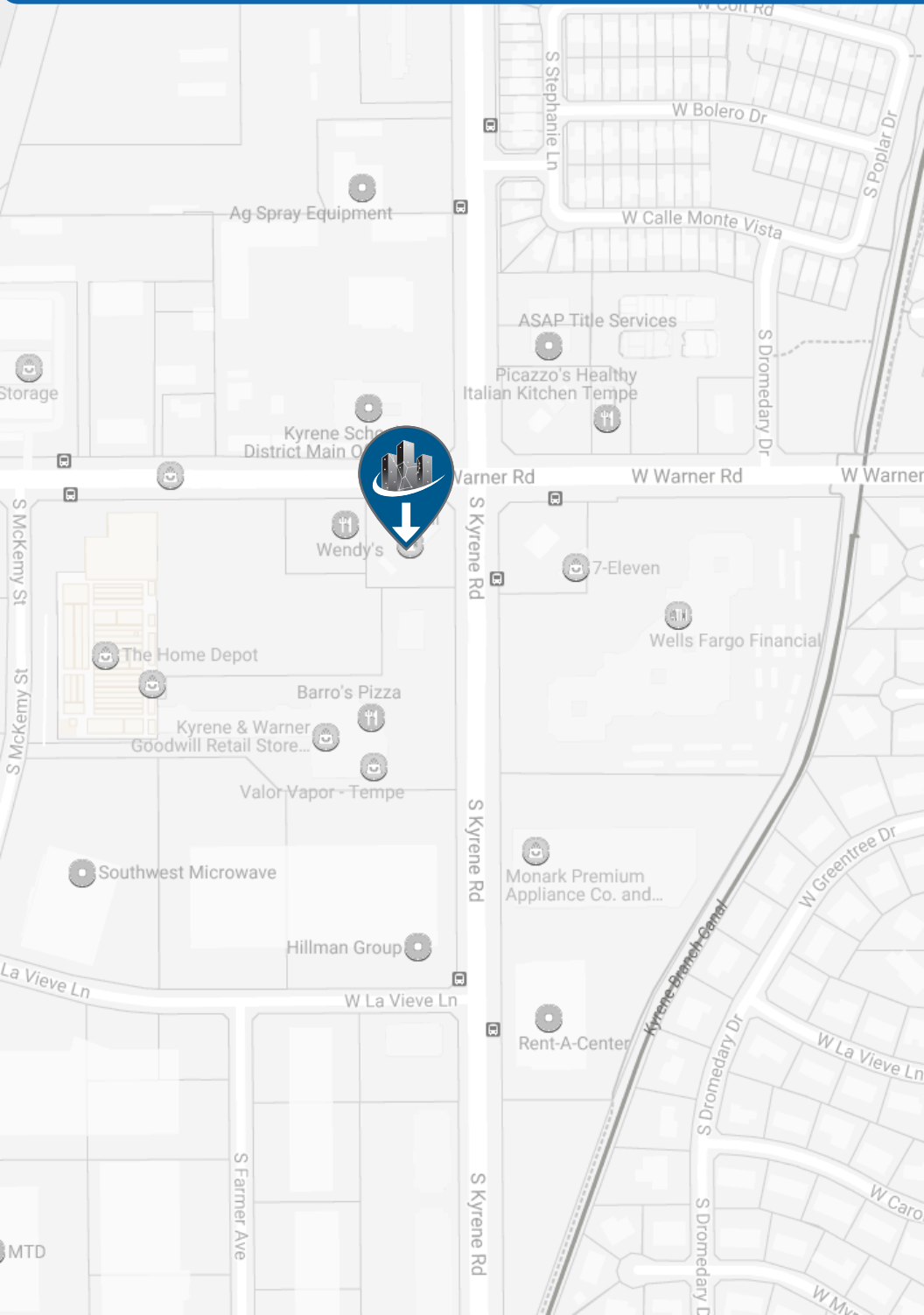
This Shell Gas station is ideally located on the hard corner of Kyrene and Warner Roads (combined traffic of 50,919 vehicles passing per day). The building sits in front of a Home Depot anchored center with other well-known tenants, including Goodwill and Barro's Pizza. Just behind the property is a stand-alone Wendy's.

This property is an ideal redevelopment opportunity.

HIGHLIGHTS

- » Redevelopment Opportunity
- » Located on Hard Corner of Kyrene Road and Warner Road in Tempe, Arizona
- » Anchored by Home Depot
- » Close Proximity to Interstate 10 Freeway
- » Strong Demographics - Average Household Income of \$146,000+ within a One Mile Radius

LOCATION MAPS



PARCEL MAP

Parcel #:

301-60-083C

Taxes (2017):

\$15,658.50



WARNER ROAD: 28,976 VPD



301-60-083C



KYRENE ROAD: 21,943 VPD

AERIAL MAP



Walgreens
EoS FITNESS
Hertz

Coca-Cola

goodwill
Applebee's
LA FITNESS
PET CLUB
Popeyes

Walmart
STAPLES
PET SMART
BURGER KING
ROSS
Mor
GameStop
DRESS FOR LESS
DISCOUNT TIRE
QuikTrip
CHASE
Olive Garden

VOLVO
MINI
ACURA
NISSAN
Mazda
FIAT
HONDA
Jeep

COSTCO WHOLESALE
Jersey Mike's SUBS
The DUMP
RED ROBIN
TACO BELL

IKEA

MAIN EVENT ENTERTAINMENT

Honeywell

TEMPE SPORTS COMPLEX

Tilted Kilt PURE BATTERY

LOGICALIS

QT QuikTrip

THE HOME DEPOT

WELLS FARGO

OFFICES

CRUT ONE ATHLETICS

goodwill

WARNER ROAD

PRIEST DRIVE

ELLIOT ROAD

KYRENE ROAD

INTERSTATE ARIZONA 10

SRP

TEMPE, AZ

Tempe is among Arizona's most educated cities. With more than a dozen colleges, trade schools and universities, about 40 percent of residents over the age of 25 have Bachelor's degrees or better. This lends itself to a creative, smart atmosphere where anything seems possible. People and businesses in Tempe have worked on projects including the Mars Rover, implanted heart defibrillators, solar energy and much more.

With Tempe being located in the center of the Greater Phoenix Metropolitan Area, it's an easy commute to all parts of the metro especially with its great transportation system and light-rail. Tempe is just 10 minutes from Sky Harbor International Airport and not much further from downtown Phoenix. Location is just one reason that Tempe is a workforce importer, with approximately 150,000 people employed in a city of just 161,000 residents.

Tempe is home to many outdoor activities. Tempe Town Lake is a publicly accessible lake that is run by City of Tempe. The lake provides recreation activities to residents and tourists, but also helps protect the surrounding area from flooding. The City of Tempe estimated that 2.7 million people visited the lake in 2013. Papago and South Mountain Parks offer hiking, mountain and road biking, rock climbing, frisbee golf, and equestrian activities. Tempe is also home to the annual Ironman Triathlon, which takes place in late November.

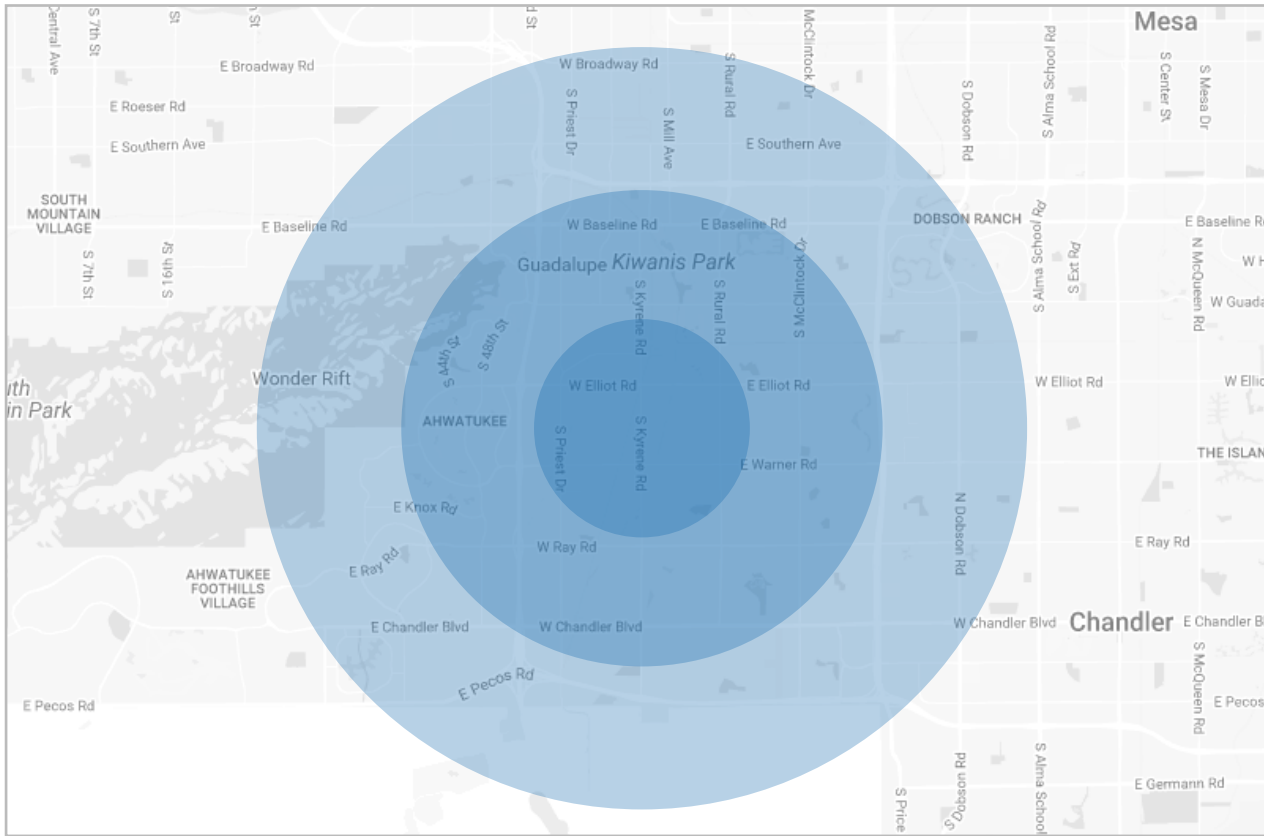
Many of the reasons people visit Tempe are events like P.F. Chang's Rock 'n' Roll Arizona Marathon & 1/2 Marathon, Tempe Marketplace, Arizona Mills, Mill Avenue, and Tempe Town Lake. Downtown Tempe offers more than 175 restaurants, nightclubs and retail shops to cater to city guests. Mill Ave is a famous Arizona bar district here containing several bars and restaurants that cater to the growing university crowd. Along with bars and restaurants are business complexes and university buildings. Several long time bar establishments include Mill Ave Cue Club, Rula Bula Irish Pub, Tavern Bar & Eatery, among others.

QUICK FACTS

- Home to Arizona State University
- Houses Several Performance Venues: Gammage Auditorium and the Tempe Center for the Arts
- Hosts the Tostitos Fiesta Bowl Block Party, one of the Nation's Largest New Year's Eve Parties
- Metro Light Rail Stops in Area provide Easy Connection to Phoenix Sky Harbor International Airport and Downtown Phoenix



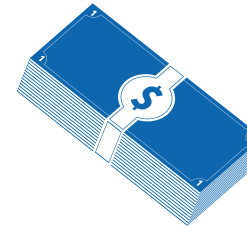
DEMOGRAPHICS



DEMOGRAPHIC HIGHLIGHTS



DAYTIME POPULATION
422,829
*5 Mile Radius



AVERAGE HOUSEHOLD
INCOME
\$146,175
*1 Mile Radius



MEDIAN
AGE
35.9
*5 Mile Radius

2017 SUMMARY

	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	19,058	187,162	422,829
POPULATION	8,813	118,506	273,118
AVG HOUSE SIZE	2.79	2.42	2.46
AVG HOUSEHOLD INCOME	\$146,175	\$90,040	\$83,949
MEDIAN AGE	43.6	37.2	35.9



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