

1825 East 3rd Street | Tempe, Arizona

FOR LEASE



- ±1,056 Square Feet on 1.32 Acres
- Zoned GID, City of Tempe
- APN# 132-41-017, 018
- 1 Drive Up Door (8'x10')
- Fully Fenced
- Perfect For Storage
- 1/4 Mile from Tempe Marketplace
- 1/2 Mile from Loop 202
- 3/4 Mile from Loop 101
- In Opportunity Zone & Tempe Smith Industrial Innovation Hub



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PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

DOWNTOWN PHOENIX

MIDTOWN PHOENIX

CAMELBACK CORRIDOR

MILL AVENUE DISTRICT
100+ RESTAURANTS & SHOPS
± 10 MINUTES AWAY

THE GRAND AT PAPAGO PARK

PAPAGO PARK

10

10

NOVUS INNOVATION CORRIDOR

SUN DEVIL STADIUM

APS

MCGILLOCK DR

SITE

TEMPE MARKETPLACE

PHOENIX RISING SOCCER STADIUM
SALT RIVER PIMA MARICOPA INDIAN COMMUNITY

UNIVERSITY DR

RIO SALADO PKWY

RIO2100

PROPOSED MULTIFAMILY

202

THE CIRCUIT

101

BROADSTONE RIO SALADO
± 275 MULTIFAMILY UNITS

SLOAN PARK
SPRING TRAINING FACILITY
OF THE CHICAGO CUBS







EMPLOYMENT/ECONOMY

- Within 5 minutes of ASU, Sun Devil Stadium, Mill Ave Amenities, Tempe Beach Park, Lightrail Station, Mesa Riverview, Cubs Park, and Sky Harbor Intl Airport
- Tempe is one of the few Southwestern cities that has more workers than residents
- Choosing Tempe will save \$71M - \$128M in combined labor and real estate costs over a 10-year period

COMMUTE/TRANSPORTATION

- Central location provides tremendous ease of access to over 1.2M drivers within 30 minutes
- The 20-mile valley metro rail line connects Phoenix, Tempe and Mesa
- The 9 stations in the Tempe Transportation Center connects the light rail to more than a dozen bus routes and provides passenger amenities, ticketing, and bicycle parking
- Tempe provides bus service on all major arterial streets, approximately 20 routes throughout the city.
- Tempe was named one of the 14 cities across the U.S. to be designated a “Bicycle Friendly Community”

LIFESTYLE/ENTERTAINMENT

- One of the hottest entertainment centers in Arizona, Mill Avenue has the highest concentration of restaurants, cafes, microbreweries, sports bars, unique shopping and nightlife
- More than 2.7 million people spend time at Tempe Town Lake each year, which hosts more than 100 events/year
- There are 10,000+ miles of hiking trails
- 750+ miles of bikeways
- More than 100 restaurants, shops, nightclubs, and art galleries

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