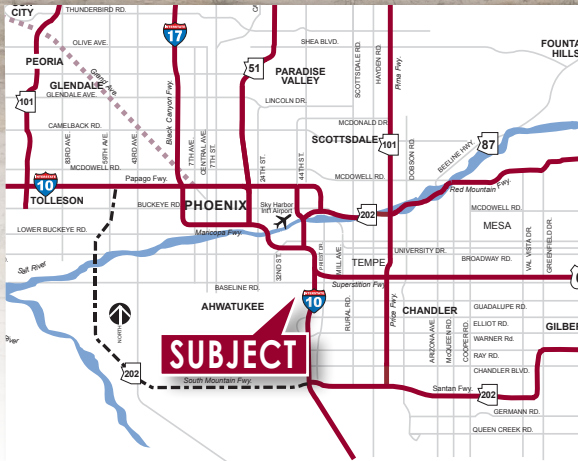


# ARIZONA GRAND SOUTH MOUNTAIN LAND | FOR SALE

2243 WEST BASELINE ROAD | TEMPE, ARIZONA

OFFICE - RETAIL - MEDICAL - MULTIFAMILY - SENIOR LIVING



## PROPERTY FEATURES:

- 2.95 Acres
- Zoned CSS, City of Tempe
- I-10 & Baseline

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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This premier site is directly adjacent to the University of Advancing Technology on Baseline Road, a major east/west thoroughfare. The site is conveniently located next to a network of freeways including the I-10, US-60 and Loop 101, providing easy access to every area of the Phoenix metro area.

The Southeast Valley has recently experienced huge employment growth. The nearby Price Corridor is a large technology hub which includes employers such as Intel, Pay-Pal, Bank of America, Charles Schwab, Orbital Sciences, Toyota Financial Services, Wells Fargo Bank and Freescale Semiconductor.

Arizona State University (ASU), the largest university in the United States based on enrollment, is only five miles away from the site.

Arizona Mills, the state's largest indoor outlet mall, is less than one mile east of the property. Anchors at Arizona Mills include H&M, Neiman Marcus, Last Call, as well as Rainforest Cafe & the largest IMAX theater in Arizona. Tempe Marketplace and the Mill Avenue District is also nearby offering numerous retail and entertainment venues.

There are many recreational amenities in the area as well. Numerous golf courses are nearby and the Arizona Grand Resort is just south of the property. Tempe Town Lake and South Mountain Park are also close by.