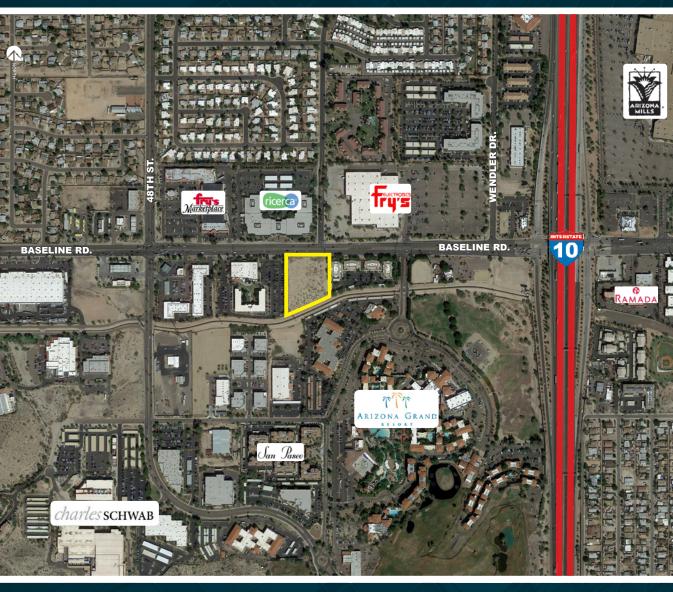
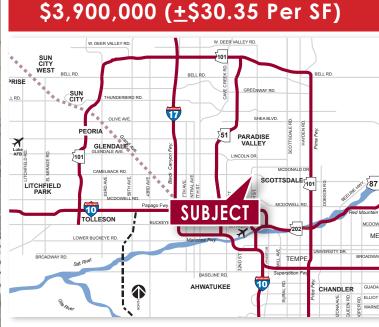
## <u>+2.95 ACRES AVAILABLE | ZONED CSS</u> 2243 West Baseline Road, Tempe, Arizona

# RETAIL PADS/ HOTEL/OFFICE





### PROPERTY FEATURES:

- City of Tempe CSS zoning allows for multiple development opportunities
- Premier site adjacent to the University of Advancing Technology
- Proximity to numerous employment generators, as well as retail, recreational and entertainment amenities
- Convenient access to the I-10, US-60 and Loop 101

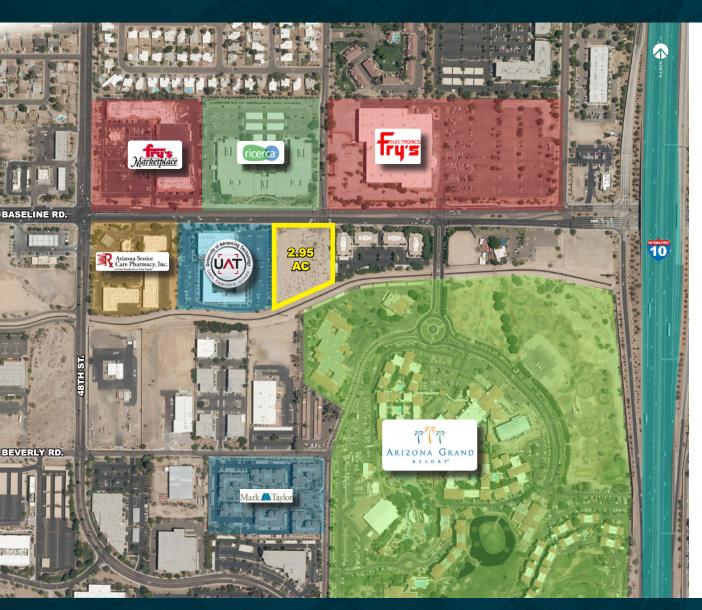


information furnished regarding property for sale ta or financing is from sources deemed reliable no warranty or representation is made to the uracy thereof and same is submitted to errors issions, change of price, rental or other conditions or to sale, lease or financing or withdrawal withou ice. No liability of any kind is to be imposed or broker herein. 3200 E. Camelback Rd. Suite #100 Phoenix, Arizona, 85018 ph: 602.956.7777 www.leearizona.com TODD BRAUN PRINCIPAL 602.474.9550 tbraun@leearizona.com

#### STEVE FARRELL PRINCIPAL 602.954.3746 sfarrell@leearizona.com

## <u>+2.95 ACRES AVAILABLE | ZONED CSS</u> 2243 West Baseline Road, Tempe, Arizona

# RETAIL PADS/ HOTEL/OFFICE



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.



information furnished regarding property for sale trad or financing is form sources deemed reliable it no warranty or representation is made to the curacy thereof and same is submitted to errors issisons, change of price, rental or other conditions or to sale, lease or financing or withdrawal without tice. No lability of any kind is to be imposed or broker herein. 3200 E. Camelback Rd. Suite #100 Phoenix, Arizona, 85018 ph: 602.956.7777 www.leearizona.com TODD BRAUN PRINCIPAL 602.474.9550 tbraun@leearizona.com

#### STEVE FARRELL PRINCIPAL 602.954.3746 sfarrell@leearizona.com

### <u>+2.95 ACRES AVAILABLE | ZONED CSS</u> 2243 West Baseline Road, Tempe, Arizona

# **RETAIL PADS/** HOTEL/OFFICE

### SALES COMPARABLES

	PROPERTY LOCATION	SIZE	SALE PRICE	PRICE PER SF	SALE DATE
S	2243 W. Baseline Rd. Tempe, AZ 85283	128,502 SF	\$3,900,000	\$30.35	TBD
1	1200 E. Rio Salado Parkway Tempe, AZ 85281	132,422 SF	\$3,705,022	\$27.98	Apr-15
2	Vista De Lago Dr. & Pier Dr. Tempe, AZ 85281	114,127 SF	\$3,500,000	\$30.62	Mar-15
3	1000 E. Apache Blvd. Tempe, AZ 85281	78,408 SF	\$4,000,000	\$50.97	Jan-15
4	Baseline Rd. & l-10 Tempe, AZ 85283	69,300 SF	\$2,050,000	\$29.60	Dec-16
5	625 E. Baseline Rd. Tempe, AZ 85283	46,609 SF	\$2,150,000	\$46.13	Nov-13
6	Apache Blvd. & McClintock Dr. Tempe, AZ 85281	163,200 SF	\$4,100,000	\$25.12	Mar-16
7	Baseline Rd. & Rural Rd. Tempe, AZ 85282	64,242 SF	\$2,400,000	\$37.36	Aug-16





information furnished regarding property for sale tal or financing is from sources deemed reliable r no waranty or representation is made to the uracy thereof and same is submitted to errors issions, change of price, rental or other condition or to sale, lease or financing or withdrawal withou cice. No liability of any kind is to be imposed or broker herein. 3200 E. Camelback Rd. Suite #100 Phoenix, Arizona, 85018 ph: 602.956.7777 www.leearizona.com TODD BRAUN PRINCIPAL 602.474.9550 tbraun@leearizona.com

#### STEVE FARRELL PRINCIPAL 602.954.3746

602.954.3746 sfarrell@leearizona.com