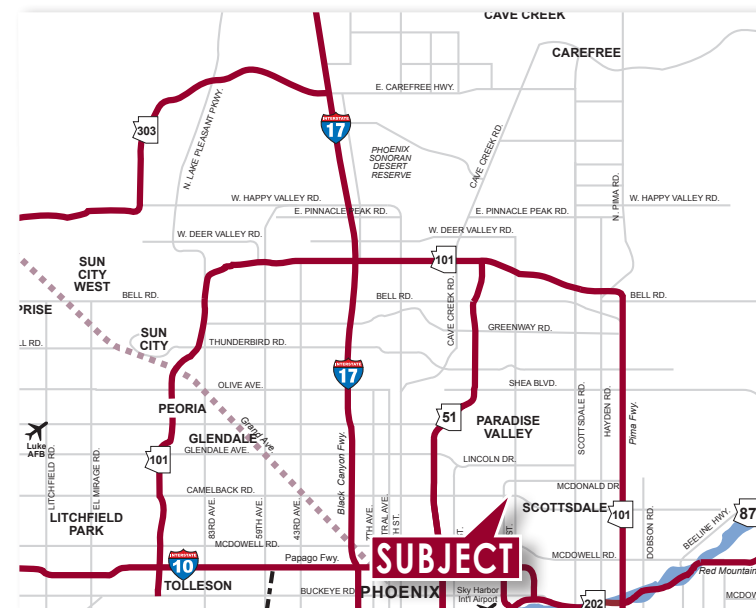


+2.95 ACRES AVAILABLE | ZONED CSS

2243 West Baseline Road, Tempe, Arizona

**PRICE
REDUCED**

PRICE: \$3,900,000 (+\$30.35 Per SF)



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

+2.95 ACRES AVAILABLE | ZONED CSS

2243 West Baseline Road, Tempe, Arizona

FOR SALE



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.

+2.95 ACRES AVAILABLE | ZONED CSS

FOR SALE

2243 West Baseline Road, Tempe, Arizona

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	NWC University Dr. & Ash Ave. Tempe, AZ 85281	80,586 SF	\$6,100,000	\$75.88	Feb-14
5	625 E. Baseline Rd. Tempe, AZ 85283	46,609 SF	\$2,150,000	\$46.13	Nov-13
6	NEC 1st St. & Hardy Dr. Tempe, AZ 85281	230,868 SF	\$13,500,000	\$58.47	May-13
7	S. Rural Rd. & S. Lakeshore Dr. Tempe, AZ 85282	52,272 SF	\$1,236,000	\$23.65	Sept-12
Averages			\$4,884,432	\$46.50	

