

# OWNER/USER OPPORTUNITY IN HIGHLY-FOUGHT OUT TEMPE MARKET

**PRICE REDUCED!**

2166 East University Drive | Tempe, AZ 85281



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**ORION INVESTMENT REAL ESTATE** | Scottsdale Fashion Square Office Building | 7150 East Camelback Road, Suite 425 | Scottsdale, AZ

**ORION**  **INVESTMENT REAL ESTATE**



- Approved Plans to Expand Office to 8,144 SF for Total Building Size of 25,017 SF
- 5 Grade Doors
- $\pm 1,200$  AMPS 120/208 3 Phase Power
- 21' Clear Height in Warehouse
- Monument and Building Signage
- Frontage on University Drive
- Direct Access to Loop 101
- Close Proximity to the US-60, Loop 202 and Interstate 10

**PROPERTY ADDRESS:**

2166 East University Drive  
Tempe, AZ 85281

**OFFERING PRICE:**

**\$4,295,000**  
(Previously \$4,450,000)

**PRICE PER SF:**

\$203.16/SF

**BUILDING SIZE:**

Total:  $\pm 21,141$  SF  
1st Floor:  $\pm 16,733$  SF  
Shell 2nd Floor:  $\pm 4,408$  SF

**PARCEL NUMBERS:**

APN 132-37-152D

**LAND AREA:**

$\pm 1.235$  Acres ( $\pm 53,776$  SF)

**YEAR BUILT:**

1986 / Renovated 2022

**PARKING RATIO:**

47 Spaces

**ZONING:**

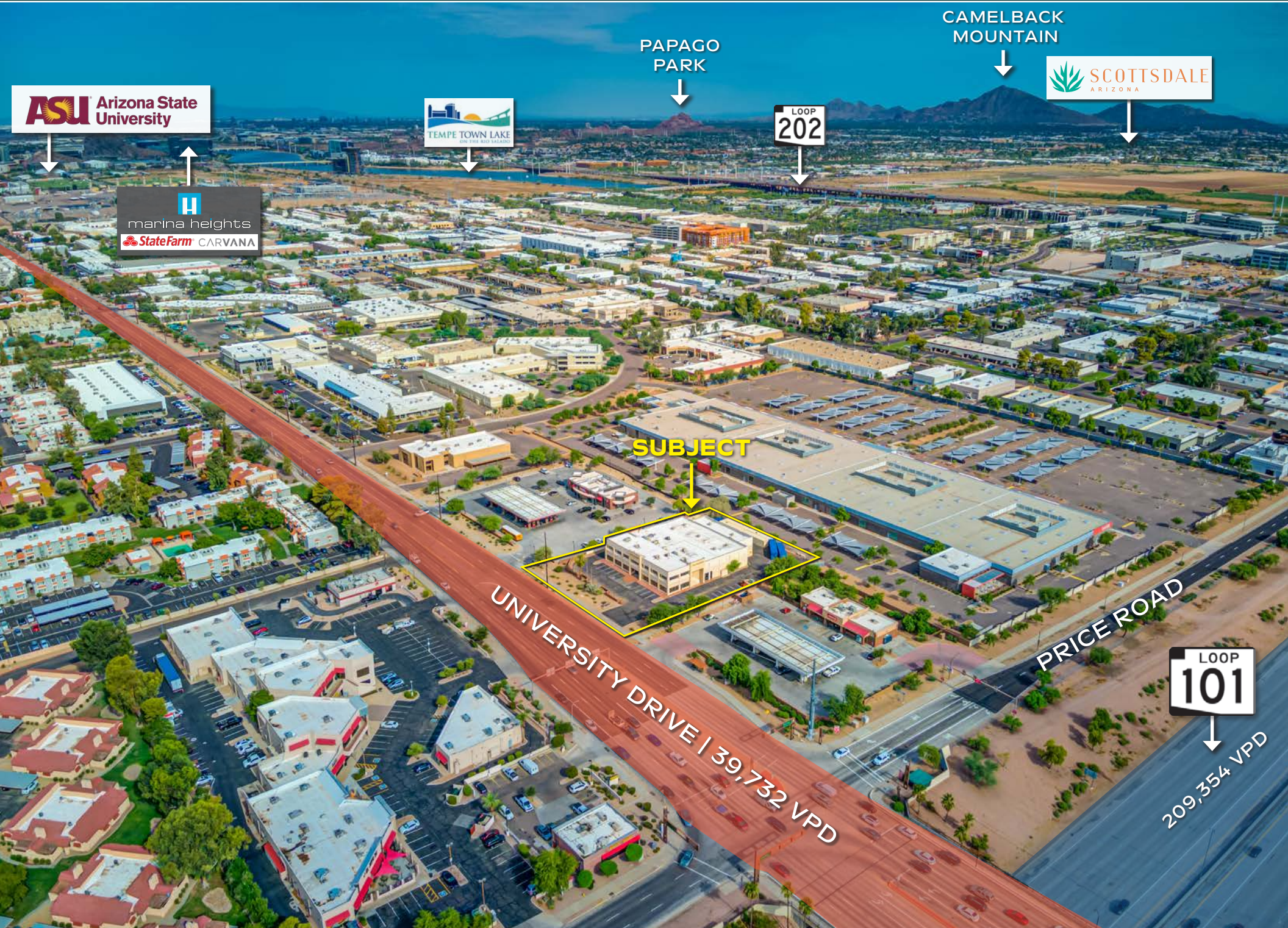
GID, Tempe

**CROSS STREETS:**

Loop 101 & University Drive

**TRAFFIC COUNT:**

Loop 101: 209,354 VPD  
University Drive: 39,732 VPD



**ASU** Arizona State University



marina heights  
State Farm CARVANA



PAPAGO PARK

LOOP 202

CAMELBACK MOUNTAIN



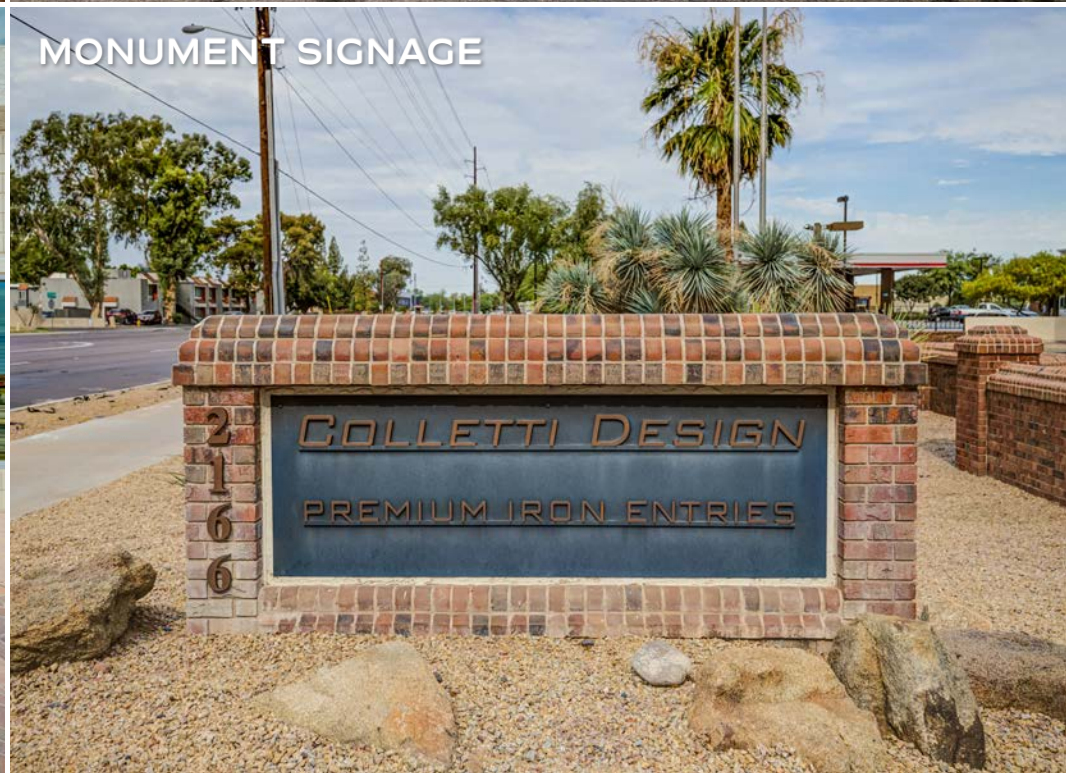
**SUBJECT**

UNIVERSITY DRIVE | 39,732 VPD

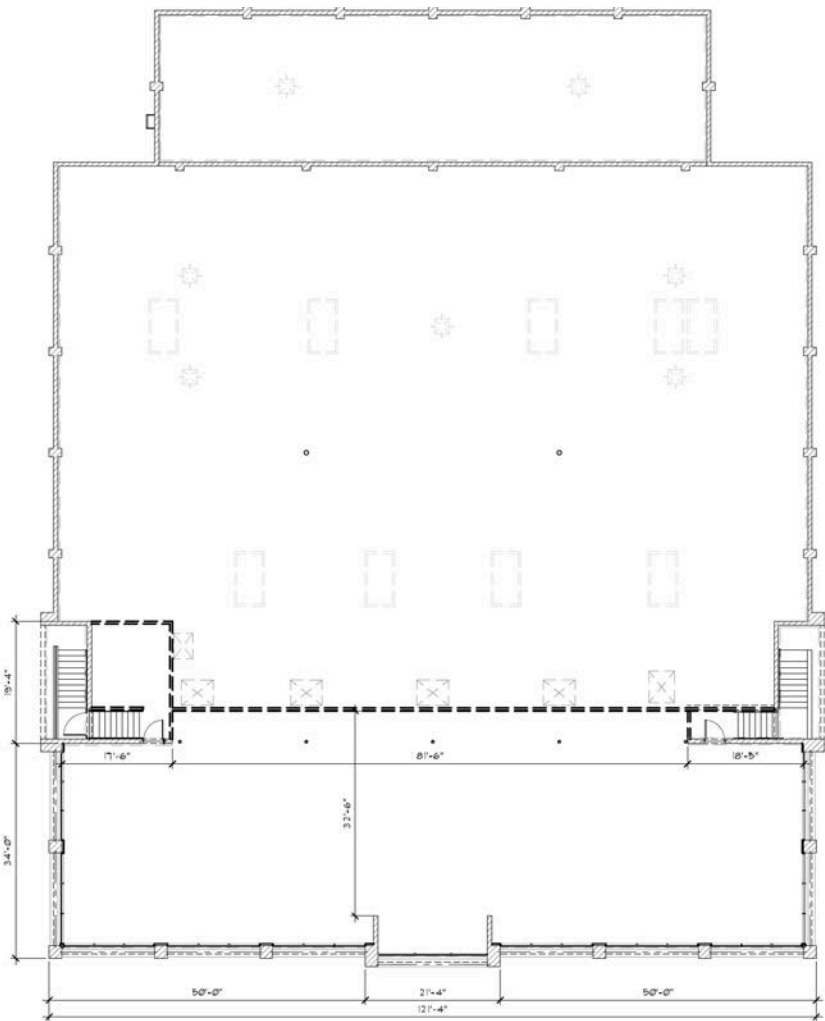
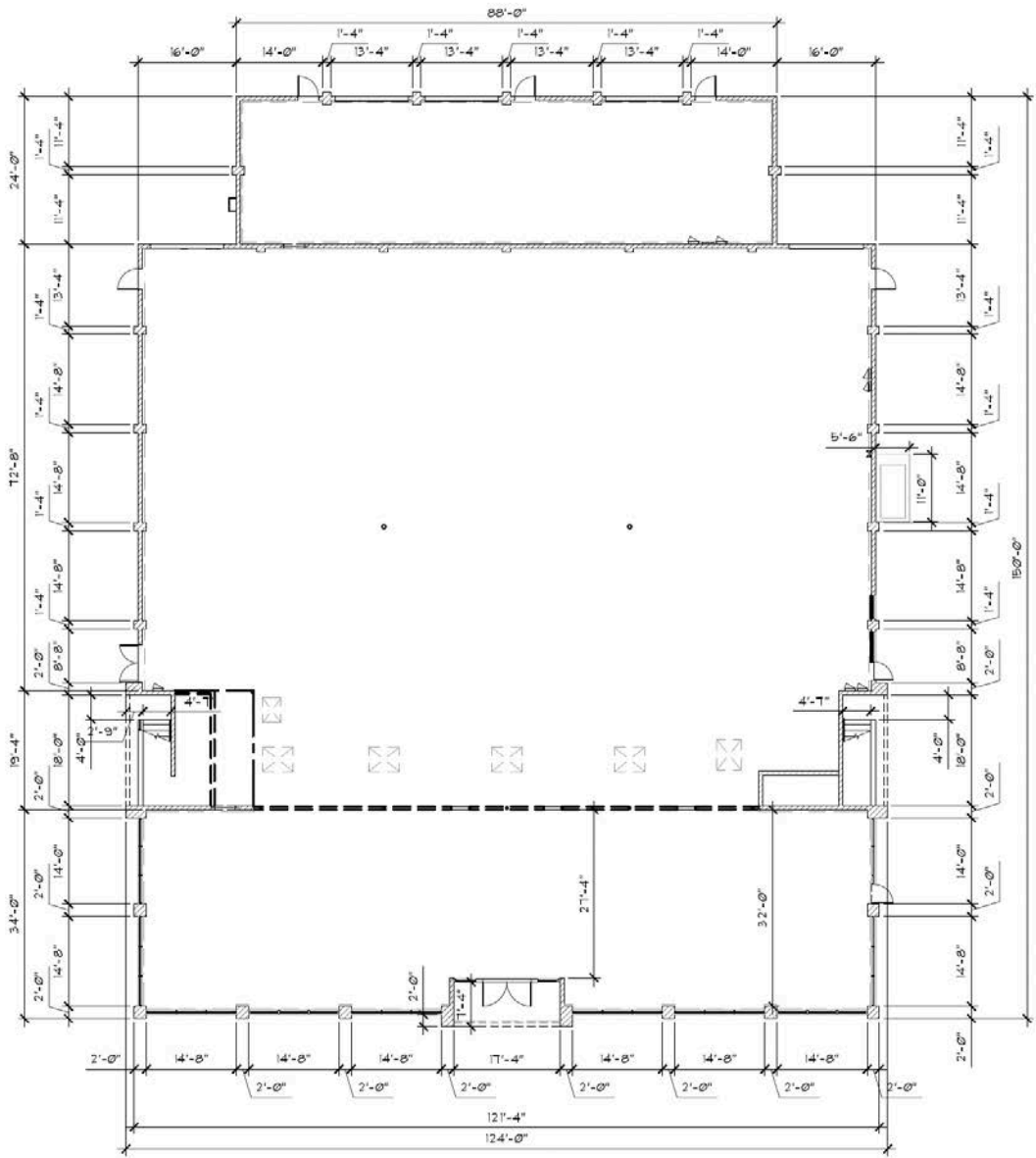
PRICE ROAD

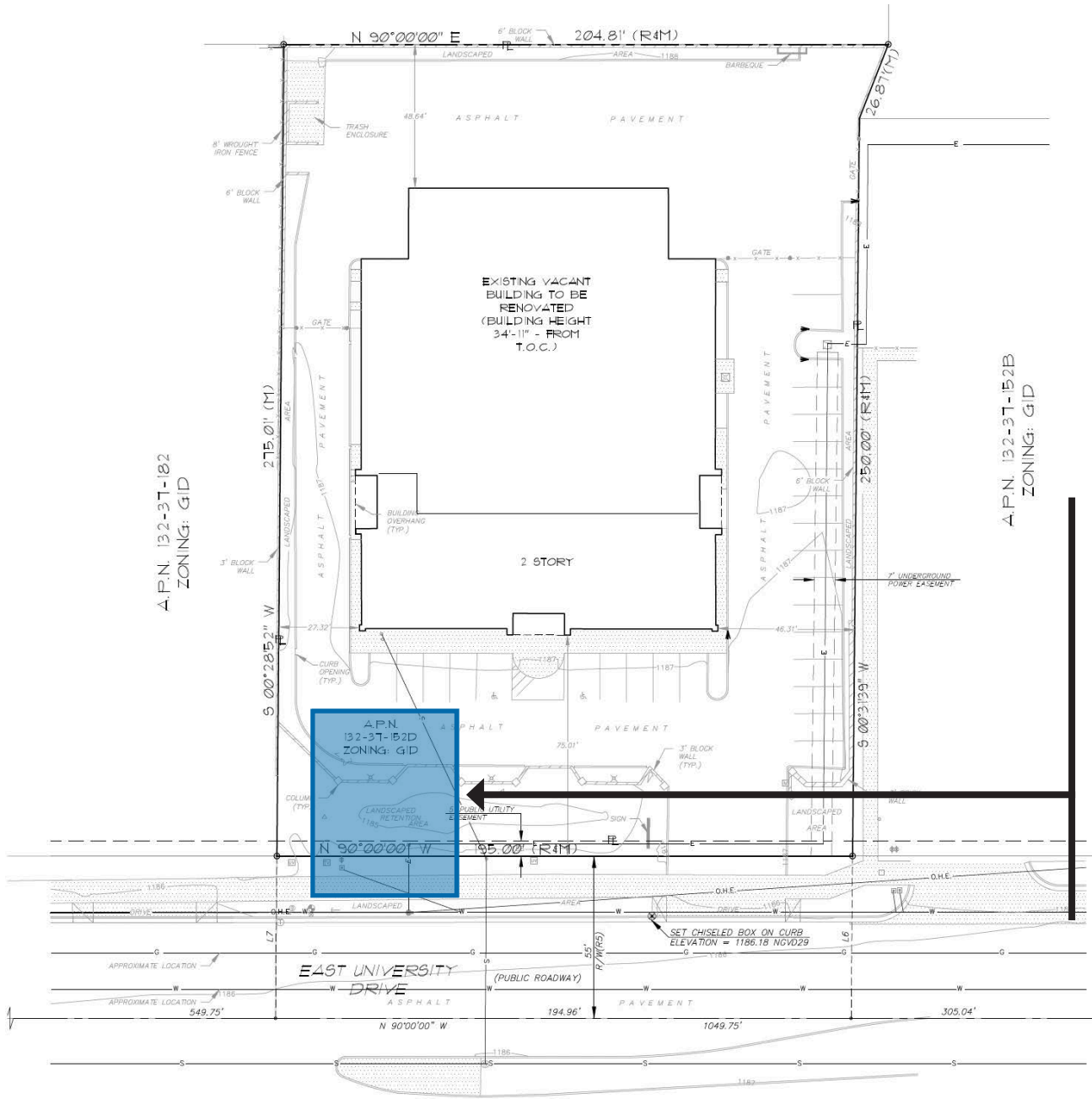
LOOP 101

209,354 VPD



AS-BUILT 1ST AND 2ND FLOOR





Ability to add an **additional exit only, right-turn-only driveway** that will allow for full semi-truck circulation around the building.





**CLICK TO VIEW  
SMITH DESIGN GUIDELINES**



## Background

The Innovation Hub Initiative was approved by Tempe City Council on March 1, 2018. It is an economic development initiative to enhance key employment corridors to promote new investment, job creation and placemaking that attracts and retains a quality workforce. Eight hubs were identified and the Smith Innovation Hub was selected for the pilot project.

## Purpose

The purpose of the City's efforts is to:

- Guide public and private infrastructure improvements
- Identify and prioritize infrastructure needs for short- and long-term timeframes
- Provide planning-level costs and prepare an implementation plan

## Implementation

Projects will be phased in over time, as funding becomes available, using this plan as a guide for many years to come. City staff will also continue to work with private developers to provide opportunities to implement infrastructure or fund improvements.



**THE SMITH INNOVATION HUB** is approximately 302 acres (1/2 square mile) with mostly light industrial and office uses. It is bounded by Rio Salado Parkway, Loop 101, University Drive and McClintock Drive. It was selected for the pilot area because of its unique innovation ecosystem near current and planned transit investments, adjacency to the ASU Novus Innovation Corridor and other amenities and variety of uses already in place.



CLICK TO VIEW  
NOVUS FACT SHEET

355

Acres of Total Land  
Under Development

10M

Square Footage of  
Mixed-Use Space

34K

Jobs Upon  
Completion

84K

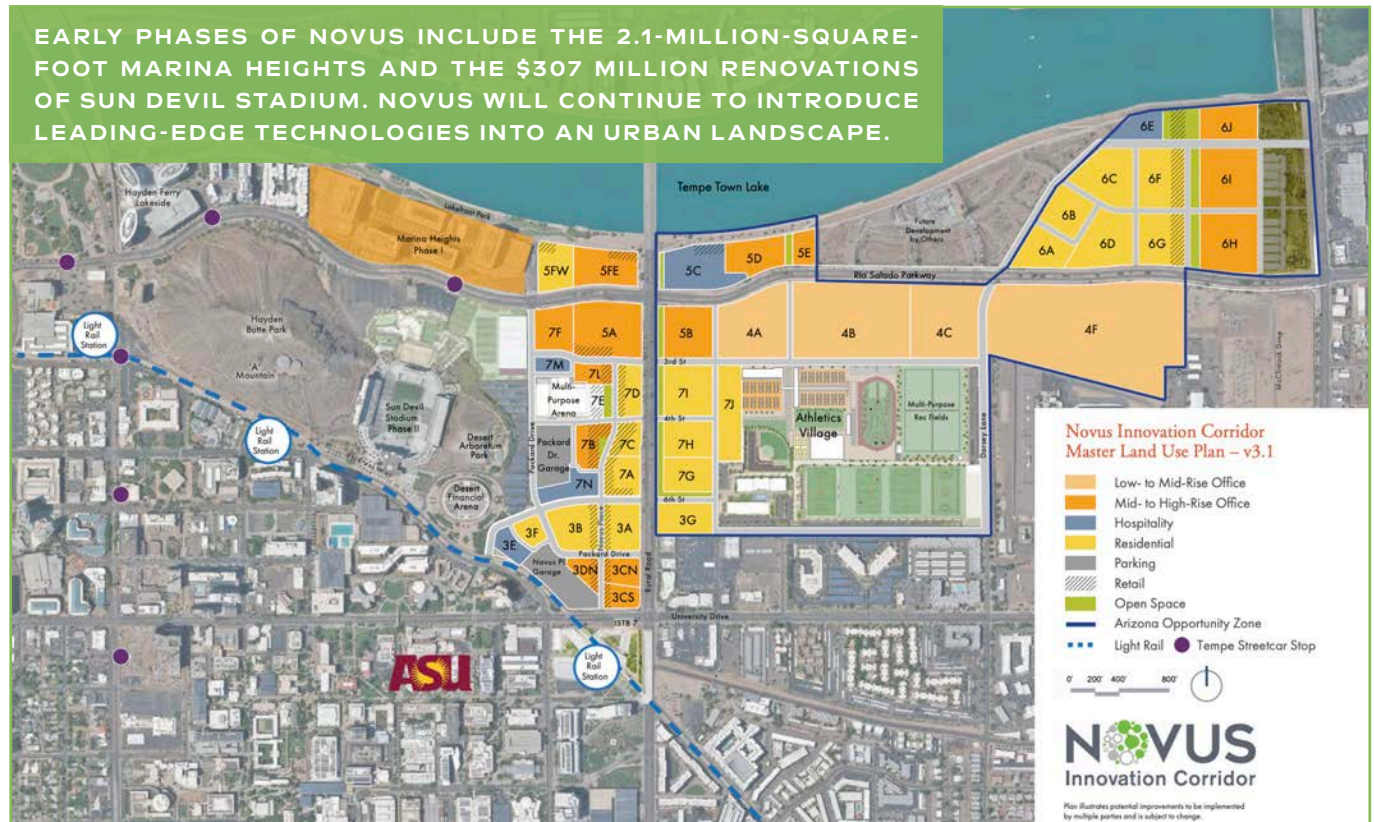
Residents  
Within ½ Mile

## NOVUS Innovation Corridor



**NOVUS INNOVATION CORRIDOR** is a public/private partnership between the nation's "Most Innovative University", Arizona State University and award-winning master developer Catellus Development Corporation. Strategically integrated with ASU's Tempe campus along Tempe Town Lake, the mixed-use development enables companies to achieve synergies with a major university, including access to world-class research and a highly educated and skilled workforce.

EARLY PHASES OF NOVUS INCLUDE THE 2.1-MILLION-SQUARE-FOOT MARINA HEIGHTS AND THE \$307 MILLION RENOVATIONS OF SUN DEVIL STADIUM. NOVUS WILL CONTINUE TO INTRODUCE LEADING-EDGE TECHNOLOGIES INTO AN URBAN LANDSCAPE.





**TEMPE, ARIZONA** is situated in the heart of the Valley. Tempe is a top technology center in Arizona and a leading choice for major corporations. Major city initiatives focus on transportation, accessibility, sustainability, quality of life, open data, performance metrics, and inclusivity.

## Tempe Highlights:

- Centered in the Greater Phoenix Metropolitan Area
- 10 Minutes from Phoenix Sky Harbor International Airport
- Tempe is 42 Square Miles
- Most Walkable and Bikeable City in the Valley, with Hundreds of Miles of Bike Lanes and Pedestrian Corridors
- Five Freeways and Eight Light Rail Stops
- Population of 180,000 +
- 17,000 + Businesses are in Tempe
- Median Age is 28.1 years
- 42 Percent of Residents have Bachelor's Degrees
- Tempe is an Importer of Employees – Over 210,000 are Employed



HOME TO ARIZONA STATE UNIVERSITY

- 71,946+ ENROLLMENT ON CAMPUS
- \$4.3 BILLION ECONOMIC IMPACT



MILL AVENUE

Parcel Number: **132-37-152D**  
Size: **53,666 SF**  
Taxes (2022): **\$31,801.78**

**QT** QuikTrip

**CIRCLE K**

UNIVERSITY DRIVE | 39,732 VPD

**Jack**  
in the box

**HURTS**  
DONUT

**WAFFLE**  
HOUSE

LOOP  
**101**

209,354 VPD

PRICE ROAD

PRICE ROAD



SCOTTSDALE ROAD

MCKELLIPS ROAD

LOOP 101

LOOP 202

**H**  
marina heights  
State Farm CARVANA

**TEMPE TOWN LAKE**  
ON THE RIO SALADO

LOOP 202

TEMPE MARKETPLACE  
TARGET  
DSW  
BEST BUY  
Harkins THEATRES  
PET SMART  
WORLD MARKET  
MICHAEL'S  
ROSS DRESS FOR LESS

**CS**  
SLOAN PARK

MESA RIVERVIEW  
JOANN fabric and craft stores  
Party City  
BED BATH & BEYOND  
petco  
Burlington

**NOVUS**  
Innovation Corridor

Smith Innovation  
**Hub**

**SUBJECT**

RIO SALADO PARKWAY

DOBSON ROAD

MCCLINTOCK DRIVE

UNIVERSITY DRIVE

209,354 VPD

LOOP 101

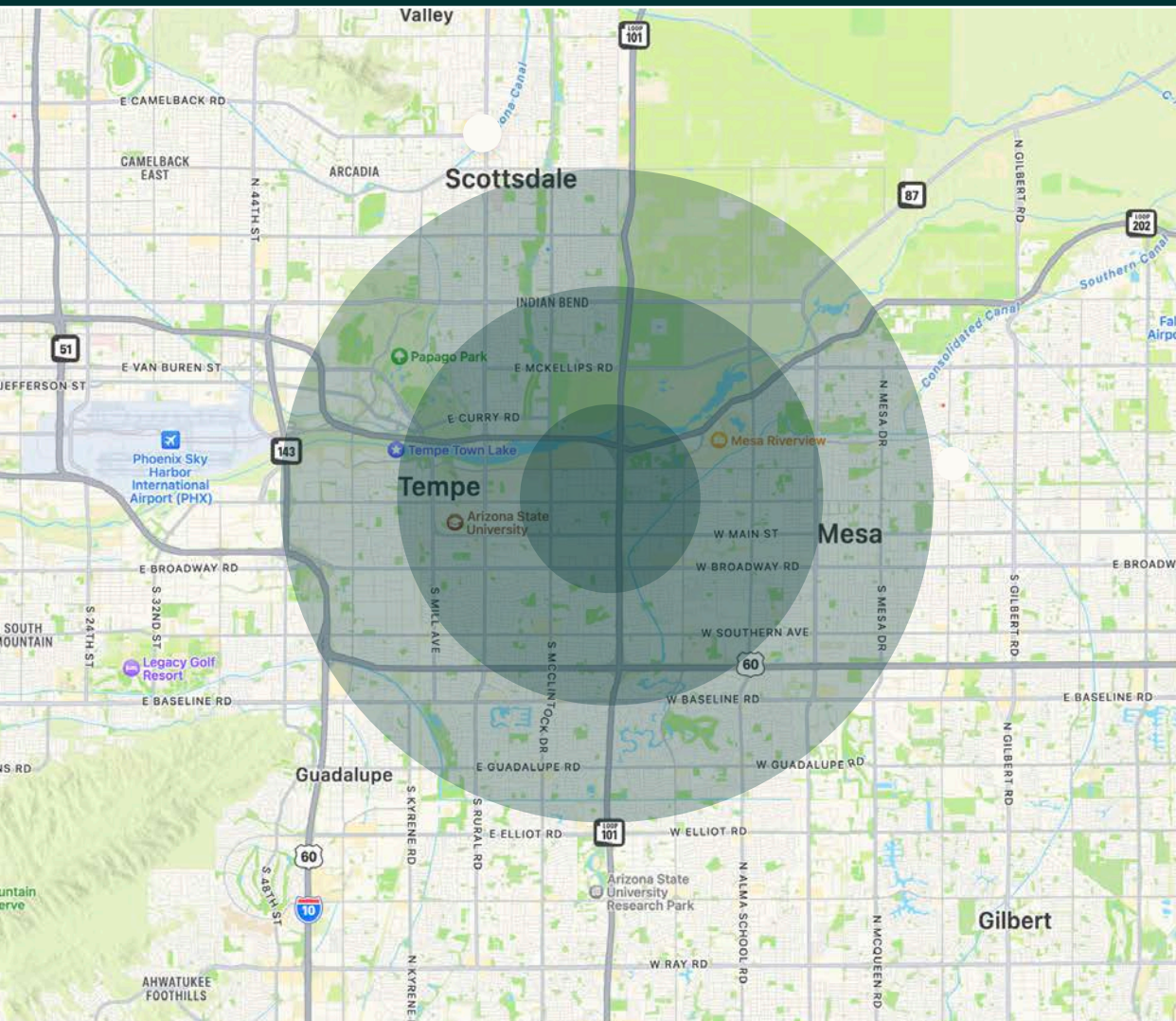
SAFeway  
Krispy Kreme  
STARBUCKS COFFEE

APACHE BOULEVARD

MCCLINTOCK DRIVE

BROADWAY ROAD

**ASU** Arizona State University



**\$3.98B +**  
ANNUAL RETAIL  
EXPENDITURES



**19,999 +**  
BUSINESSES IN  
THE AREA



**597,370**  
DAYTIME  
POPULATION



**\$72,463**  
AVERAGE  
HOUSEHOLD  
INCOME



2022 Summary (SitesUSA)	One Mile	Three Mile	Five Mile
DAYTIME POPULATION	33,392	226,855	<b>597,370</b>
POPULATION	20,732	144,083	364,770
AVERAGE HOUSEHOLD INCOME	\$50,271	\$65,003	<b>\$72,463</b>
AVERAGE HOUSEHOLD SIZE	2.2	2.2	2.3
MEDIAN AGE	<b>32.4</b>	34.2	35.0