

REDEVELOPMENT OPPORTUNITY

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Premier Hard Corner For Sale in Tempe

SEC University Drive & Roosevelt Street
527 W University Drive & 815 S Roosevelt Street | Tempe, Arizona 85281

HIGHLIGHTS

- Hard corner lot on lighted intersection with frontage on University Drive
- Adjacent to Arizona State University, which boasts the 6th highest undergraduate enrollment in the country according to U.S. News and almost 52,000 students currently enrolled at the Tempe campus location
- Rare investment opportunity
- Future redevelopment site
- Located 2 blocks west of the intersection of Mill Avenue and University Drive, the epicenter of Tempe with over 53,000 vehicles per day

Contact us:

Stan Sanchez

Senior Vice President

+1 602 222 5032

stan.sanchez@colliers.com

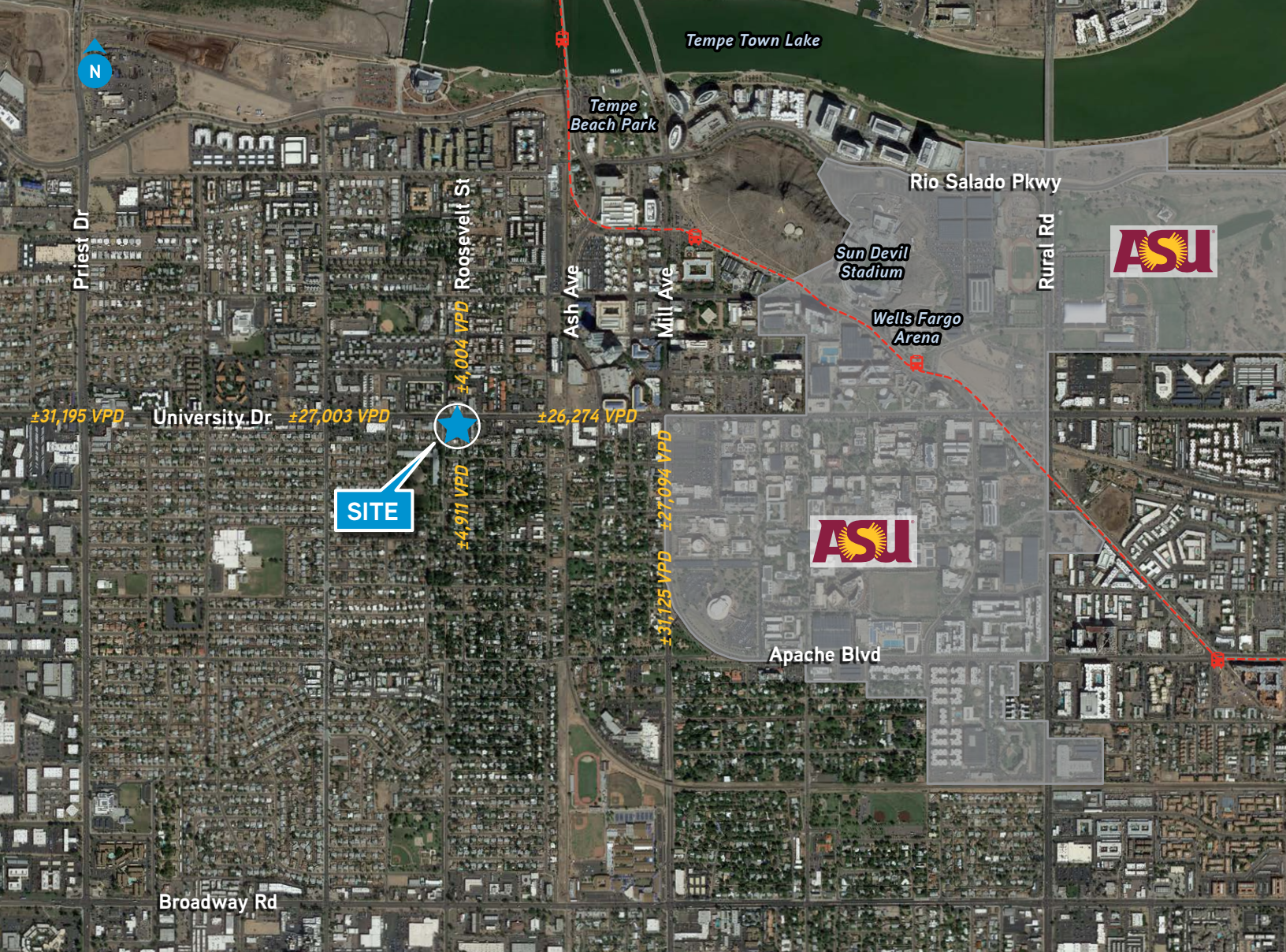
For Sale:

Call for pricing



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Colliers International
2390 E Camelback Rd | Suite 100
Phoenix, AZ 85016
P: +1 602 222 5000
www.colliers.com/greaterphoenix



Specifications

| | |
|----------------------------|--|
| Addresses | 527 W University Dr 815 S Roosevelt St Tempe, AZ 85281 |
| Size | ±24,012 SF (±0.55 Acres) |
| Parcel Numbers & Zoning | 124-69-049 CSS 124-69-050 CSS 124-69-125 R-3 |
| Access | University Dr & Roosevelt St |
| Suggested Use | Future Mixed-Use Property |

Area Demographics

| | 1-MILE | 3-MILE | 5-MILE |
|---------------------------------|---------------|---------------|---------------|
| Total Population | 19,421 | 114,824 | 333,607 |
| Average Household Income | \$52,985 | \$53,550 | \$60,238 |
| Median Household Income | \$37,111 | \$40,119 | \$43,702 |
| Daytime Population | 37,786 | 185,366 | 453,995 |
| Median Age | 23.4 years | 26.2 years | 29.8 years |



Accelerating success.



527 W University Dr
815 S Roosevelt St



WALK SCORE



80

Very Walkable

TRANSIT SCORE



65

Good Transit

BIKE SCORE



98

Very Bikeable

*Source: Walkscore.com



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