



# For Sale

## Income In-Place / Owner-User Investment

# 1949

E. Broadway Rd.  
Tempe, AZ 85282

Popular Tempe location, close to Arizona State University and shopping, dining and entertainment on Mill Avenue. The property offers convenient access to Loop 101 and the light rail transit system on Apache Boulevard. Close to a major UPS Distribution Center and US Post Office.

[www.colliers.com/greaterphoenix](http://www.colliers.com/greaterphoenix)

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**1949 E. Broadway Rd., Tempe, AZ 85282**

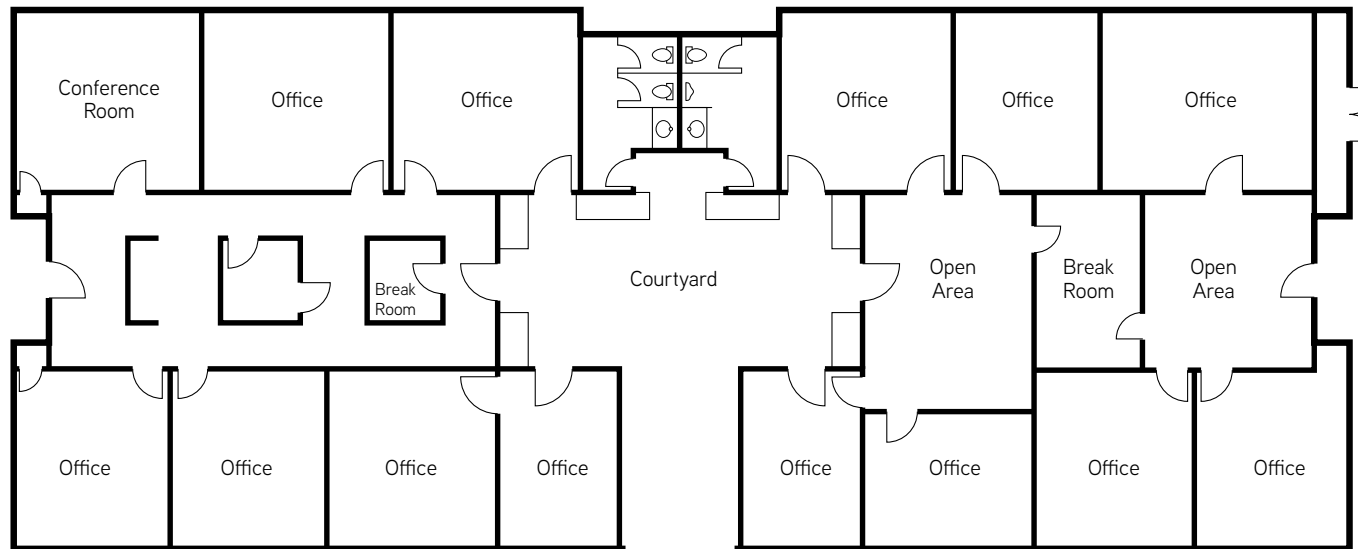
Available: 4,272 SF

Price: \$640,800.00 (\$150.00 PSF)

Year Built: 1977, refurbished 2004

Parking Ratio: 5.5/1,000

Zoning: R-0



## Demographics

Population		
1 Mile	3 Miles	5 Miles
21,287	155,375	363,337

67,311 cars travel daily on Broadway Rd. and McClintock Dr.

20 minute drive to Sky Harbor International Airport

## Building Features

- Garden Office features Suite Entry off of a Shared Courtyard
- Great Visibility - Building Fronts Broadway Rd.
- Monument Signage Available
- Beautiful landscaping throughout the property and courtyard – mature trees and shrubs
- Covered/Reserved Parking Available

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# Amenity Map

1949 E. Broadway Rd., Tempe, AZ 85282

Adjacent property at  
1937 E. Broadway Rd.  
is also for sale:  
±3,536 SF | \$135.00 PSF

Ask broker for details.



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