

TENANT HAS LESS THAN 1 YEAR | CAN RENEW

SCOTTSDALE ROAD  
INVESTMENT

FOR SALE

2650 N SCOTTSDALE RD  
TEMPE, AZ 85281

CONTACT INFORMATION

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9 BAYS | SHOWROOM | FRONTAGE

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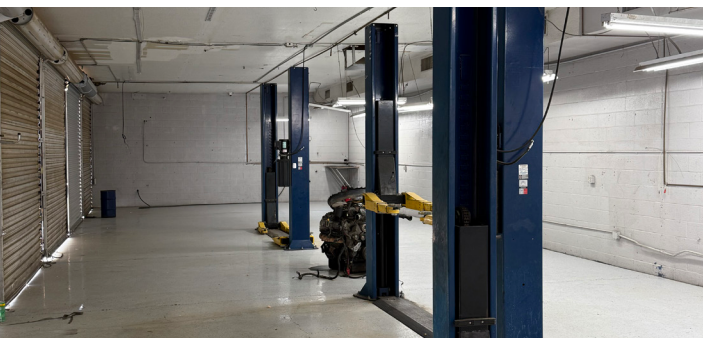
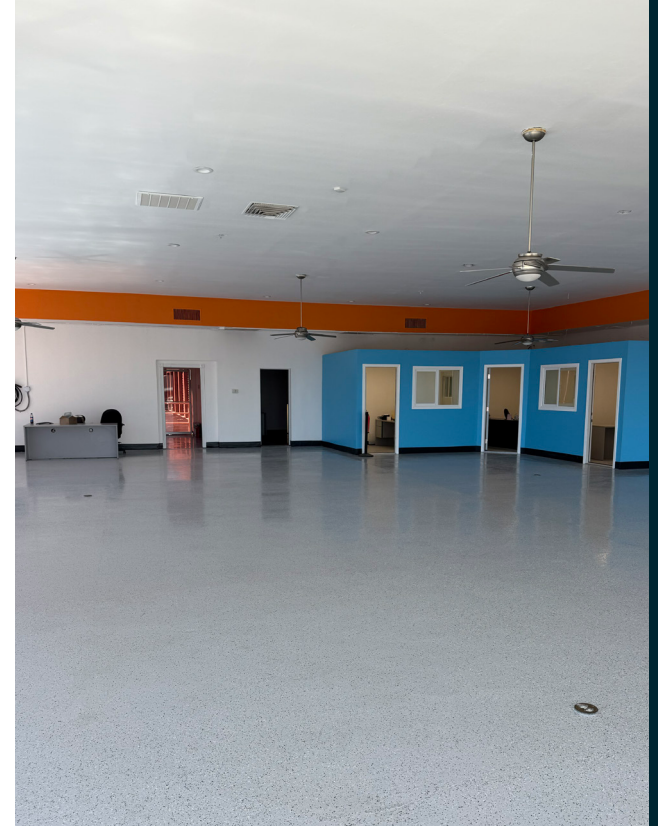


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# PROPERTY DETAILS

|                |                                   |
|----------------|-----------------------------------|
| SALE PRICE     | UNPRICED                          |
| REMAINING TERM | LESS THAN 12 MONTHS               |
| PROPERTY TYPE  | AUTOMOTIVE DEALERSHIP             |
| BUILDING SIZE  | ±7,749 SF                         |
| LOT SIZE       | ±27,350 SF                        |
| ZONING         | CSS, Tempe<br>with Auto Permitted |
| YEAR BUILT     | 1986                              |

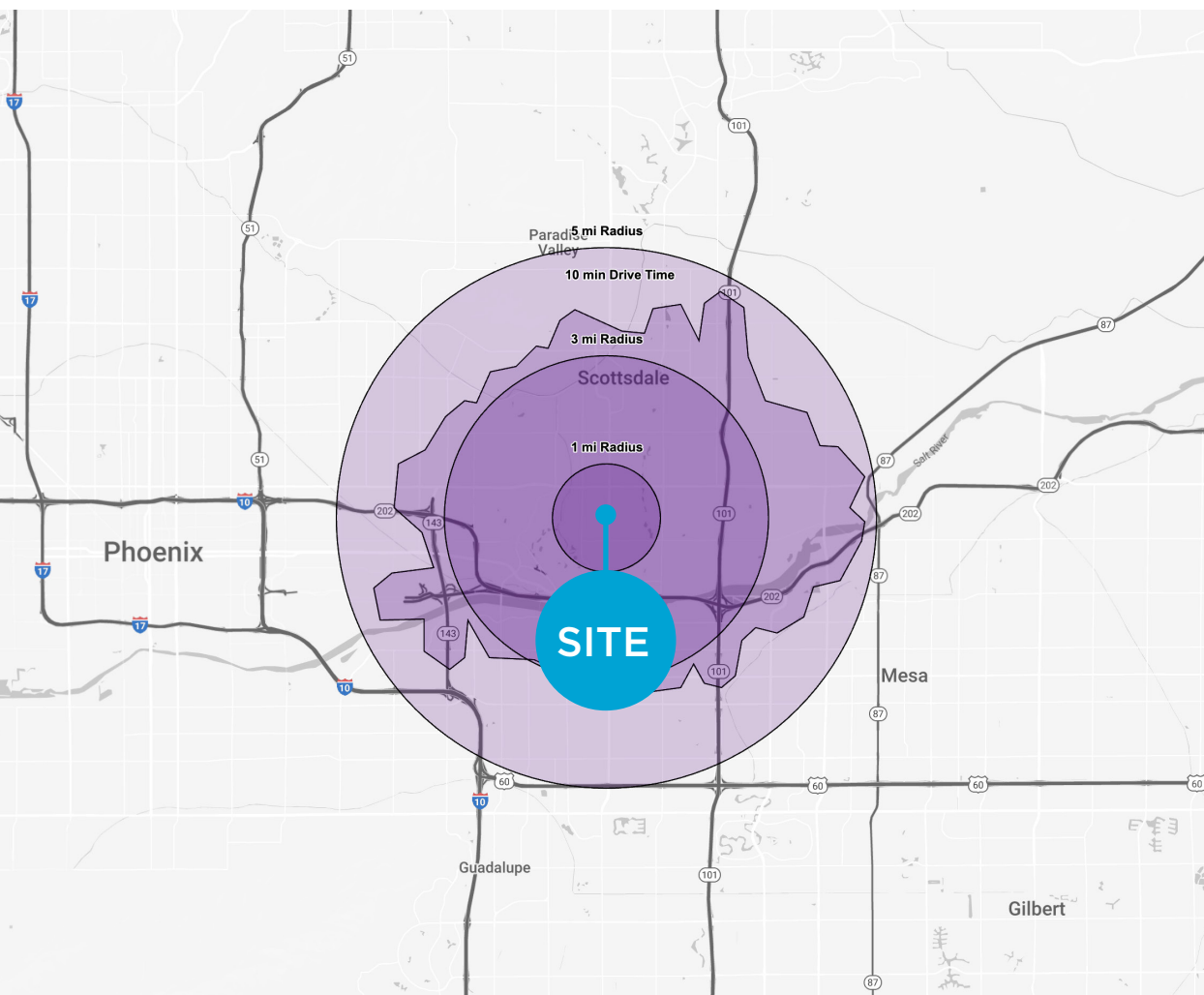






Located along the high-traffic Scottsdale Road corridor, the site is surrounded by strong national anchors, major employers, and top entertainment destinations. With ASU, Tempe Marketplace, SkySong, and the Phoenix Zoo minutes away, this area offers exceptional visibility and steady daily traffic.

# DEMOGRAPHICS



\*2025 Statistics from SitesUSA

## POPULATION

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2025 | 19,605 | 120,989 | 301,182 |
| 2030 | 20,792 | 121,883 | 296,784 |

## HOUSEHOLDS

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2025 | 9,025  | 57,949  | 136,920 |
| 2030 | 9,725  | 59,596  | 137,808 |

## AVERAGE INCOME

| YEAR | 1 MILE    | 3 MILES   | 5 MILES   |
|------|-----------|-----------|-----------|
| 2025 | \$115,554 | \$112,319 | \$120,801 |

## MEDIAN HOME VALUE

| YEAR | 1 MILE   | 3 MILES  | 5 MILES  |
|------|----------|----------|----------|
| 2025 | \$89,443 | \$83,067 | \$86,441 |

## EMPLOYEES

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2025 | 5,432  | 81,145  | 216,568 |

## BUSINESSES

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2025 | 765    | 8,503   | 20,816  |

# TEMPE

## CITY OVERVIEW

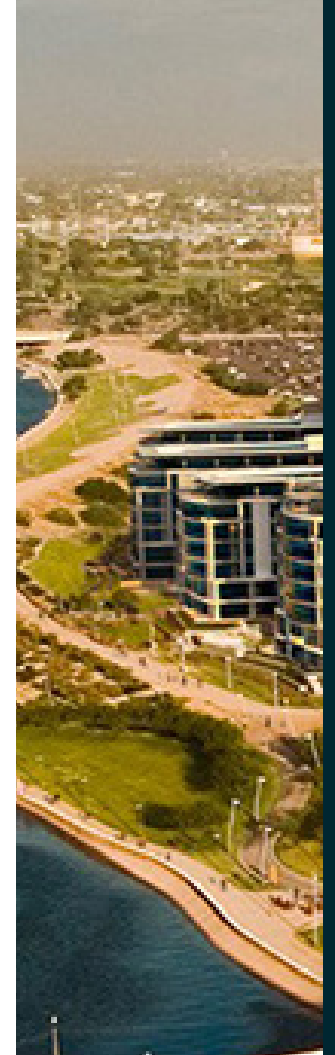
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### DYNAMIC URBAN HUB

Located in the heart of the Phoenix Metro, Tempe, Arizona blends urban vibrancy with innovation and community appeal. Anchored by Arizona State University, one of the largest universities in the nation, Tempe attracts a young, educated, and growing population that fuels steady housing demand and economic activity.

### PRIME LOCATION & ECONOMIC GROWTH

Tempe's central location offers unmatched connectivity via the Loop 101, Loop 202, and Interstate 10, with Phoenix Sky Harbor International Airport just minutes away. The city is a major employment hub, home to major corporations like State Farm, Amazon, JPMorgan Chase, and ADP, as well as a thriving startup scene. This diverse economic base supports a strong, stable rental market and continued development across asset classes.



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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