

TURNKEY OWNER/USER HEALTHCARE OFFICE OPPORTUNITY IN TEMPE

4765 South Lakeshore Drive | Tempe, Arizona 85282

EXPERIENCE OUR VIRTUAL TOUR!



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EXECUTIVE SUMMARY

4765 S Lakeshore is a multi-purpose building on 1.4 acres centrally located in Tempe near Baseline Rd with convenient access to US 60 (2 Mins), Loop 101 (4 Mins) and ASU's main campus (7 Mins). The building was renovated in 2025-26 and offers an attractive opportunity for owner/users.



Sale Price: \$4,499,000

Square Feet: 12,072

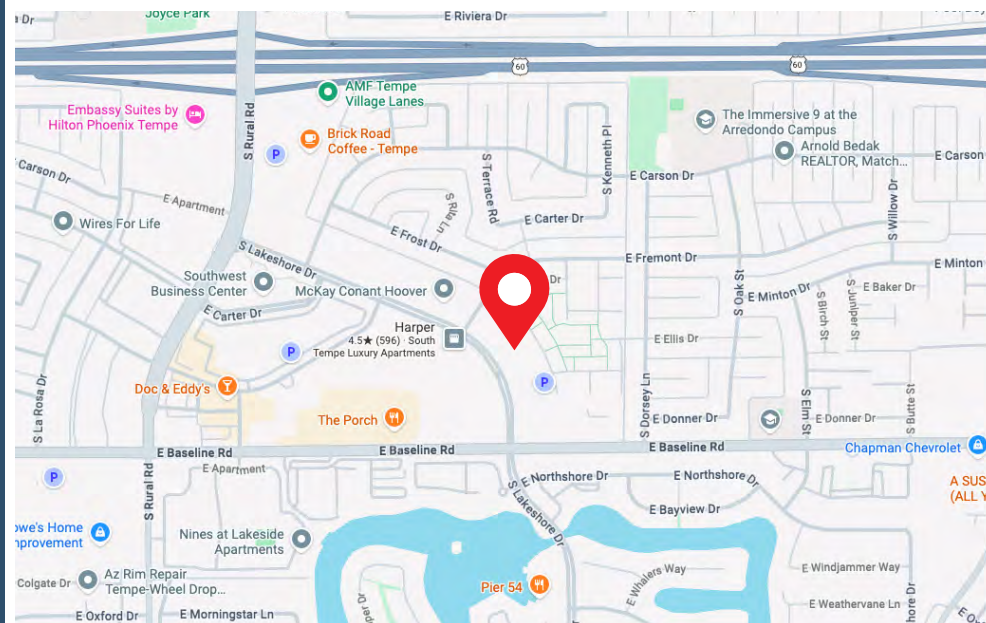
Year Built / Renovated: 1994 / 2026

Parcel Size: 1.4 Acres

Parking Ratio: 4.56 / 1,000

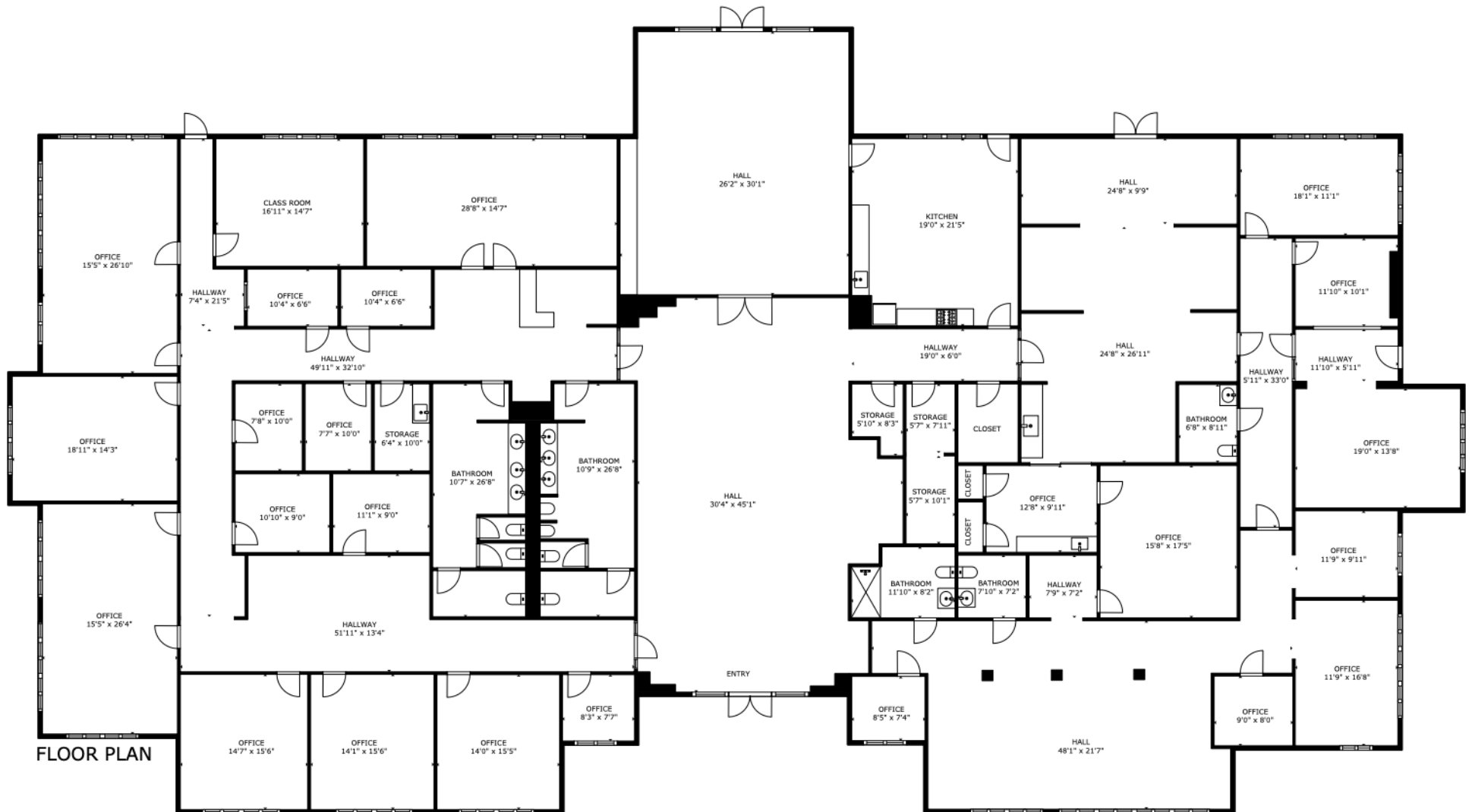
INVESTMENT

- 12,072 SF facility that offers an ideal space for a wide variety of owner/users
 - Healthcare Providers (including ASCs)
 - Behavioral Health / Educational
 - Traditional Office
- Large, multi-functional space
 - 20+ offices & 4 large multi-purpose rooms
 - 5 Restrooms: 3 private & 2 multi-use
 - Two nursing stations & wide hallways



PROPERTY FLOOR PLAN

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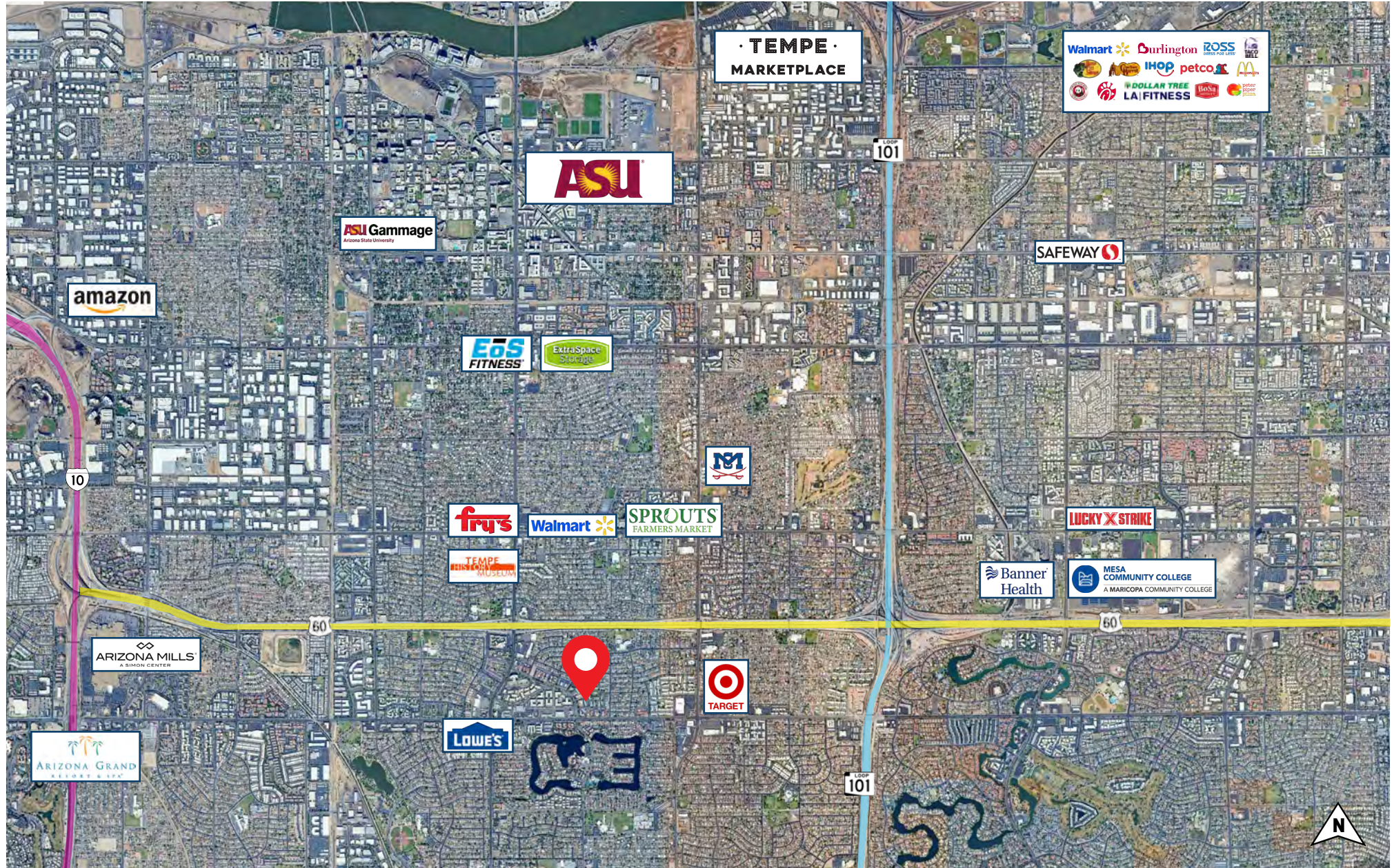
INTERIOR IMAGES



AERIAL VIEW



AREA HIGHLIGHTS





TEMPE, ARIZONA

Tempe, Arizona is a vibrant and growing city in the heart of the Phoenix metropolitan area, known for its energetic atmosphere, strong employment base, and diverse community. Home to Arizona State University, Tempe benefits from a highly educated workforce and a thriving culture of technology, business, and innovation. The city features a dynamic mix of dining, shopping, entertainment, and outdoor recreation, including popular destinations such as Downtown Tempe, Tempe Town Lake, and Mill Avenue, with convenient access to major freeways, Valley Metro light rail, and Phoenix Sky Harbor International Airport.



5 MILE DAYTIME POPULATION
592,280



1 MILE AVG HOUSEHOLD INCOME
\$133,190

SUBJECT PROPERTY DEMOGRAPHICS

POPULATION:	1- MILE	3-MILE	5-MILE
2026 estimate:	22,751	224,067	592,280
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
2026 estimate:	7,158	64,721	154,097
INCOME:	1-MILE	3-MILE	5-MILE
2026 Avg Household Income:	\$133,190	\$115,533	\$116,191





ORION Investment Real Estate

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.