Owner/User Investment Opportunity

1631
E GUADALUPE RD
TEMPE, AZ

FOR SALE

CBRE

Owner/User
InvestmentOpportunity

FOR SALE

PROPERTY OVERVIEW

Forbes Office Building located at 1631 E Guadalupe Rd is offering a unique owner/user or investment opportunity. User can occupy Suites 100/102 (±2,610 SF), Suite 200 (±1,543 SF) and Suite 202 (±1,543 SF) for a total of ±5,696 SF. Suites are move in ready and include their own restroom.

Each office is well-maintained, with ample natural lighting and ergonomic furniture to ensure a conducive working environment. The building also includes shared spaces such as conference rooms, break areas, and a reception area to support collaboration and client interactions. The parking lot and landscaping have recently been updated.

Address	1631 E Guadalupe Rd | Tempe, AZ 85283
Sale Price	$1,618,890 ($195/SF)
Project Size	±8,302 SF
Year Built	1987
Stories	2
APN	301-48-010R
Zoning	C-0, Tempe
Parking Ratio	3.9/1,000 SF | 32 total spaces (8 covered)
Land Size	±22,651 SF | ±0.52 Acres
Tenancy	Multi
Signage	Highly visible monument

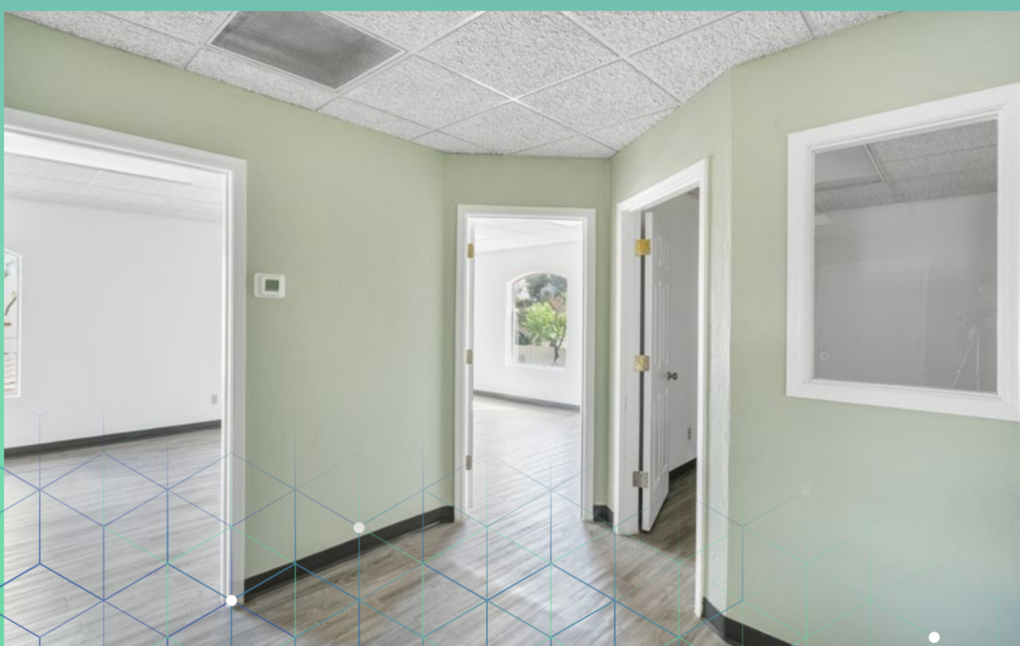
LOCATION OVERVIEW

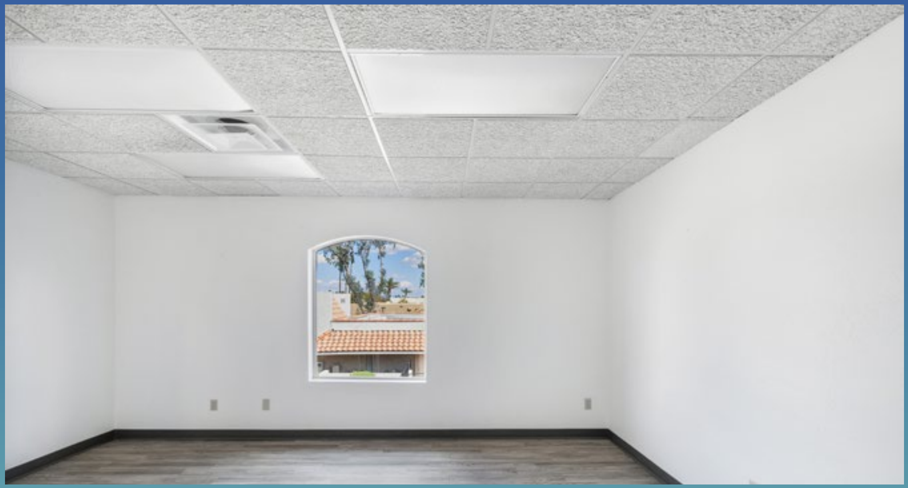
Ideal for businesses looking to benefit from the area's vibrant economic environment surrounded by a variety of essential service-oriented amenities and businesses including shopping, dining, healthcare along with educational institutions such as Arizona State University.

The property is situated in a vibrant, accessible location close to major freeways I-10, SR 60 and Loop 101. It's strategically positioned near key infrastructure, making it convenient for commuting and daily activities.

Business Expansion	The location's strategic positioning and high foot traffic make it suitable for businesses looking to expand.
Connectivity	Excellent road and highway access facilitate ease of transportation from I-10, SR 60 and Loop 101.
Commercial Activity	Surrounded by a variety of retail, dining, essential service-oriented amenities and businesses.
High Foot Traffic	The bustling neighborhood ensures a constant flow of potential customers.
Close Educational Institutions	In close proximity to Arizona State University which benefits from a large student and faculty population.



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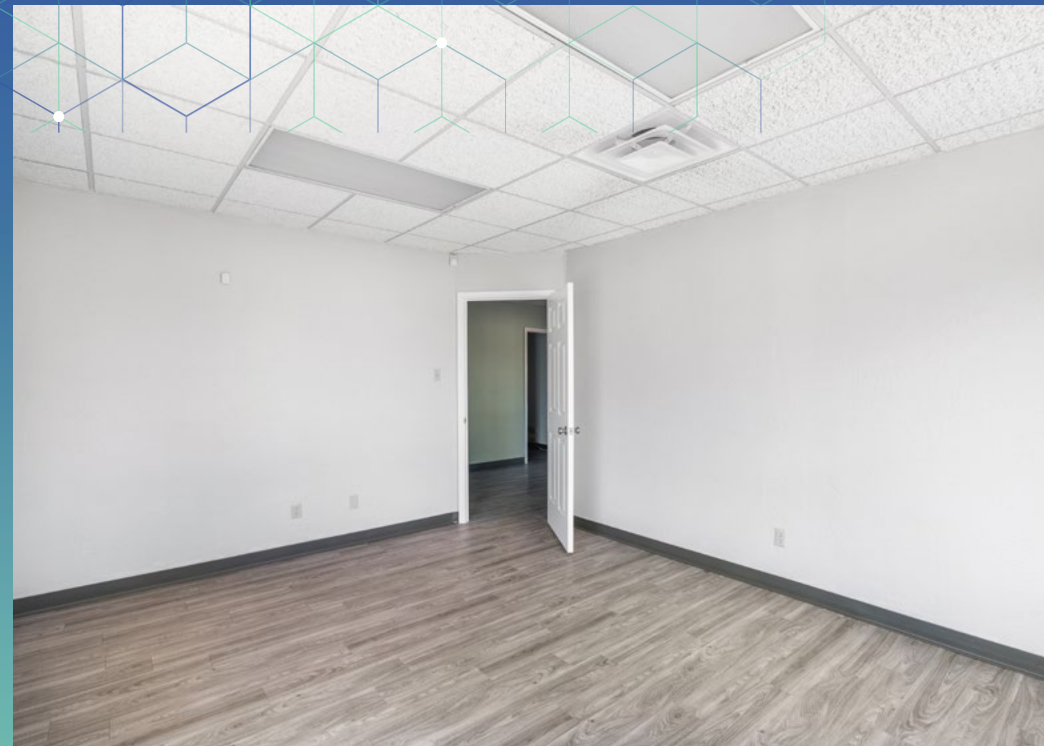
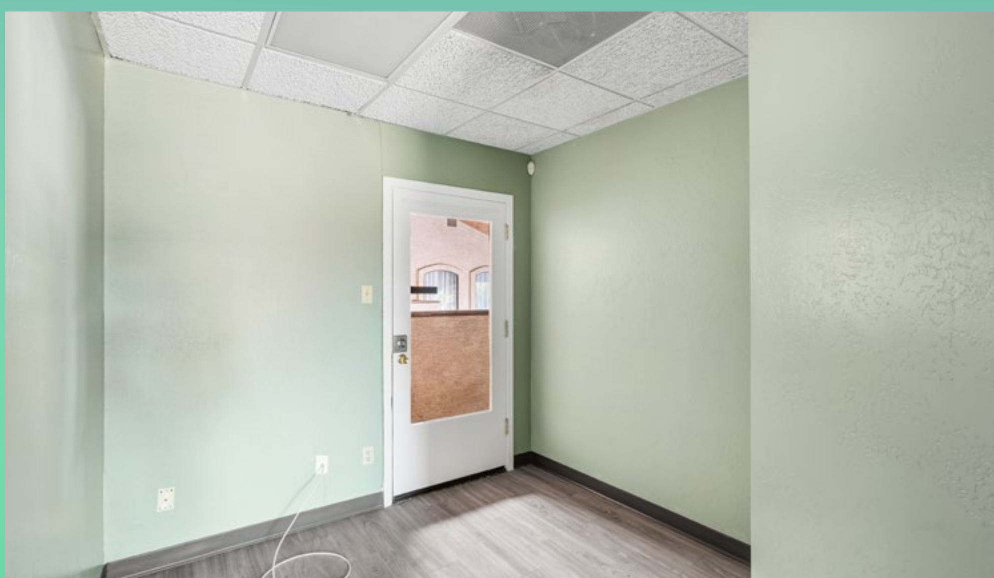


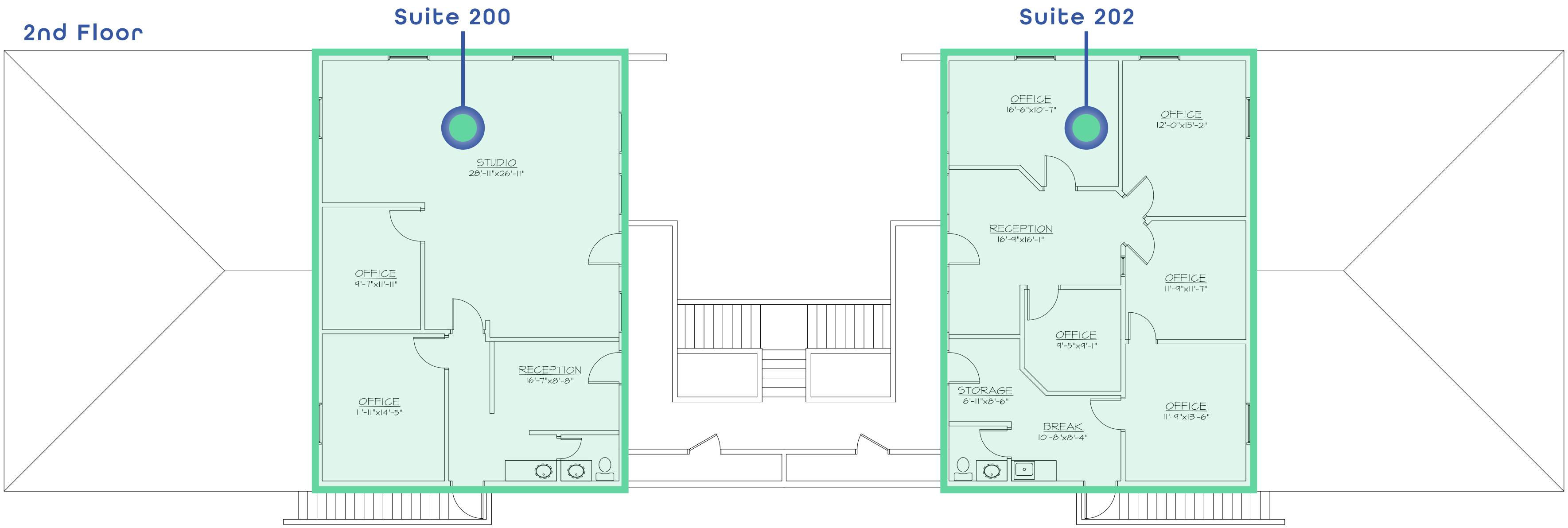



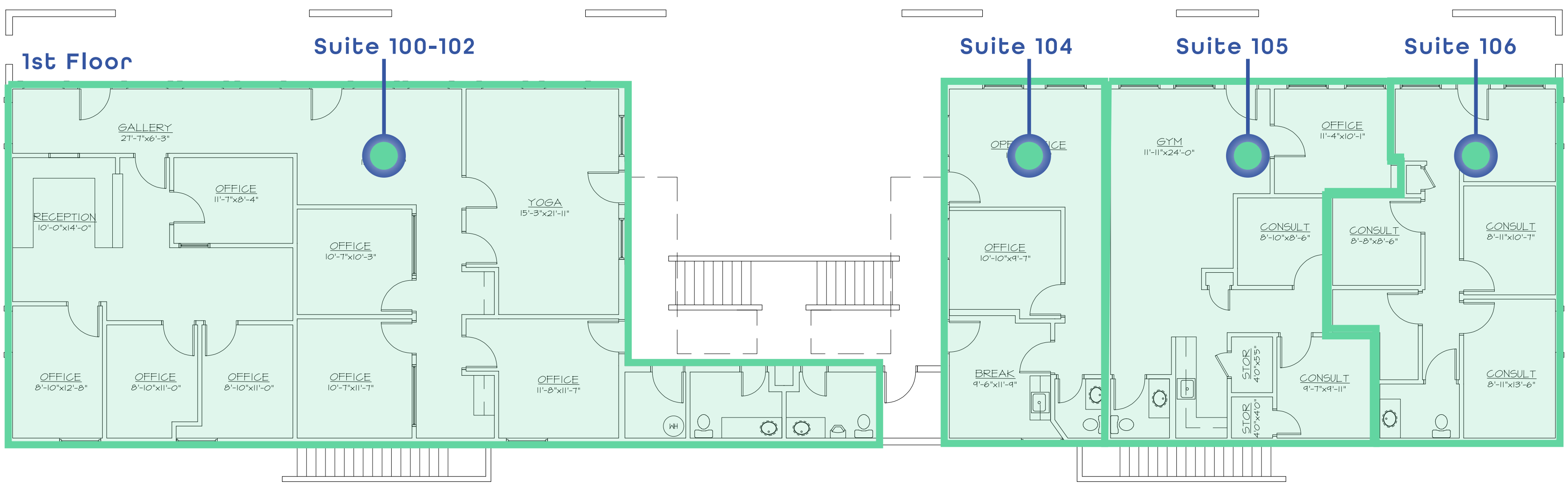

NO SMOKING


Surrounded by retail, dining, entertainment, healthcare and educational institutions
McClintock Dr
Guadalupe Rd
1631
E GUADALUPE RD
TEMPE, AZ
N
Not to Scale

FLOOR PLANS

1631
E GUADALUPE RD
TEMPE, AZ





PROJECTED INCOME: July 1, 2026

Unit	Tenant / Description	Type	Start	End	Square Feet	Monthly Rate PSF	Monthly Rent	Annual Rate PSF	Annual Base Totals	Comments
100-102	Stories Counseling (available)	MG	10/1/2022	11/30/2027	2,610	**$1.75**	**$4,569.00**	**$21.01**	**$ 54,828**	4% annual escalations
104	Dr Star	MG	8/1/2022	7/31/2027	687	**$1.67**	**$1,145.00**	**$20.00**	**$ 13,740**	4% annual exculations
106	Axis Design	MG	8/1/2026	8/31/2028	1,099	**$1.50**	**$1,649.00**	**$18.01**	**$ 19,788**	5.5% annual escalation
108	Barbara Torgerson (skin care)	MG	8/1/2023	7/31/2029	820	**$1.67**	**$1,367.00**	**$20.00**	**$ 16,404**	Bumps to $21.22/sf year 2
200	Vacant	MG			1,543					
202	Vacant	MG			1,543					
	Totals:				**8,302**	**$1.05**	**$8,730.00**	**$12.62**	**$ 104,760.00**	
	Expenses								$ (49,068)	
	Net Income								$ 55,692.08	

2025 BUDGET EXPENSES:

	Estimated Ownership Expenses	
Taxes (2025)	($1.56)	$ (12,927)
Insurance	($0.45)	$ (3,777)
CAM Electricty	($0.10)	$ (796)
CAM Water	($0.41)	$ (3,393)
Landscaping	($0.58)	$ (4,818)
Repairs	($1.73)	$ (14,357)
Management Fee	($1.08)	$ (9,000)
Total Operating Expenses	($5.91)	$ (49,068)

SBA FINANCING OVERVIEW

The analysis below reflects an owner/user acquisition using SBA financing at 10% down. The owner occupies all available space — Suites 100/102, 200, and 202 — totaling 5,696 SF. Rental income from the three remaining tenants (Suites 104, 106, and 108) offsets a portion of ownership expenses and debt service. The effective occupancy cost is the annual cost per SF the buyer pays to own and occupy their space, net of tenant income.

$21.02/SF/yr
Effective Owner/User Occupancy Cost per SF per Year

$161,889	**$10,531**	**$119,745**
Down Payment (10%)	Est. Monthly P&I	Owner Annual Shortfall

LOAN ASSUMPTIONS & PROPERTY FINANCIALS

LOAN ASSUMPTIONS

Sale Price	**$1,618,890**
Down Payment (10%)	**$161,889**
Loan Amount (90%)	**$1,457,001**
Interest Rate (assumed)	**7.25%**
Amortization	**25 Years**
Monthly P&I	**$10,531/mo**
Annual Debt Service	**$126,376/yr**

INCOME & EXPENSES

Gross Rental Income	**$104,760/yr**
Operating Expenses	**($49,061)/yr**
Net Operating Income	**$55,692/yr**
Annual Debt Service	**($126,376)/yr**
Owner Annual Shortfall	**$119,745/yr**
Owner-Occupied SF	**5,696 SF**
Effective Cost/SF/Yr	**$21.02/SF/yr**

OWNER/USER SPACE BREAKDOWN

SUITE	SF	ANNUAL COST/SF	ANNUAL COST
Suite 100/102	2,610 SF	$21.02/SF/yr	$54,869
Suite 200	1,543 SF	$21.02/SF/yr	$32,438
Suite 202	1,543 SF	$21.02/SF/yr	$32,438
Total Owner-Occupied	**5,696 SF**	**$21.02/SF/yr**	**$119,745**

Market context: Comparable Tempe medical/office space leases at $18.00 to $24.00/SF/yr. At $21.02/SF/yr the buyer acquires ownership at an at-market occupancy cost while building equity.

SBA financing subject to lender approval, borrower eligibility, and SBA program requirements. Rate of 7.25% is assumed for illustrative purposes; actual rates will vary. Stories Counseling lease (Suite 100/102) runs through November 30, 2027; early termination or buyout may be required. Suite 200 and Suite 202 are currently vacant. Income, expense, and NOI figures are projections and not guaranteed. CBRE makes no representation as to the accuracy of projected returns.

CURRENT TENANTS

STORIES COUNSELING — EVERY. STORY. MATTERS.

Ste 100-102

±2,668 SF

Stories Counseling

Stories Counseling offers a range of therapeutic services designed to cater to unique mental health needs of individuals, couples and families. Services are either in-person or online. There are specialized programs for various issues including anxiety, depression, trauma and relationship difficulties.

Dr

Ste 104

±669 SF

Dr. Star

Dr. Estrella Sandoval-Becker, NMD is a licensed Naturopathic Medical Doctor specializing in Functional Medicine, Family Medicine and Hormone Balancing. She has been in medical practice for over eight years and in the health field for almost 20 years. She provides more one-on-one care and offers her education and expertise at Saguaro Medical Weight Control, in Arizona.

AXIS

Ste 106

±1,099 SF

Axis Design & Consulting

Axis Design combines large firm technical experience and large scale project management, with small firm efficiency and responsiveness. The goal of the team is to give the owner and end users the space that best meets their needs. This comes from open communication and collaboration to get the most cost effective and efficient design of MEP systems within the project budget.

Beyond Beauty SKINCARE

Ste 108

±820 SF

Barbara Torgerson

Barb is an independent professional expert in the field of skincare. She is owner of Beyond Beauty Skincare. She also continues to add to her skin care certifications, as the aesthetic industry continually evolves. A true belief in delivering sincere service, and the best available professional care. Delivering to thousands of clients a honest, and a beautiful experience.

AVAILABLE

Ste 100/102	±2,610 SF
Ste 200	±1,543 SF
Ste 202	±1,543 SF
Total Available	**±5,696 SF**

OWNER/USER SALE COMPS

1631
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SUBJECT PROPERTY
1631 East Guadalupe Road
Tempe, AZ 85283

1 

6515 SOUTH RURAL RD
Tempe, AZ 85283
Sold July 2026 • $3,800,000 ($186.37/SF)
20,390 SF • Office • Built 2006

2 

1018 EAST GUADALUPE RD
Tempe, AZ 85283
Sold July 2025 • $940,000 ($243.08/SF)
3,867 SF • Office • Built 1972

3 

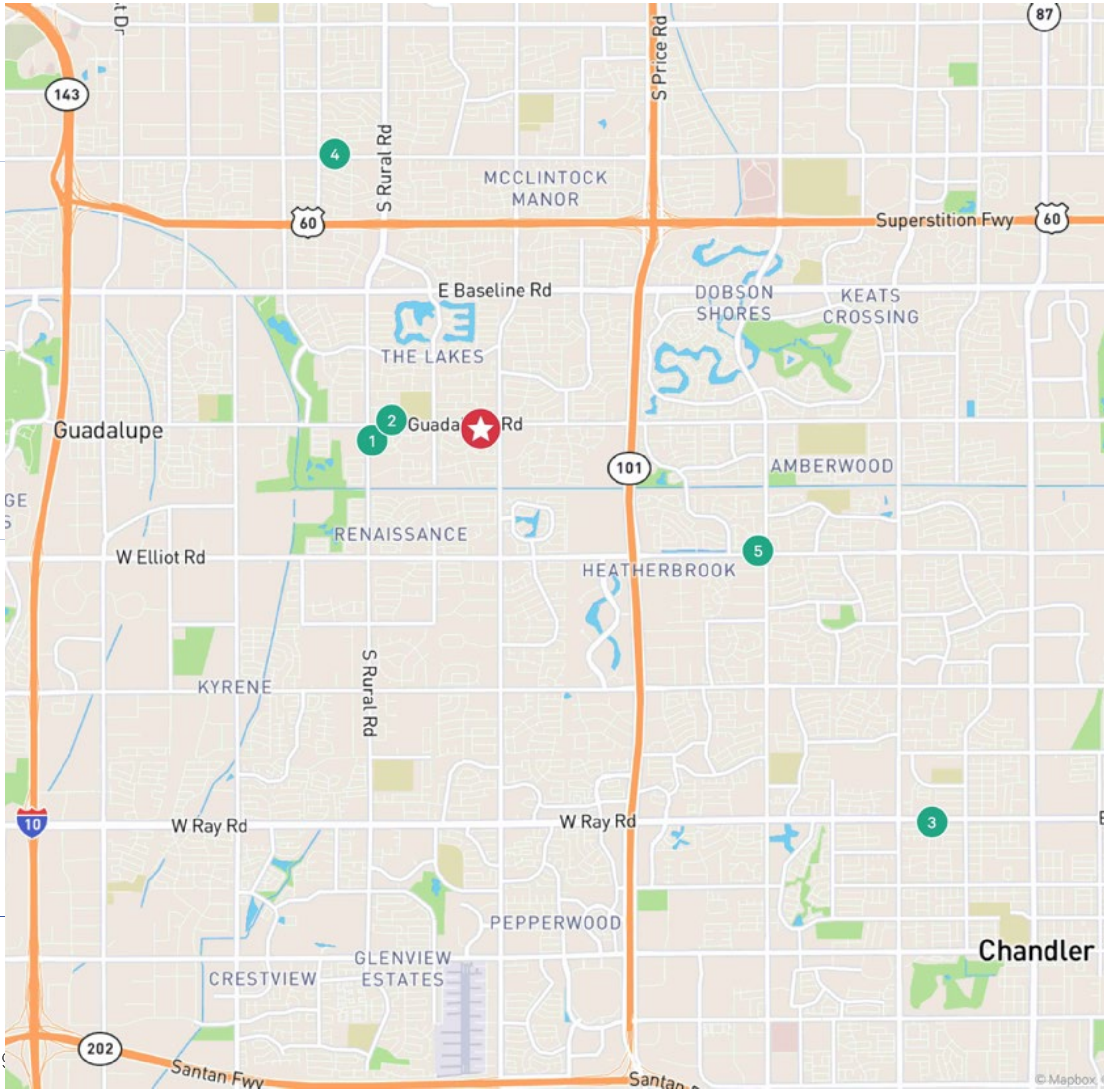
801 WEST RAY ROAD
Chandler, AZ 85225
Sold June 2025 • $750,000 ($211.86/SF)
3,540 SF • Medical Office • Built 1980

4 

424 EAST SOUTHERN AVENUE
Tempe, AZ 85282 • Plaza 400
Sold September 2024 • $900,000 ($227.85/SF)
3,950 SF • Office • Built 1982, Renov 2005

5 

3008 NORTH DOBSON ROAD
Chandler, AZ 85224
Sold August 2024 • $1,100,000 ($239.51/SF)
4,697 SF • Medical Office • Built 1985, Renov 19



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CONTACTS

Jamie Swirtz
+1 480 343 8586
jamie.swirtz@cbre.com

Joe Pequeno
+1 602 510 0003
joe.pequeno@cbre.com