



RARE TEMPE GROUND LEASE OR BUILD-TO-SUIT AVAILABLE



# Tempe Hard Corner Redevelopment

SWC Warner Rd & Kyrene Rd, Tempe, Arizona 85284

Developed By



Nick Ault | Principal

ault@edge-re.com | 602.774.3636 x 1

Daniel Ortega | Principal

dortega@edge-re.com | 602.774.3636 x 2

Southwest Edge  
2850 E Camelback Road, Suite 310, Phoenix, Arizona 85016

602.774.3636 | edge-re.com

The information contained herein was obtained from sources deemed to be reliable. Southwest Edge makes no warranties or guarantees to the completeness and accuracy thereof.



**LOCATION**

**SWC Warner Rd & Kyrene Rd**  
**Tempe, Arizona 85284**



**SIZE**

**Pads Available**  
**±50,134 sf**



**ZONING**

**GID (Tempe)**



**TRAFFIC COUNTS**

**46,250 CPD**      **20,760 CPD**  
 Warner Rd      Kyrene Rd



**2021 DEMOGRAPHIC SNAPSHOT**

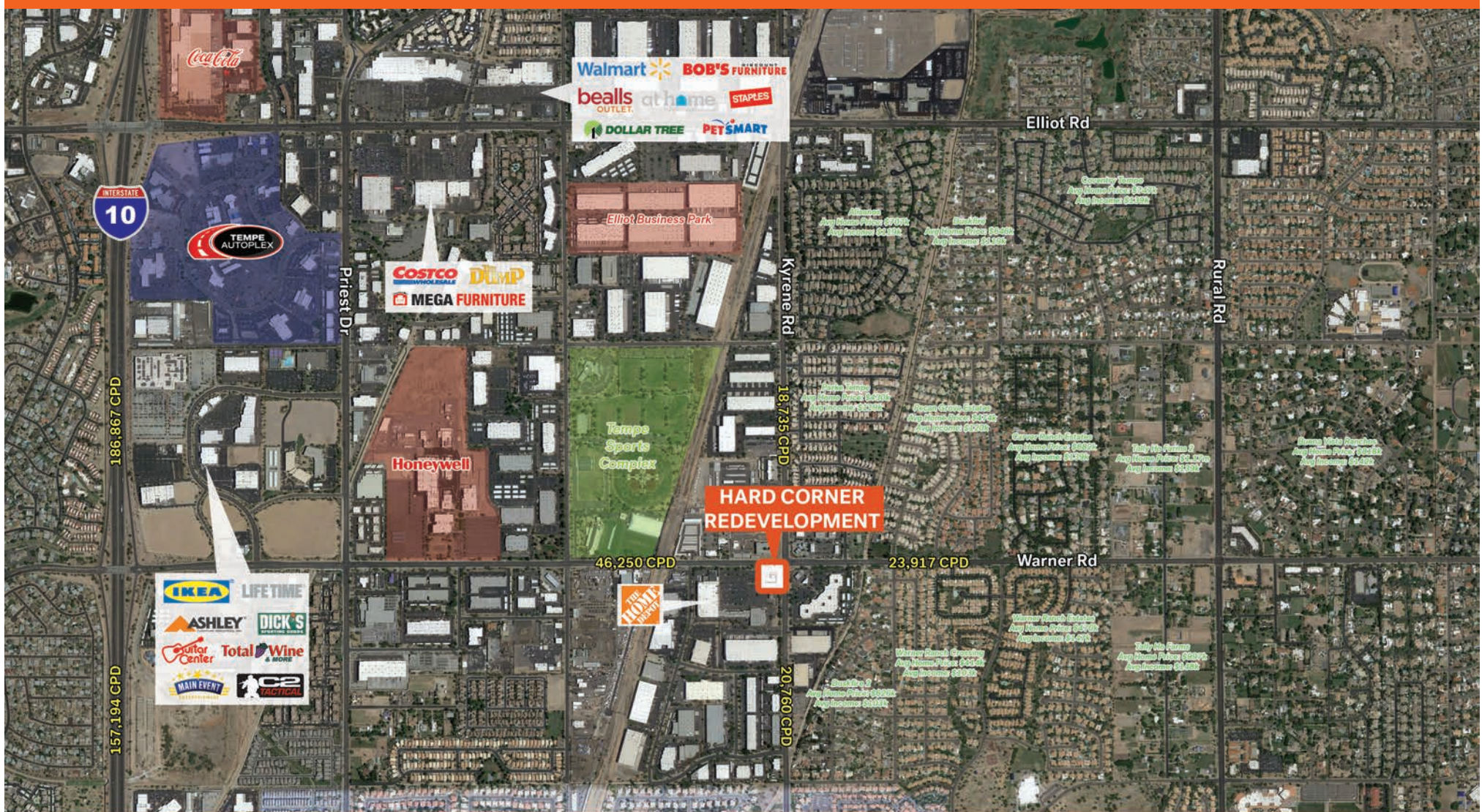
	1 Mile	3 Mile	5 Mile
<b>TOTAL POPULATION</b>	9,750	117,589	273,658
<b>DAYTIME POPULATION</b>	13,619	114,729	221,001
<b>AVG HH INCOME</b>	\$121,600	\$92,562	\$87,136

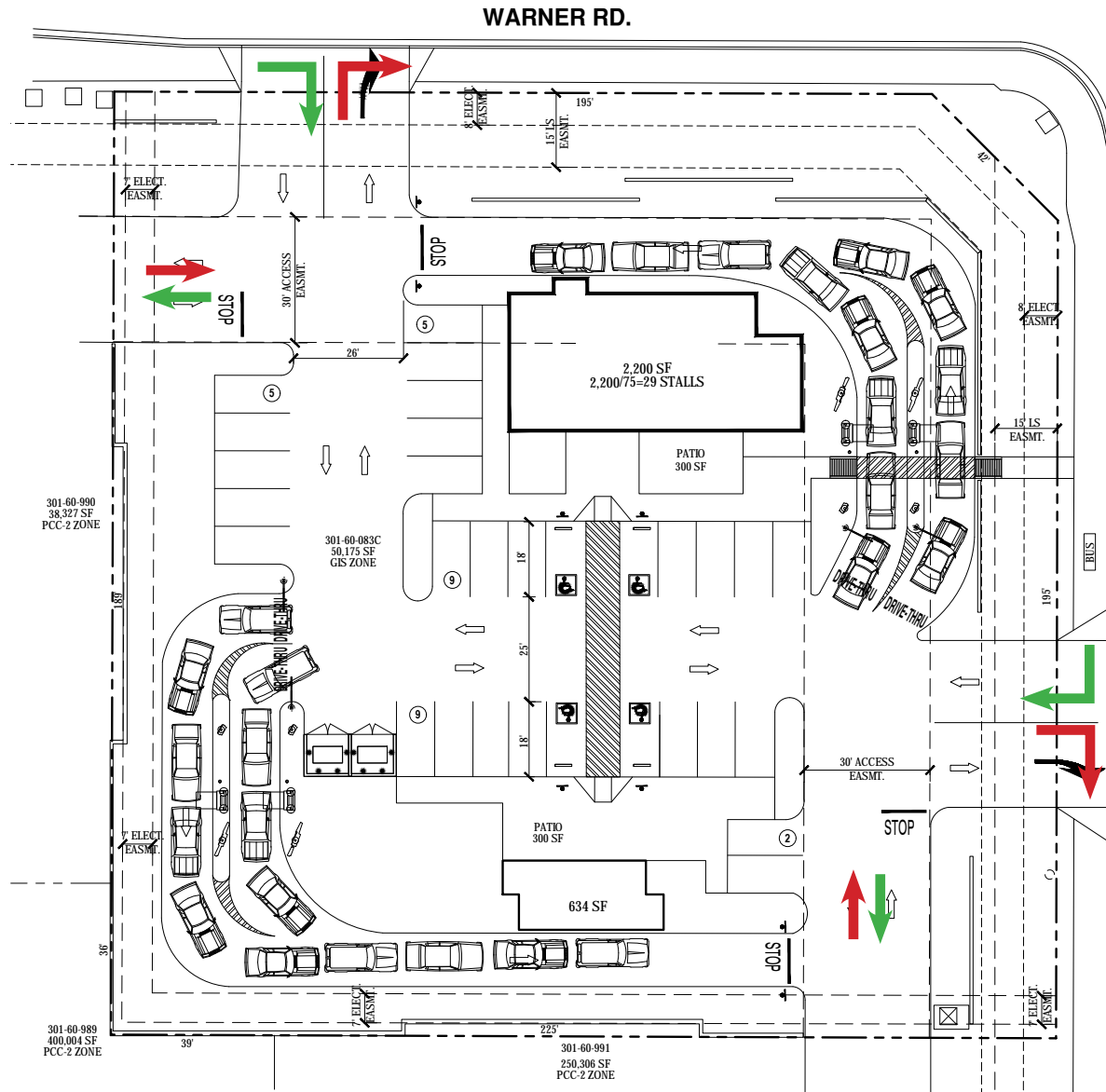
**AREA RETAILERS**

Home Depot, Goodwill, Red Wing Shoes, Picazzo's, Dozo, Barro's Pizza, Wendy's, Kyrene School District, ATL Wings, Public Storage

**PROPERTY INFORMATION**

- Great Visibility & Access Hard Corner
- Can accommodate Multi-Tenant or Single Operator
- Huge Traffic Counts
- Home Depot Anchored
- Great Incomes \$120k +
- Lighted intersection





**PROJECT INFORMATION**

**PROJECT DATA**

ADDRESS:	505 W. WARNER RD.
APN:	301-60-083C
LOT AREA:	1.15 ACRES (50,175 SF)
ZONE:	GIS
PROPERTY USE:	RESTAURANT
RESTAURANT BLDG. AREA:	2,200 SF
DRIVE-THRU BLDG. AREA:	634 SF
LOT COVERAGE:	5.6%
SETBACKS:	TBD
OCCUPANCY GROUP:	B - (RESTAURANT UNDER 50 OCC.)
CONSTRUCTION TYPE:	V-B
BUILDING HEIGHT:	30'
SPRINKLERED:	YES
FIRE ALARM:	YES
EMERGENCY LIGHTING:	YES

**PARKING DATA**

<b>REQUIRED PARKING:</b>	
RESTAURANT:	634 SF / 0 = 0 STALLS
OUTDOOR SEAT:	300 SF / 0 = 0 STALLS
RESTAURANT:	2,200 SF / 75 = 29 STALLS
OUTDOOR SEAT:	300 SF / 0 = 0 STALLS
<b>TOTAL PARKING REQUIRED:</b> = 29 STALLS	
<b>STANDARD PARKING PROVIDED:</b> = 26 STALLS	
<b>ACCESSIBLE PARKING PROVIDED:</b> = 4 STALLS	
<b>TOTAL PARKING PROVIDED:</b> = 30 STALLS	
<b>TOTAL PARKING SURPLUS:</b> = 1 STALLS	

**PROJECT CONTACTS:**

<b>OWNER:</b>	<b>ARCHITECT:</b>
THE AULT COMPANIES	MERCHANT DESIGN GROUP
RON AULT	ANDREW MERCHANT
444 E. BIANCHE DR.	588 N. JACKSON ST.
PHOENIX, AZ 85032	GILBERT, AZ 85233
602-469-5305	480-459-6385
ron@aultcompanies.com	Andrew@merchanddesigngroup.com