



HAUGEN
Commercial Real Estate, Inc.

TROPHY SITE

Loop 202 & Scottsdale Road

Gateway to ASU

GROUND LEASE ONLY

Property is Occupied, Please Do Not Disturb Tenant

Seeking Long Term, Credit Tenant

FEB 2024 – SOUTHWEST VIEW



PROPERTY HIGHLIGHTS

- High Barrier to Entry Infill Location!
- Gateway to Arizona State University!
- Easy Access from the 202 Freeway!
- High Profile Site in Dense Urban Location!
- Tempe is home to nearly 100,000 ASU Students!
- Multiple Multi-Family Communities within walking Distance!
- Large Scale Office Projects nearby include The Waterfront & Marina Heights!



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George Haugen
Designated Broker

 **HAUGEN**
COMMERCIAL REAL ESTATE, INC.

9096 East Bahia Drive, Suite 108
Scottsdale, AZ 85260
(602) 499-6000

George@HaugenCommercial.com
www.HaugenCommercial.com

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property shall be made through Haugen Commercial Real Estate, Inc.



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FEB 2024 – NORTH VIEW



PROPERTY DETAILS

Location:	711 North Scottsdale Road Tempe, Arizona 85281 Loop 202 & Scottsdale Road		
Jurisdiction:	Maricopa County (Tempe Address)		
APN:	132-18-001P		
Zoning:	IND-2 – Light Industrial Zoning District		
Land Area:	Approximately 19,950 SF Per Maricopa County Tax Records		
R.E. Taxes	\$12,304.24 (2023)		
Traffic Counts:	Loop 202:	236,477	ADOT AADT 2022
	Scottsdale Rd:	36,255	Tempe Both Directions 2022
Ground Lease Rate:	\$15,000.00 Monthly NNN		



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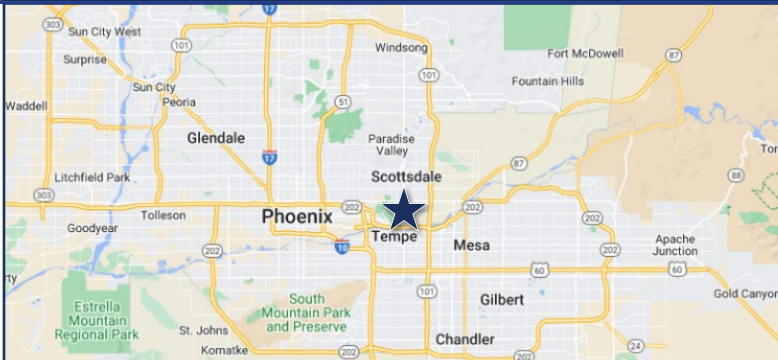
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FEB 2024 – WEST VIEW



PROPERTY LOCATION



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FEB 2024 – SOUTH VIEW



MARICOPA COUNTY
Planning & Development
301 W Jefferson, Suite 170
Phoenix, AZ 85003
Phone: 602-506-3301



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FEB 2024 – SOUTHEAST VIEW



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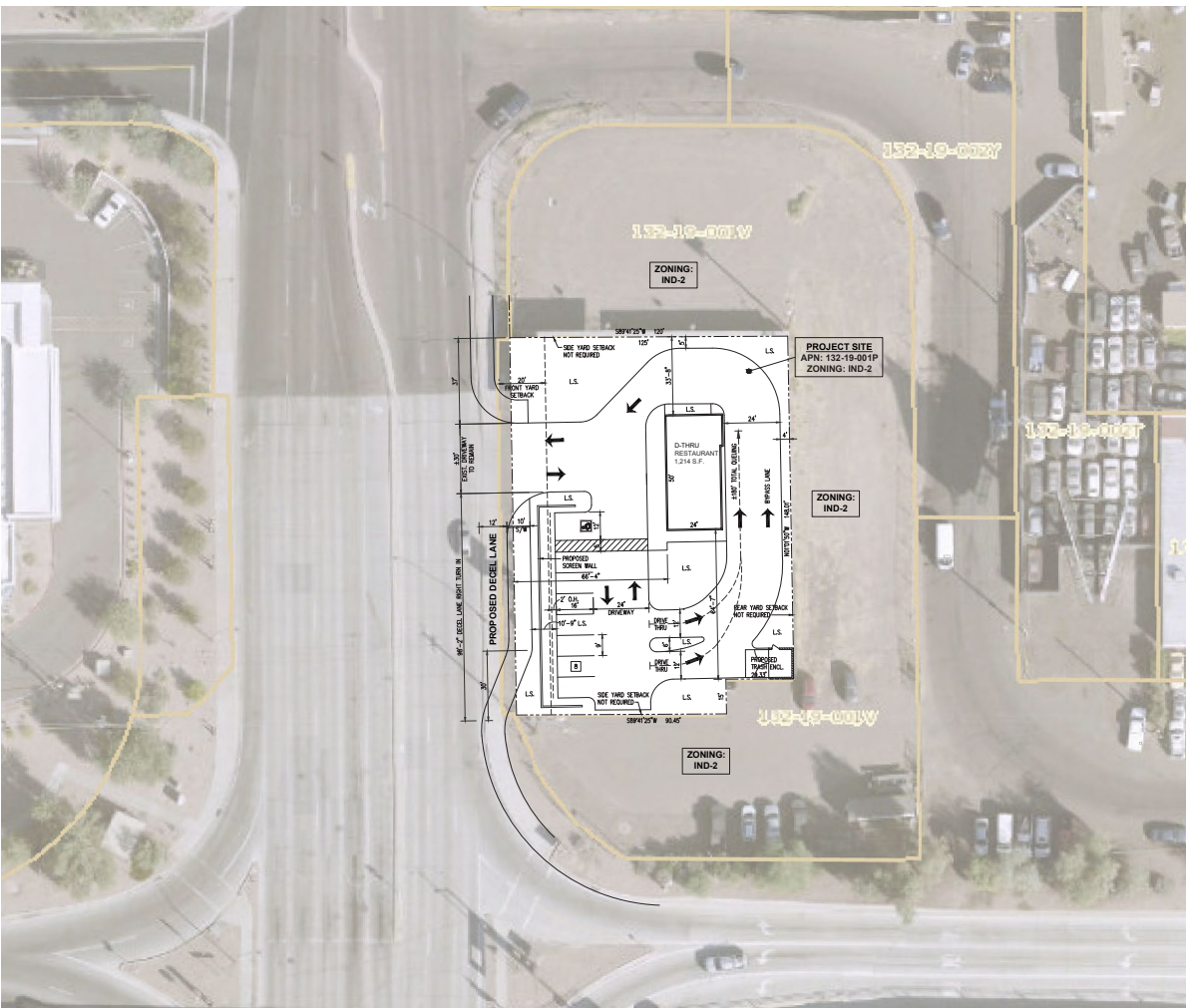
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PROJECT ADDRESS: DRIVE THRU RESTAURANT
151 NORTH SCOTTSDALE ROAD
TEMPE, ARIZONA 85281

APR: MARICOPA COUNTY
151-19-001P

EXISTING ZONING: IND-2 - LIGHT INDUSTRIAL ZONING DISTRICT

TOTAL SITE AREA: 1.234 ACRES

TOTAL BUILDING AREA: 1,234 S.F.

ACTUAL LOT COVERAGE: 0.08

MAX. LOT COVERAGE: 0.08

MAX. LANDSCAPE AREA: 0.08 (0.08 S.F.)

ACTUAL LANDSCAPE AREA: 0.08 (0.08 S.F.)

SE. CORNER: 151-19-001P

PARKING REQUIRED: 1 SPACE PER 100 S.F. OF FLOOR AREA (OTHER PUBLIC ASSEMBLY AREAS) AND 1 SPACE PER 100 S.F. OF OUTDOOR SEATING AREA (25% RULE) / 250 = 4.92

PARKING PROVIDED: 10 SPACES

NOTE: 1. 10 SPACES REQUIRED FOR UP TO 25 SPACES
2. 8 SPACES PROVIDED TOTAL, INCLUDING 1 ADA SPACE
3. NONE

VICINITY MAP

WORK DESCRIPTION

APPLICANT WISHES TO REDEVELOP THE SITE TO ACCOMMODATE A SINGLE USE DRIVE THRU COFFEE OF FOOD USE.

PROJECT DIRECTORY

NOTE: ALL CORRESPONDENCE SHALL BE THROUGH THE ARCHITECT.

APPLICANT

711 NORTH I.C.
CORP. 151 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85281
TEL: (602) 298-6007
EMAIL: info@haugen.com

ARCHITECT

HALLINGER CONSULTING ARCHITECTS, INC.
ARCHITECT: 6700 N. BELLAVILLE AVENUE, SUITE 100
PHOENIX, ARIZONA 85018
PHONE: (602) 841-8005
EMAIL: info@hallinger.com

DISCLAIMER

THIS PLAN IS ONLY A SCHEMATIC STUDY AND HAS NOT BEEN APPROVED OR GUARANTEED BY ANY REVIEWING AGENCY FOR COMMENTS OF COMPLIANCE.

REVISIONS

NO.	DATE	DESCRIPTION
1	01/27/2023	PRELIMINARY SITE PLAN

A1.0

CONCEPTUAL DRIVE THRU SITE PLAN

Preliminary Only, Not for Construction

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DEMOGRAPHIC DETAIL REPORT

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	10,246		130,283		340,211	
2023 Estimate	9,907		127,817		335,710	
2010 Census	7,361		107,635		295,517	
Growth 2023 - 2028	3.42%		1.93%		1.34%	
Growth 2010 - 2023	34.59%		18.75%		13.60%	
2023 Population by Age						
	9,907		127,817		335,710	
Age 0 - 4	808	8.16%	9,877	7.73%	23,394	6.97%
Age 5 - 9	662	6.68%	8,697	6.80%	22,243	6.63%
Age 10 - 14	488	4.93%	7,079	5.54%	20,347	6.06%
Age 15 - 19	485	4.90%	6,187	4.84%	18,556	5.53%
Age 20 - 24	784	7.91%	8,014	6.27%	20,349	6.06%
Age 25 - 29	1,232	12.44%	12,605	9.86%	27,731	8.26%
Age 30 - 34	1,396	14.09%	15,541	12.16%	33,613	10.01%
Age 35 - 39	1,145	11.56%	14,000	10.95%	32,076	9.55%
Age 40 - 44	778	7.85%	10,459	8.18%	26,454	7.88%
Age 45 - 49	511	5.16%	7,446	5.83%	20,940	6.24%
Age 50 - 54	385	3.89%	5,970	4.67%	18,168	5.41%
Age 55 - 59	324	3.27%	5,265	4.12%	16,666	4.96%
Age 60 - 64	280	2.83%	4,746	3.71%	15,342	4.57%
Age 65 - 69	222	2.24%	3,915	3.06%	12,940	3.85%
Age 70 - 74	174	1.76%	3,145	2.46%	10,569	3.15%
Age 75 - 79	115	1.16%	2,203	1.72%	7,410	2.21%
Age 80 - 84	65	0.66%	1,375	1.08%	4,566	1.36%
Age 85+	51	0.51%	1,291	1.01%	4,346	1.29%
Age 65+	627	6.33%	11,929	9.33%	39,831	11.86%
Median Age	31.80		33.70		35.30	
Average Age	32.00		34.30		36.20	