530 W BROADWAY RD | TEMPE, ARIZONA 85282

Freestanding Restaurant / Redevelopment Opportunity

SALTFIRE



ASKING PRICE	BUILDING	LAND	PARKING
$2,450,000	8,119 SF	0.90 AC	Approx. 70

PROBUS
COMMERCIAL REAL ESTATE

ERIC FORSHEE
602-350-6800
Eric@ProbusCRE.com

DANIELLE MEDINA
480-734-9822
danielle@thebrokery.com

THE BROKERY

Restaurant details & photos

PROPERTY OVERVIEW



OUTDOOR PATIO



DINING AREA



BAR AREA

IMPROVEMENTS & FEATURES

- Freestanding restaurant / bar
- Signalized corner location
- Commercial kitchen and bar areas
- Indoor dining and outdoor patio
- Flexible two-story floor plan
- Approx. 70 on-site parking spaces
- Strong Broadway Road frontage
- Potential restaurant or redevelopment use

BUILDING SPECIFICATIONS

Building Size	8,119 SF
Lot Size	39,226 SF / 0.90 AC
Year Built	1974
Stories	2
Tenancy	Month to month
Type	Standalone restaurant
Location	Signalized corner
Parking	Approx. 70 spaces
Zoning	C-G

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A connected Tempe location

LOCATION, DEMOGRAPHICS & TRAFFIC



DEMOGRAPHICS

	1 MILE	3 MILES	10 MIN. DRIVE
Population	13,587	141,133	202,405
Households	4,819	57,684	84,227
Median Age	30.20	31	31.90
Median HH Income	$87,727	$67,856	$70,215
Daytime Employees	24,657	117,425	114,499
Population Growth ’25–’30	3.05%	3.85%	3.88%
Household Growth ’25–’30	3.63%	4.28%	4.22%

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	VOL. (2026)	DISTANCE
West Broadway Rd	S Roosevelt St W	32,920	0.08 mi
W Broadway Rd	S Roosevelt St W	38,345	0.08 mi
Broadway Rd	S McKemy St W	28,275	0.09 mi
West Broadway Rd	S McKemy Dr E	28,714	0.17 mi
Roosevelt St	W 17th St NE	2,392	0.23 mi
S Roosevelt St	W 17th St S	3,075	0.24 mi
South Roosevelt St	W 10th St S	2,174	0.30 mi
Hardy Dr	W 17th Pl S	10,613	0.35 mi
S Mill Ave	E Broadway Rd N	27,126	0.45 mi
W 13th St	S Roosevelt St W	4,969	0.48 mi

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The property & the offering

SITE PLAN, PROPERTY DETAILS & OFFERING TERMS

PLAT MAP / PARCEL OUTLINED



OFFERING TERMS

Asking Price	$2,450,000
Price / Building SF	$301.76
Property	Freestanding restaurant / bar
Real Estate	Offered for sale
Operating Business	May be available separately
Tenancy	Month to month
Possession	Subject to agreed sale terms

ADDITIONAL PROPERTY INFORMATION

Parcel ID	124-64-112P
Lot Area	39,226 SF / 0.90 AC
Building Area	8,119 SF
Stories	2
Year Built	1974
Property Type	Freestanding restaurant
Parking	Approx. 70 spaces
Tenancy	Month to month
Location	Signalized corner

PROPERTY HIGHLIGHTS

High-visibility signalized corner

Approximately 0.90-acre site

8,119 SF two-story restaurant building

Approx. 70 on-site parking spaces

Existing kitchen, bar and patio areas

Flexible continued use or redevelopment

Business acquisition may be available

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THE BROKERY

A closer look

ADDITIONAL PROPERTY PHOTOGRAPHY

SCAN FOR
PROPERTY DETAILS
probuscre.com/530-w-broadway



DINING AREA



DINING & SEATING



DINING & SEATING



SURROUNDING AREA



EXTERIOR VIEW



SITE AERIAL

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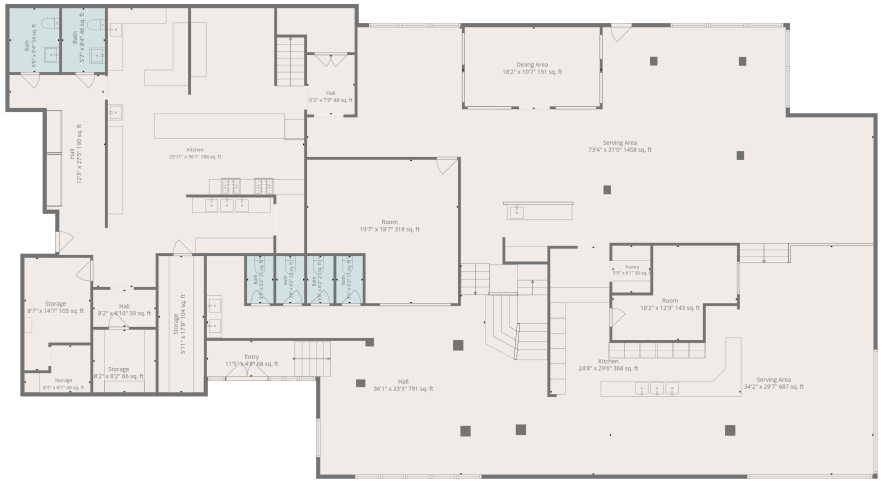
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Floor plans

FIRST & SECOND FLOOR

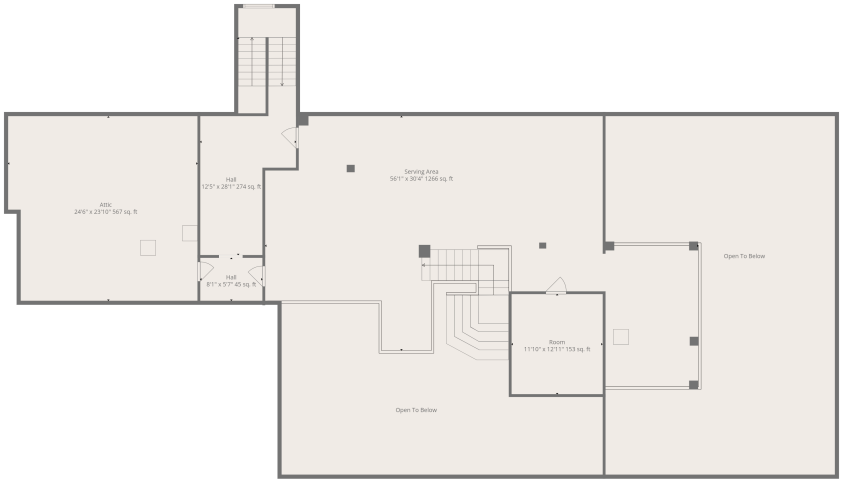
FIRST FLOOR



Total: 7351 sq. ft
1st Floor: 5682 sq. Ft, 2nd Floor: 1669 sq. ft
Excluded Areas: Storage: 349 sq. Ft, Room: 162 sq. Ft, Attic: 604 sq. Ft,
Open To Below: 1984 sq. ft

Floor Plan Is For Visual Representation Only. Measurements Are Reliable But Not Guaranteed.

SECOND FLOOR



Total: 7351 sq. ft
1st Floor: 5682 sq. Ft, 2nd Floor: 1669 sq. ft
Excluded Areas: Storage: 349 sq. Ft, Room: 162 sq. Ft, Attic: 604 sq. Ft,
Open To Below: 1984 sq. ft

Floor Plan Is For Visual Representation Only. Measurements Are Reliable But Not Guaranteed.

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