



SEC Warner and I-10  
Tempe, AZ

Prepared by  
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# PROJECT HIGHLIGHTS

- Approximately 2.80 Acres (121,926 square feet) of raw land, with utilities stubbed to the pad site.
- Current zoning allows for up to 60 feet in building height.
- The Project is located in close proximity to the communities of Ahwatukee, Chandler and South Tempe.
- There is heavy traffic along Warner Rd and Interstate 10
- Strong daytime population of more than 50,000 within a 2 mile radius.

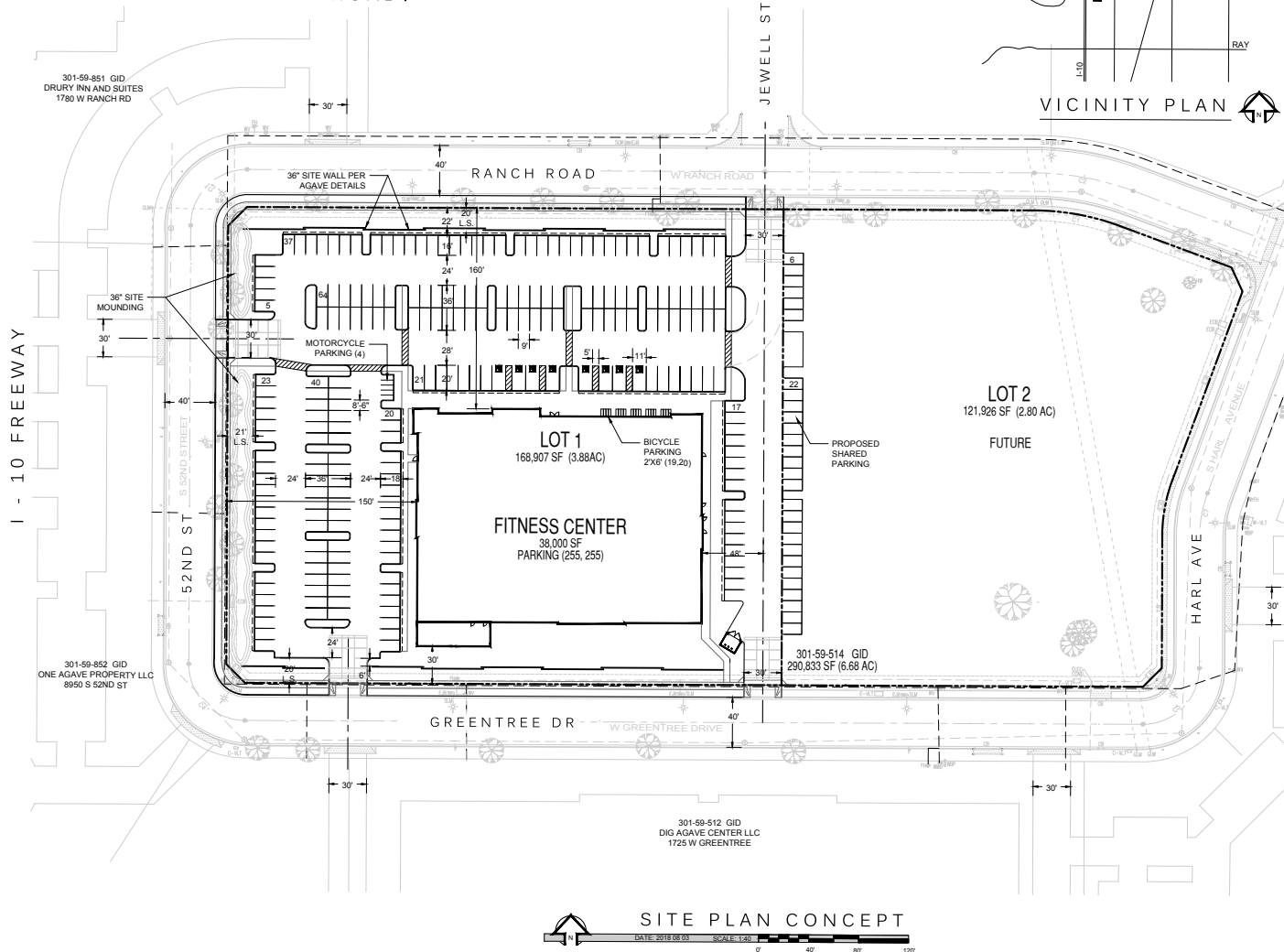
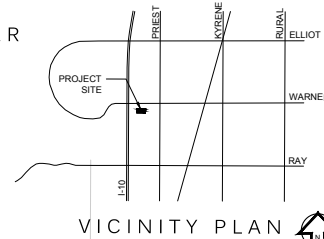


# PROPOSED SITE PLAN



COMMERCIAL DEVELOPMENT @ AGAVE CENTER  
SEC I-10 & WARNER ROAD  
TEMPE, ARIZONA

E WARNER ROAD ↑



| DEVELOPMENT SUMMARY TABLE:  |                      |          |         |
|-----------------------------|----------------------|----------|---------|
| PROJECT ADDRESS:            |                      |          |         |
| TEMPE, SEC I 10 & WARNER    |                      |          |         |
| LEGAL DESCRIPTION:          |                      |          |         |
| PROJECT DESCRIPTION:        |                      |          |         |
| SITE PLAN DEVELOPMENT       |                      |          |         |
| DEVELOPMENT INFORMATION:    |                      |          |         |
| APN:                        | 301-59-514           |          |         |
| EXISTING ZONING:            | GID, SWOD            |          |         |
| PROPOSED ZONING:            | GID, SWOD            |          |         |
| ADJACENT ZONING:            | NORTH: RANCH / PCC-1 |          |         |
|                             | EAST: KARL / GID     |          |         |
|                             | SOUTH: GREENTREE/GID |          |         |
|                             | WEST: 52TH ST / GID  |          |         |
| PROPOSED USE:               | FITNESS CENTER       |          |         |
| CONSTRUCTION TYPE/BUILDING: | III B                |          |         |
| OCCUPANCY:                  | A                    |          |         |
| LOT SIZE: (NET)             | 290,833              | SF       | 6.68 AC |
| LOT SIZE: (PROPOSED)        | 168,907              | SF       | 3.88 AC |
| BUILDING AREA:              |                      |          |         |
| PROPOSED BUILDING           | 38,000               | Gsf      |         |
| BUILDING TOTAL AREA:        | 38,000               | Gsf      |         |
| LOT COVERAGE:               |                      |          |         |
| MAX BUILDING COVERAGE       | NS                   |          |         |
| PROPOSED BLDG COVERAGE      | 13%                  |          |         |
| MIN LANDSCAPE AREA          | 10%                  |          |         |
| PROPOSED LANDSCAPE AREA     | 12%                  |          |         |
| SITE TOTAL PARKING          | 227                  |          |         |
| SITE TOTAL REQ'D PARKING    | 255                  |          |         |
| BUILDING HEIGHT:            |                      |          |         |
| MAX BUILDING HEIGHT:        | 60'                  |          |         |
| PROPOSED HEIGHT:            | 30' TBD              |          |         |
| SETBACKS:                   | REQUIRED             | PROPOSED |         |
| BUILDING & LANDSCAPING:     |                      |          |         |
| FRONT:                      | 30'                  | 160'     |         |
| INTERIOR SIDE:              | 10'                  | 48'      |         |
| STREET SIDE:                | 30'                  | 150'     |         |
| REAR:                       | 10'                  | 30'      |         |
| PARKING:                    | 20'                  | 20'      |         |

| LOT #1 / ANCHOR:       |                |                  |                       |
|------------------------|----------------|------------------|-----------------------|
| BUILDING USE:          | FITNESS CENTER |                  |                       |
| LOT AREA:              | 168,907        | SF               | 3.88 AC               |
| BUILDING AREA (GROSS): | 38,000         | SF               | 125 PER SF            |
| REQUIRED PARKING:      | 304            |                  |                       |
| BUILDING AREA: NET     | 35,000         | SF               | (3,000SF WALLS, ETC.) |
| SALES/OFFICE           | 429            | 300              | PER SF                |
| COURT, BASKETBALL (1)  | 1,461          | 2                | PER COURT             |
| DAYCARE                | 3,341          | 300              | PER SF                |
| BUILDING REMAINING:    | 29,769         | 125              | PER SF                |
| REQUIRED PARKING:      | 255            | ALTERNATE METHOD |                       |
| PROPOSED PARKING:      | 227            |                  |                       |
| SHARED PARKING:        | 28             |                  |                       |
| PROPOSED PARKING:      | 255            |                  |                       |
| PARKS PER 1000 RATIO:  | 6.89           | 1000             |                       |
| REQUIRED ADA PARKING:  | 7              |                  |                       |
| PROPOSED ADA PARKING:  | 8              |                  |                       |



# SITE AERIAL

INTERSTATE  
10

205,312 vpd (2017)

DICK'S  
SPORTING GOODS

Total Wine  
& MORE

Guitar Center

MAIN EVENT  
ENTERTAINMENT

Starbucks

30,981 vpd (2016)

WARNER RD

PRIEST DR

Fabulous  
Mexican Food

Panera  
BREAD

Pdq  
Under Construction

Tilted Kilt  
Pub & Eatery

DRURY  
INN & SUITES

Proposed  
Restaurant

LOT 1  
REAR OF (DRURY)  
FITNESS CENTER  
PARKING (255)



Parcel  
for  
Sale







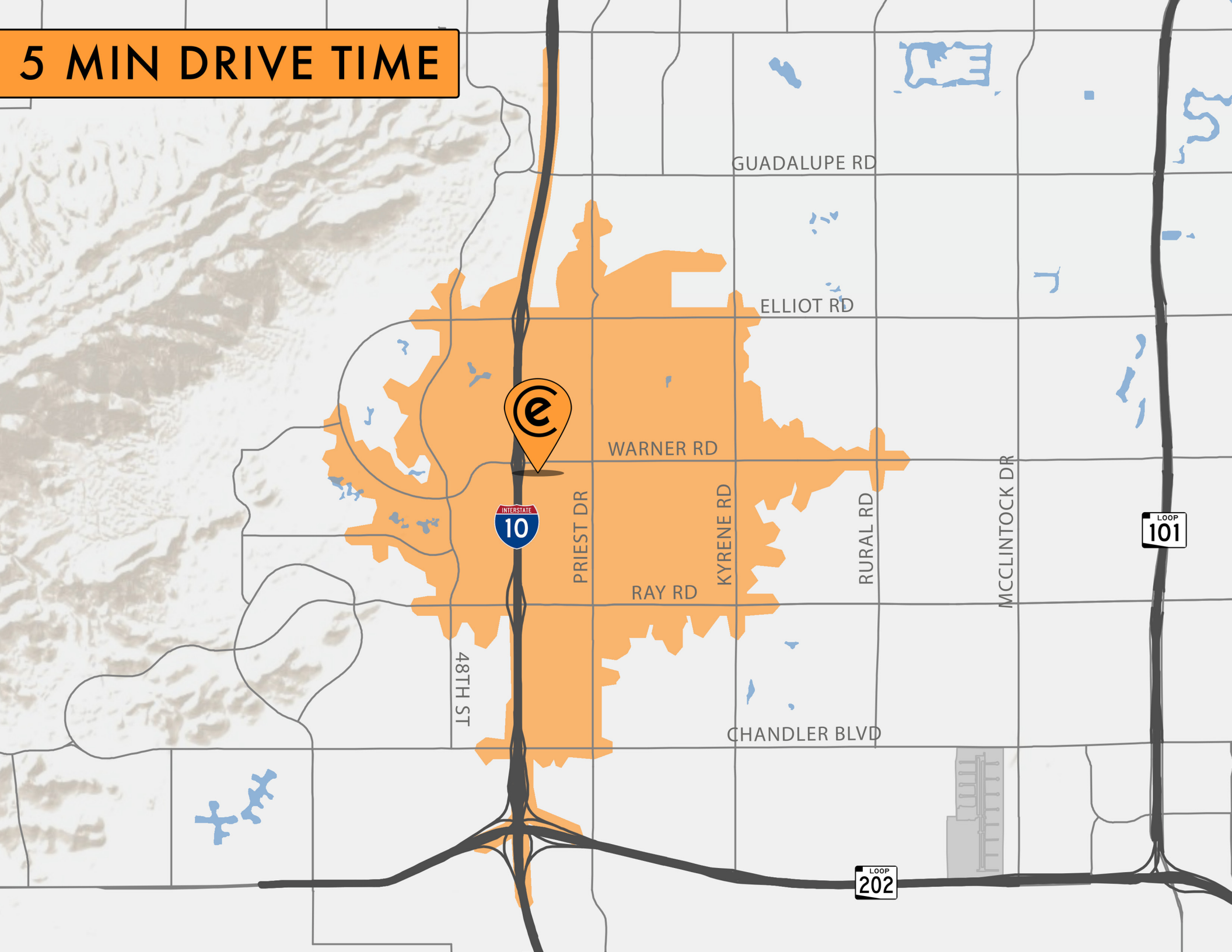
# 2018 DEMOGRAPHIC SNAPSHOTs

Drive Time: 5 Minutes | 10 Minutes | 15 Minutes





5 MIN DRIVE TIME





# 2018 DEMOGRAPHIC SNAPSHOT

Drive Time: 5 Minutes



Population  
23,709



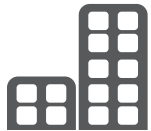
Median Age  
35.8



Households  
10,613



Average Household Income  
\$84,329



Businesses  
1,498



Daytime Employment  
28,124

## Projected Growth 2018-2023

Population 1.81%

Households 1.63%

Families 1.76%

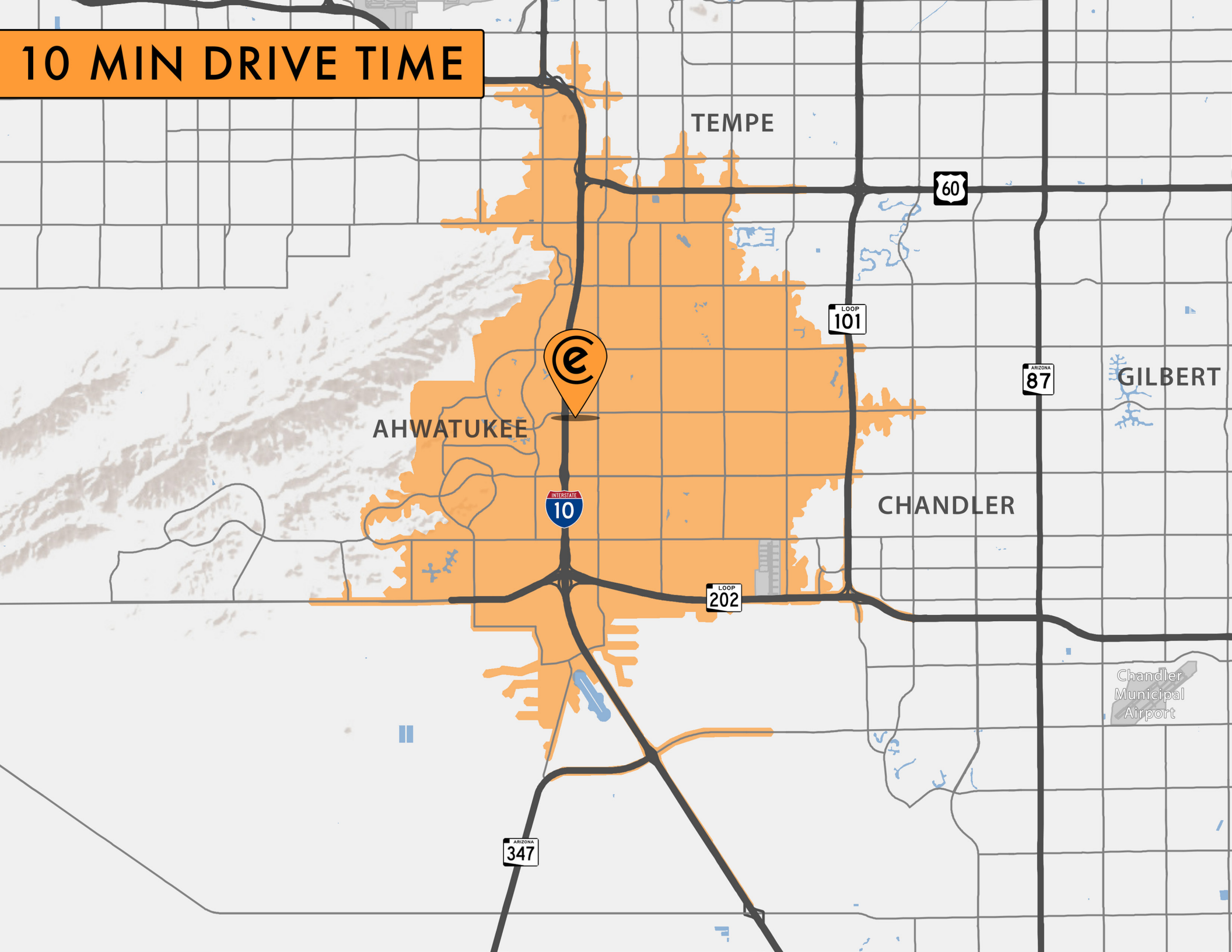
Owner HHs 2.59%

Median Household Income 2.82%





10 MIN DRIVE TIME



TEMPE

60

LOOP 101

ARIZONA 87

GILBERT

AHWATUKEE

INTERSTATE 10

CHANDLER

LOOP 202

Chandler  
Municipal  
Airport

ARIZONA 347



# 2018 DEMOGRAPHIC SNAPSHOT

Drive Time: 10 Minutes



Population  
173,385



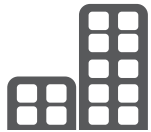
Median Age  
36.0



Households  
70,444



Average Household Income  
\$91,880



Businesses  
6,673



Daytime Employment  
100,081

## Projected Growth 2018-2023

Population 1.23%

Households 1.18%

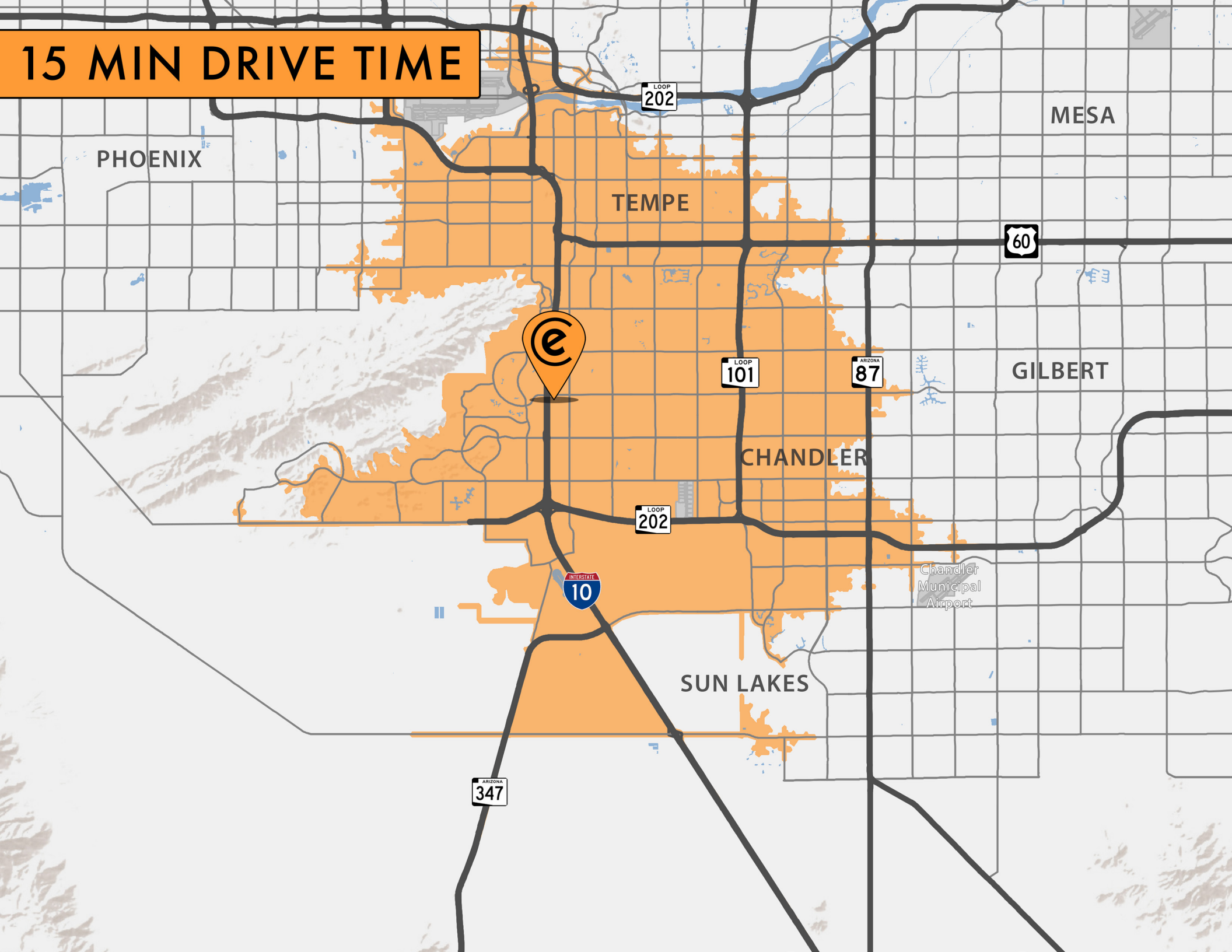
Families 1.12%

Owner HHs 1.73%

Median Household Income 2.53%



15 MIN DRIVE TIME



PHOENIX

MESA

TEMPE

60

GILBERT

LOOP 101

ARIZONA 87

CHANDLER

LOOP 202

INTERSTATE 10

Chandler Municipal Airport

SUN LAKES

ARIZONA 347



# 2018 DEMOGRAPHIC SNAPSHOT

Drive Time: 15 Minutes



Population  
436,006



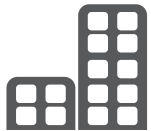
Median Age  
33.9



Households  
172,262



Average Household Income  
\$84,709



Businesses  
17,683



Daytime Employment  
280,698

## Projected Growth 2018-2023

Population 1.31%

Households 1.31%

Families 1.20%

Owner HHs 1.82%

Median Household Income 2.65%





## Contact Information

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