

# Property Summary

FOR LEASE

AVAILABLE ± 5,765 SF Building • Restaurant Build Out with Patio | Potential Retail Space



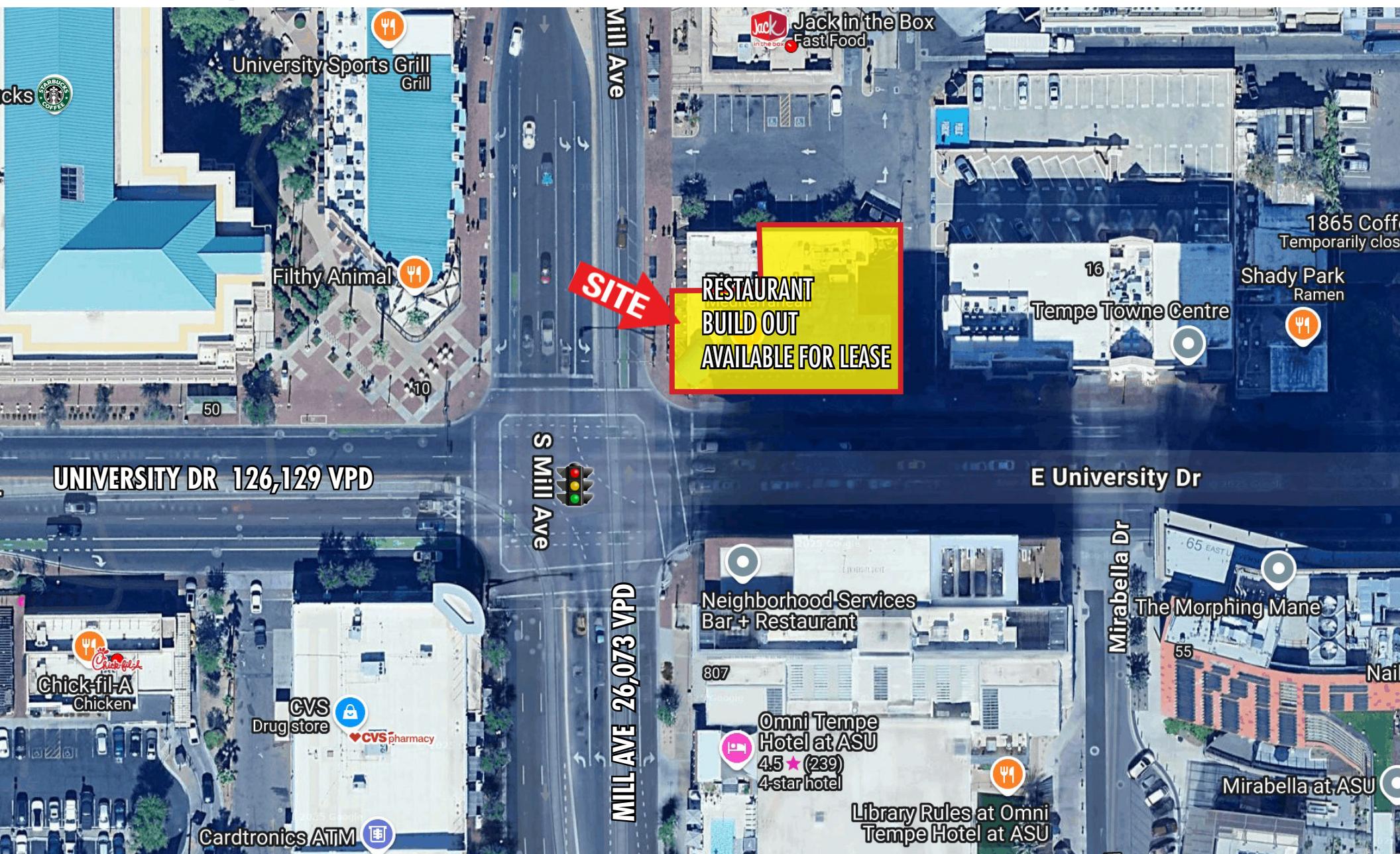
**NEC MILL AVE & UNIVERSITY DR**  
TEMPE, AZ 85281 | ± 5,765 SF BUILDING

**DE RITO PARTNERS, INC**

O: 480.834.8500 • DERITO.COM

**MATT MORRELL** 602.553.2935 • [matt@derito.com](mailto:matt@derito.com)  
**RANDY SCHOCH** 602.456.2209 • [randy.schoch@derito.com](mailto:randy.schoch@derito.com)

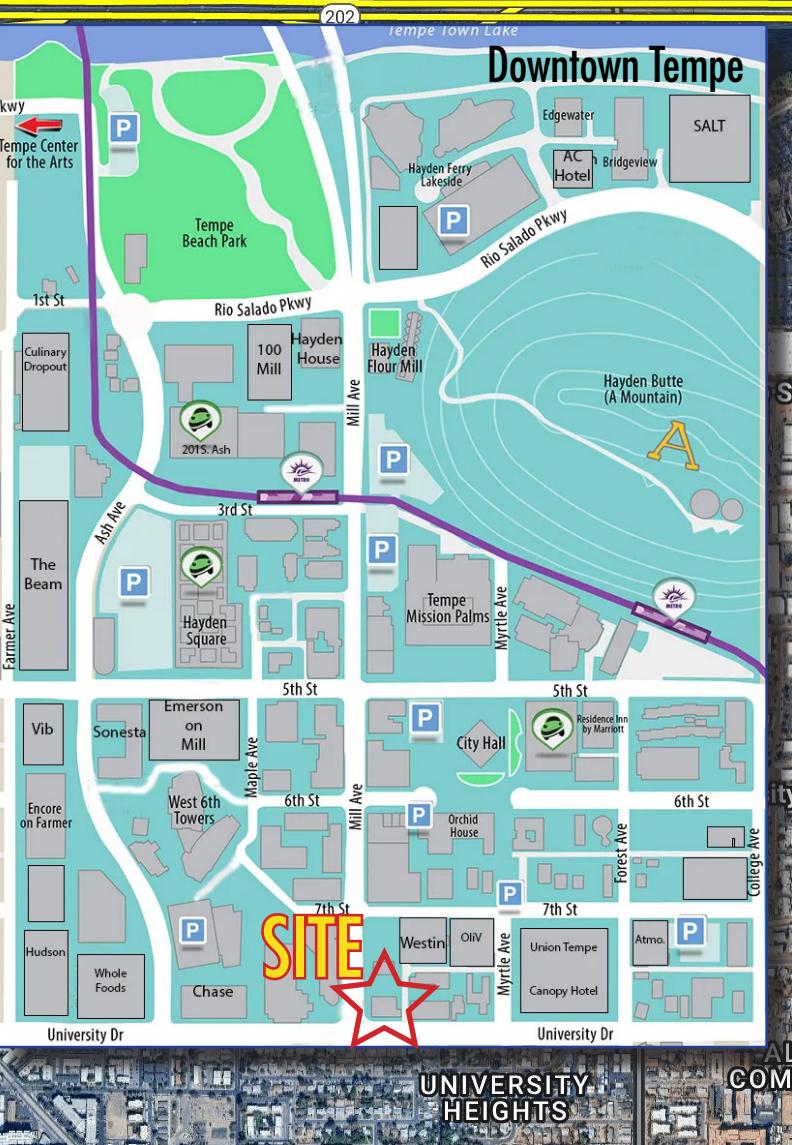
# Parcel Map



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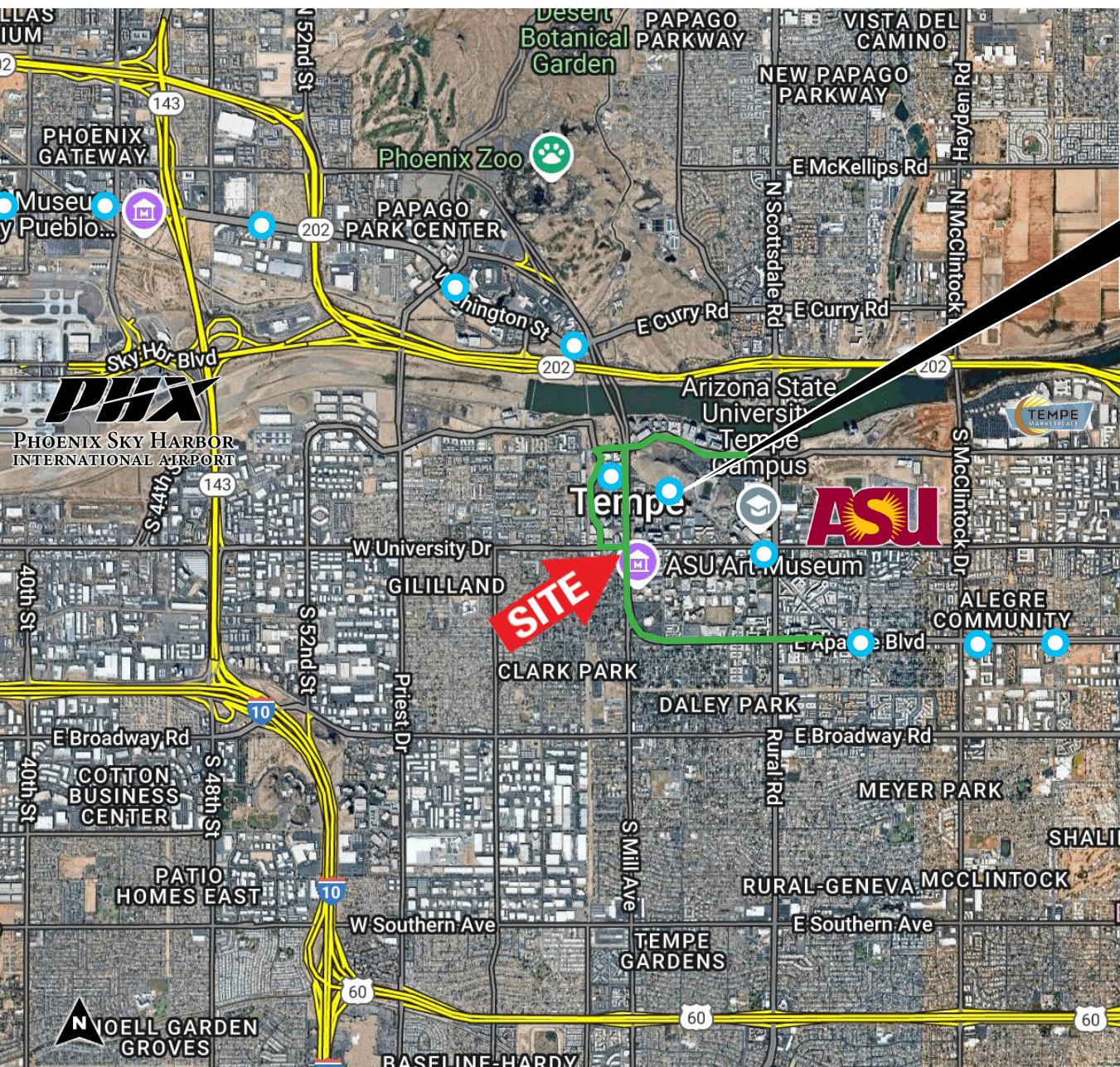
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# Aerial Map

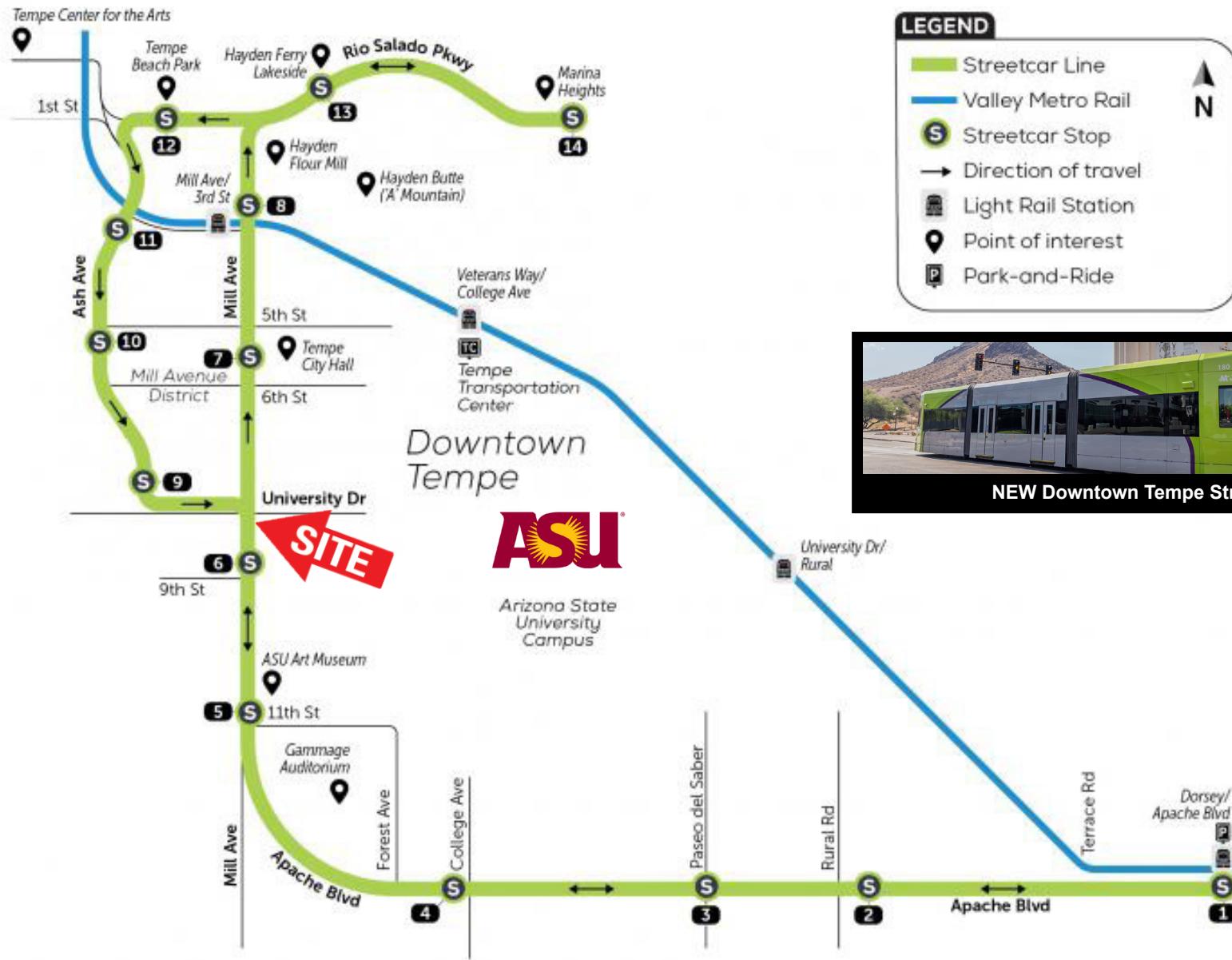


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# Valley Metro Transportation Routes



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## Location Highlights

- Downtown Events & Tempe Town Lake attract around ±1.1 million people annually
- Near Arizona State University with over 56,600 Students in Downtown Tempe
- Daytime Total Population of 341,444 within a 5-mile radius
- Located less than a mile from Loop 202 with over 163,000 vpd
- Less than 4 miles from Phoenix Sky Harbor International Airport

## Traffic Counts

MILL AVE (N/S)	20,300 vpd
UNIVERSITY DR (E/W)	27,100 vpd
LOOP 202 (E/W)	163,200 vpd at Priest Dr

Source: Sites USA/Regis, 2024

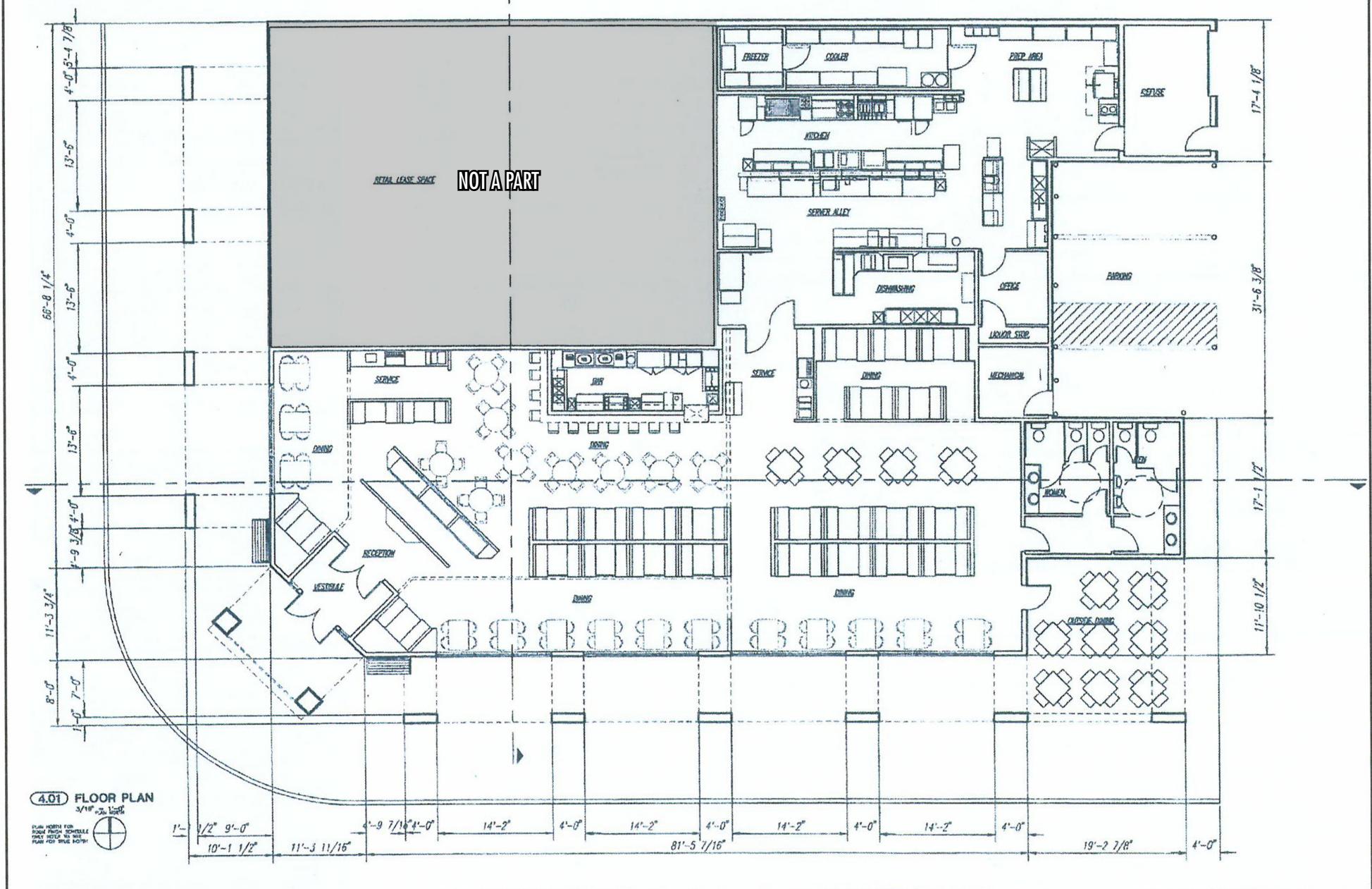
## Demographics

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Est. Population (2024)	26,209	127,277	344,097
Projected Population (2029)	26,853	131,276	350,052
Est. Avg. Household Income (2024)	\$91,888	\$92,231	\$101,768
Projected Avg. HH Income (2029)	\$95,993	\$96,248	\$105,846
Average Household Size	2.5	2.8	2.9
Total Daytime Employees	15,480	110,040	238,760
Median Age	24.4	28.7	32.6

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# Floor Plan

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# NEC Mill Avenue & University Drive • Tempe, AZ 85281

*Exclusively listed by*

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