

405

W UNIVERSITY DR.
TEMPE, AZ 85281

LEVROSE
COMMERCIAL REAL ESTATE

ICN



DOWNTOWN TEMPE RETAIL SPACE FOR LEASE

405 W. UNIVERSITY DRIVE



AVAILABILITY:
±2,500 SF



LEASE RATE:
\$26.00/SF NNN



ESTIMATED NNN'S:
\$7.25/SF



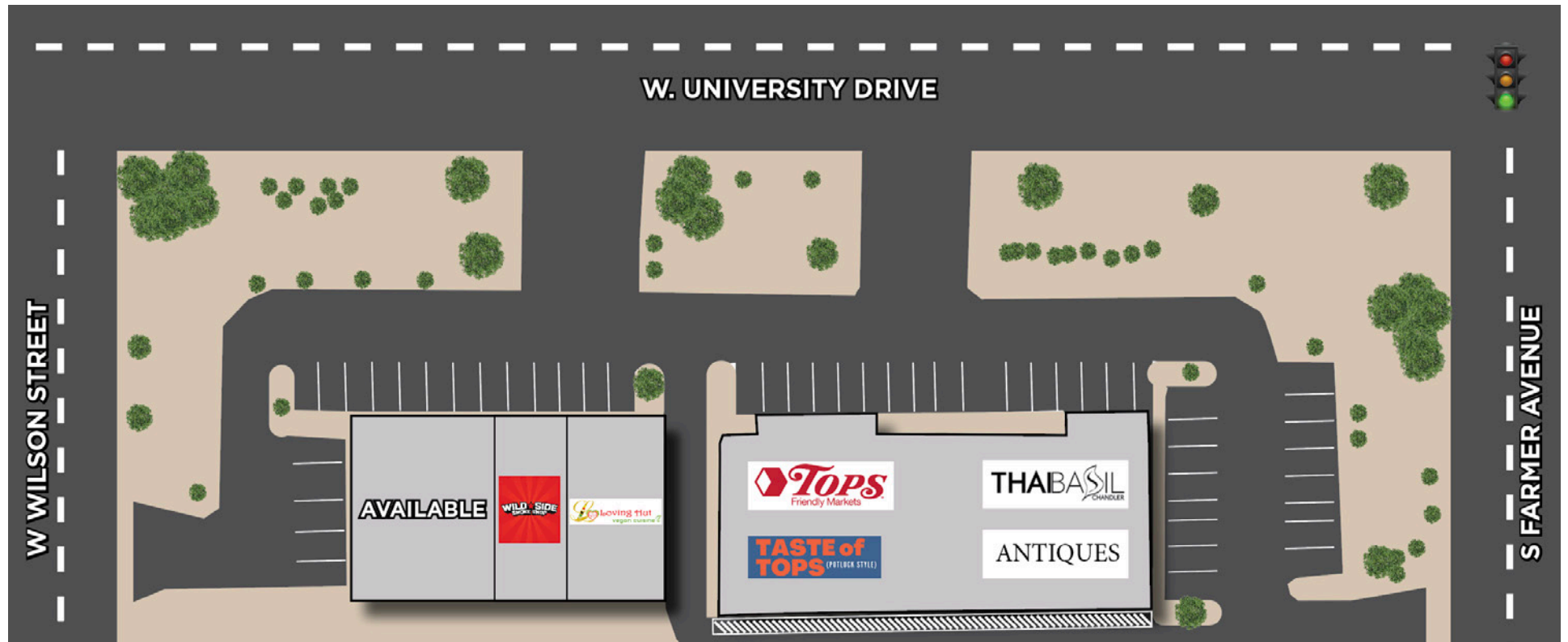
ZONING:
CSS, Tempe



PROPERTY HIGHLIGHTS

- Monument Signage Available Fronting University Drive
- Traffic counts over 31,000 VPD on University
- Close Proximity to Loop 202 Freeway
- End Cap Space with Two (2) Sides of Natural Light
- Located in the Heart of Downtown Tempe near Mill Avenue, Directly Adjacent to Arizona State University Tempe Campus

SITE PLAN





'A' MOUNTAIN

CARVANA
amazon
Microsoft
Morgan Stanley

ADP

HAYDEN

W6
WEST SIXTH

PEAL HAIR BREWERY
mellow MUSHROOM
PIZZA JUNGLE
ZIPPS SPORTS GRILL
SNAKES & LATTES
FIVE GUYS BURGERS and FRIES
MORNING SQUEEZE
Varsity TAVERN #20
TIKE'S
FAT TUESDAY
HENRY JONES
PEACOCK

ASU
ARIZONA STATE UNIVERSITY
SUN DEVILS

culinary dropout

SONESTA select

WHOLE FOODS MARKET

Chick-fil-A

S. MILL AVENUE

±28,236 VPD

FARMER AVENUE LOFTS

RESIDENCES ON FARMER

Sonder

SITE

Emerald's Oyster House

CHIPOTLE MEXICAN GRILL

chili's GRILL & BAR

BoSa DONUTS

GADZOOKS

±31,670 VPD

ORejanos PIZZA BASTRO

LOCATION HIGHLIGHTS



CLOSE PROXIMITY TO THE POPULAR MILL AVENUE



±30 RESTAURANTS & ±10 RETAIL STORES WITHIN 1 MILE



±57,000 STUDENTS AT ARIZONA STATE TEMPE CAMPUS



10 MINUTES FROM PHOENIX SKY HARBOR



Loving Hut
vegan cuisine

WILD SIDE
SMOKE SHOP

RESALE THERAPY

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