

For Lease

947 S Mill Ave | Tempe, AZ



University Gateway Building

SCOTT ELLSWORTH

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AZ License No. SA553177000

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MATTHEW MURRAY

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AZ License No. SA716794000



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* Last space remaining.

Property Specifications

RESTAURANT END-CAP + PATIO

3,412 SF

PARCEL SIZE

33.60 AC

ZONING

MU-ED

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About the Property

- Ground Floor Retail / Restaurant Space Available in a new 5-story, 130,000 SF Class A office & academic building
- Wraps a new 1,200-space parking garage
- Retail shell delivered, ready for tenant improvements; academic space opened Fall 2024
- Upstairs office and classroom features include e-sports theater, music therapy clinic, and advanced creative studios
- Steps from Omni Conference Center (330 rooms) and Mirabella (300-unit high-rise). Walkable to ASU Gammage Auditorium, Omni Hotel, and Tempe Street Car

Join These Retailers

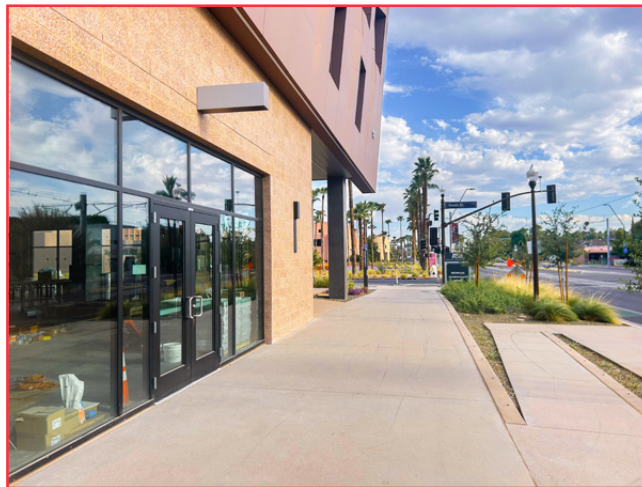




MILL AVE



GARAGE PARKING





- 1 ASU Tempe Campus**
Approximately 60,000 students
- 2 Omni Conference Center**
Full-service hotel with 330 rooms and 30,000 SF of event space
- 3 Mirabella**
Intergenerational housing with around 300 units
- 4 Gammage Auditorium**
Iconic venue for live performances and cultural events
- 5 Westin**
Four-star hotel featuring approximately 290 guest rooms
- 6 Nelson Fine Arts Center**
Features the ASU Art Museum and the 485-seat Galvin Playhouse
- 7 Mill Avenue Student Housing**
760 bed student housing project opening fall 2025.



RURAL ROAD

BROADWAY ROAD

APACHE BOULEVARD

GAMMAGE PARKWAY

MILL AVENUE
30,090 VPD '24

UNIVERSITY DRIVE
35,802 VPD '24

ASU
ARIZONA STATE
UNIVERSITY

Approximately 60,000 Students

SITE

CHIPOTLE

CVS
pharmacy

CHASE

OMNI
TEMPE AT ASU
330 Rooms

canopy
by Hilton
198 Rooms

Mirabella
Retirement
Community
307 Units

Myrtle Avenue
Parking Garage

Under Construction
Mill Avenue
Student Housing
760 Beds

Nelson
Fine Arts
Center

Music
Building

Gammage
Auditorium

Coor
Hall

Memorial
Union

Sun Devil
Fitness
Complex

Sun Devil
Campus Store

Barrett Residential
Complex & Hassayampa
Academic Village
1,055 Units

Vista Del Sol
Student Housing
650 Units

Greek
Leadership Village
Fraternity & Sorority
Housing

Noble
Library

Fulton Center

Old Main

9TH STREET

11TH STREET

10TH STREET

University Inn
28 Rooms

Street Car
Stop



Area Snapshot

1 MILE

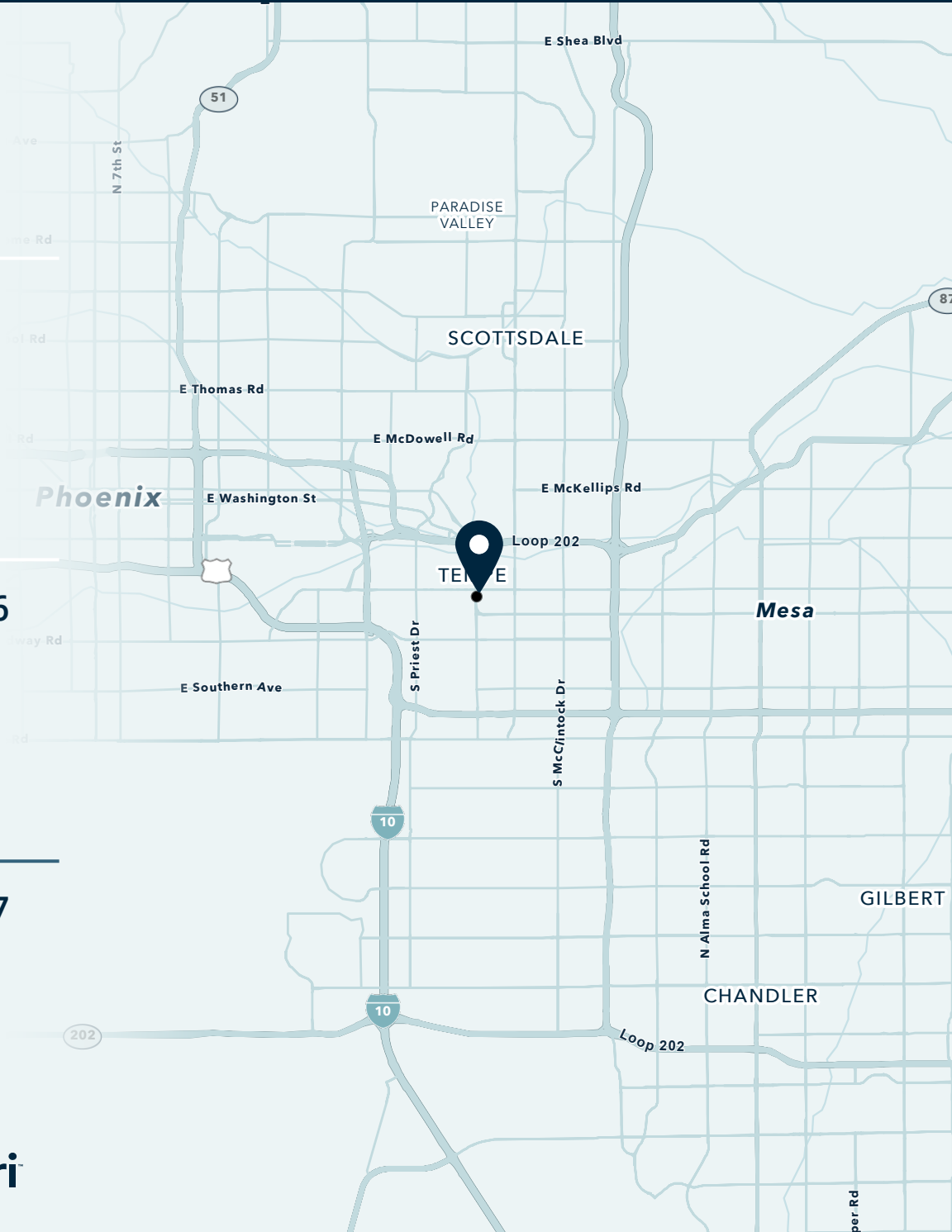
30,202 2025 Population	34,743 2030 Population	\$79,418 Average Household Income	56,997 Daytime Population
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3 MILES

130,710 2025 Population	143,666 2030 Population	\$88,545 Average Household Income	193,016 Daytime Population
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5 MILES

345,156 2025 Population	363,683 2030 Population	\$101,262 Average Household Income	460,247 Daytime Population
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Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri

University Gateway

947 South Mill Avenue | Tempe, Arizona 85281



414
POKE
TACOS CALIFORNIA
TWIST
UNITED ESCAPES OF AMERICA

Comen
FAT TUESDAY FIVE GUYS
PRINCE SE PIZZA
MORNING SQUEEZE
ZUMAS
HISTORIC HANDLEBAR

SITE



Under Construction
Mill Avenue Student Housing
760 Beds

University Gateway

S/SEC University Drive & Mill Avenue | Tempe, Arizona 85281



Tempe Marketplace

- BARNES & NOBLE
- BEST BUY
- DAVE & BUSTERS
- DSW
- Harkins THEATRES
- JCPenney
- Michaels
- rack
- OLD NAVY
- PETSMART
- ROSS
- target
- Total Wine & MORE
- ULTA
- WORLD MARKET

Arizona Mills

- Burlington DISCOUNTS
- dd's
- Harkins THEATRES
- H.M
- Marshalls
- OLD NAVY
- ROSS
- SEA-LIFE



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