



# 1 MILE FROM ASU DRIVE-THRU SITE

1765 E UNIVERSITY DR | TEMPE, AZ 85281

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

 **COMMERCIAL PROPERTIES INC.**  
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TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
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**EXISTING DRIVE-THRU BUILDING**



**MONUMENT SIGNAGE**

## PROPERTY DETAILS

**Retail Pad Available**

±30,808 SF Lot Size

±546 SF Existing Building

Built in 2017

APN: 132-60-036

Zoned PCC-1

1 Mile from Tempe ASU Campus

**\$150,000/YR Ground Lease**

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## HIGHLIGHTS

University Dr Frontage (±30,789 VPD)

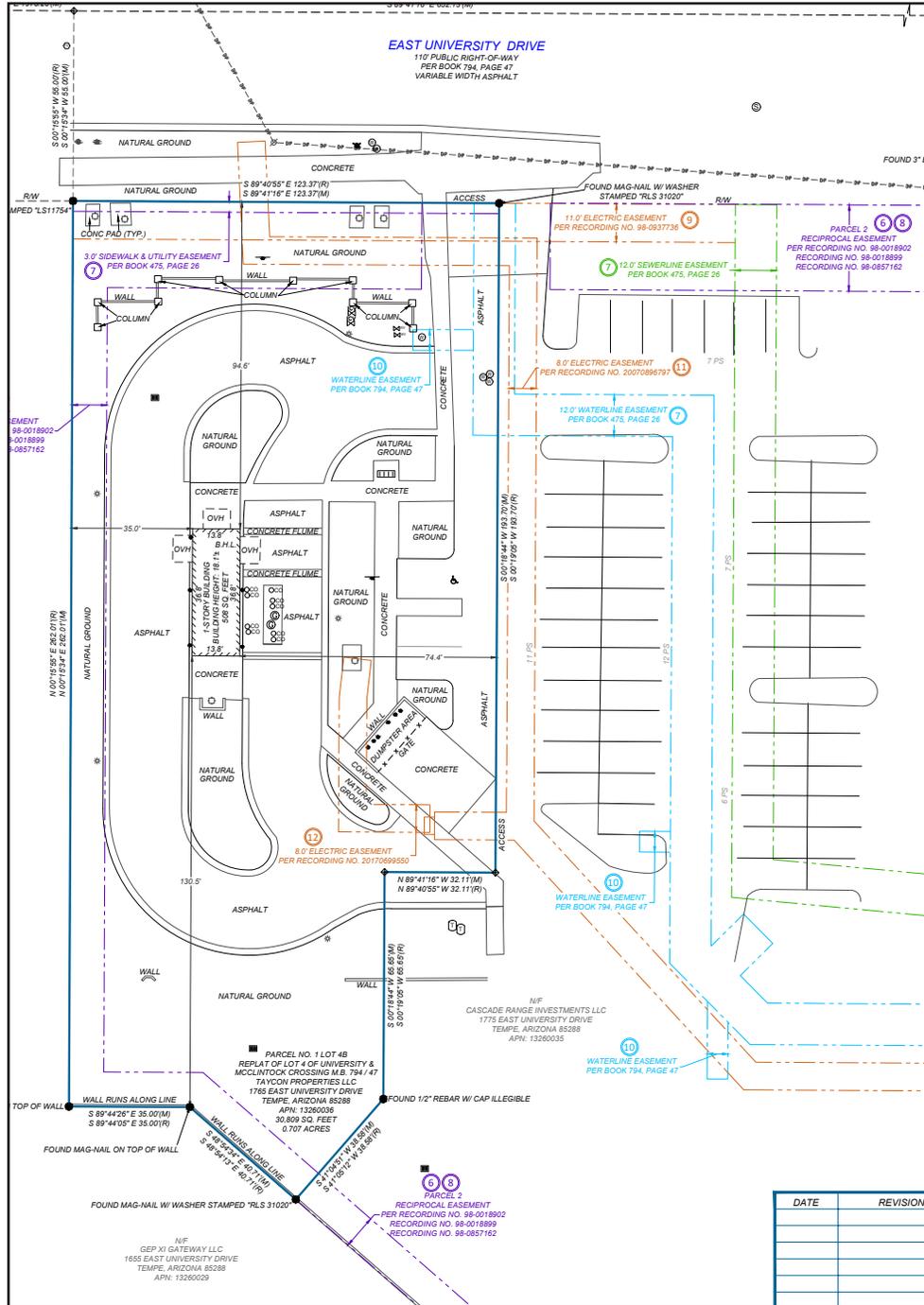
Drive-Thru Fast Food Buildout

Monument Signage

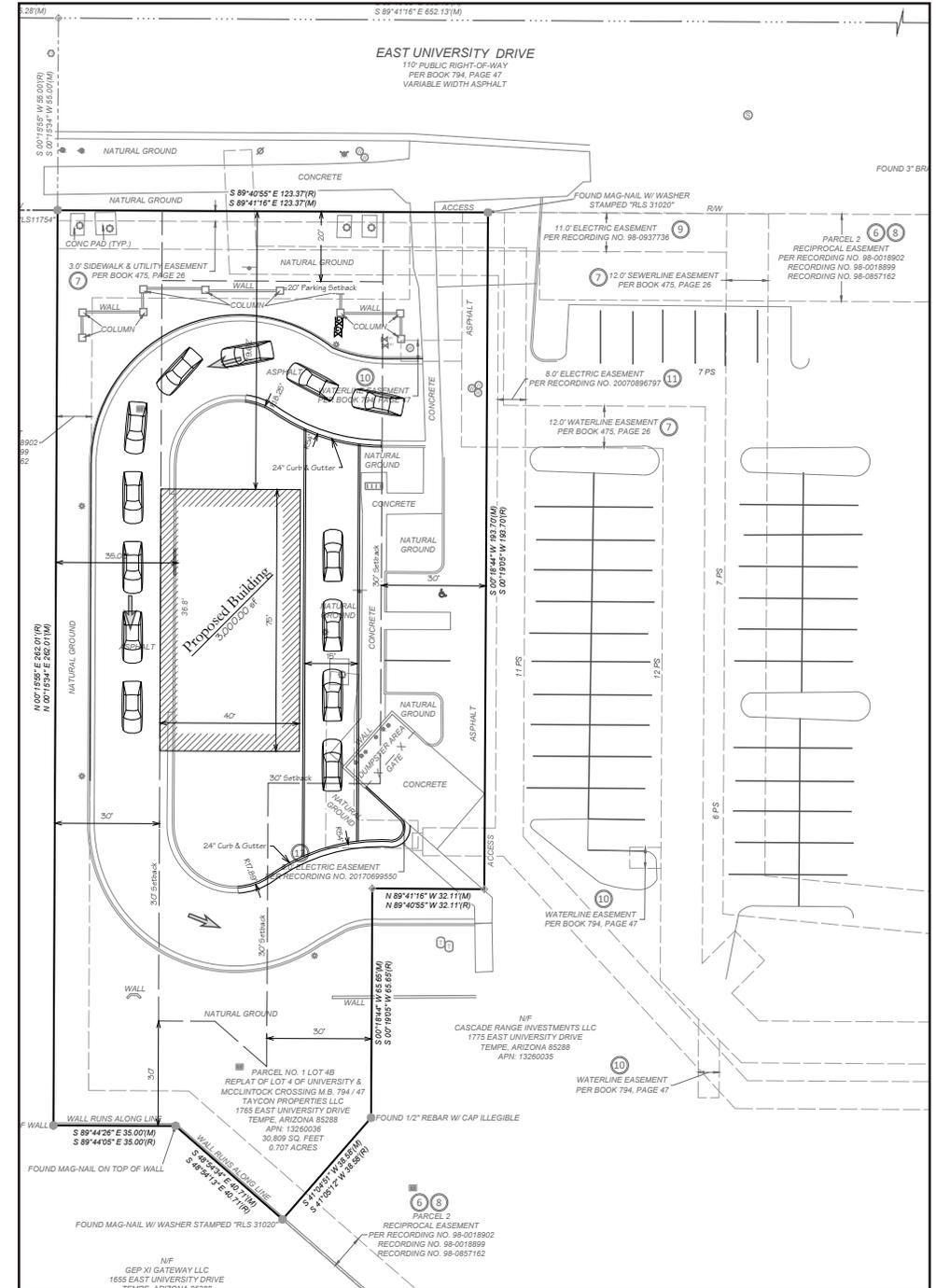
40 Parking Spaces

Use existing or build new building

# EXISTING SITE PLAN



# PROPOSED SITE PLAN







**ASU**  
 TEMPE CAMPUS  
 76,000+ STUDENTS

TEMPE  
**town lake**  
 Boating

ASU ATHLETICS  
 PARK

**FOUR PEAKS**  
 BREWING COMPANY  
 ARIZONA

UNIVERSITY  
 PLAZA

**CORNERSTONE**

**aps**

**CURATE  
 COLLECTIVE**

**CUBESMART**  
 self storage + logistics

**McDonald's**

**citibank**





**TEMPE CAMPUS**  
**76,000+ STUDENTS**

LOOP  
**202**

**S MCGINTOCK DR (A9760 D)**

**E UNIVERSITY DR (±30,789 VPD)**

**CORNERSTONE**

- THE ALIVE JOE'S
- BUFFALO WILD WINGS
- WALKER'S WINE & BEER
- CAVA
- FedEx
- Macay's
- IMPROV
- BLICK art materials
- HONOR HEALTH
- Chick-fil-e
- Cane's

**TEMPE MARKETPLACE**

- DAVE & BUSTERS
- Panera
- BEST BUY
- Total Wine & MORE
- SAM'S CLUB
- TARGET
- RED ROBIN
- OLD NAVY
- five BELOW
- Marshall's
- WORLD MARKET
- ULTA
- RACK
- Michael's

- 7 ELEVEN
- McDonald's
- Wendy's

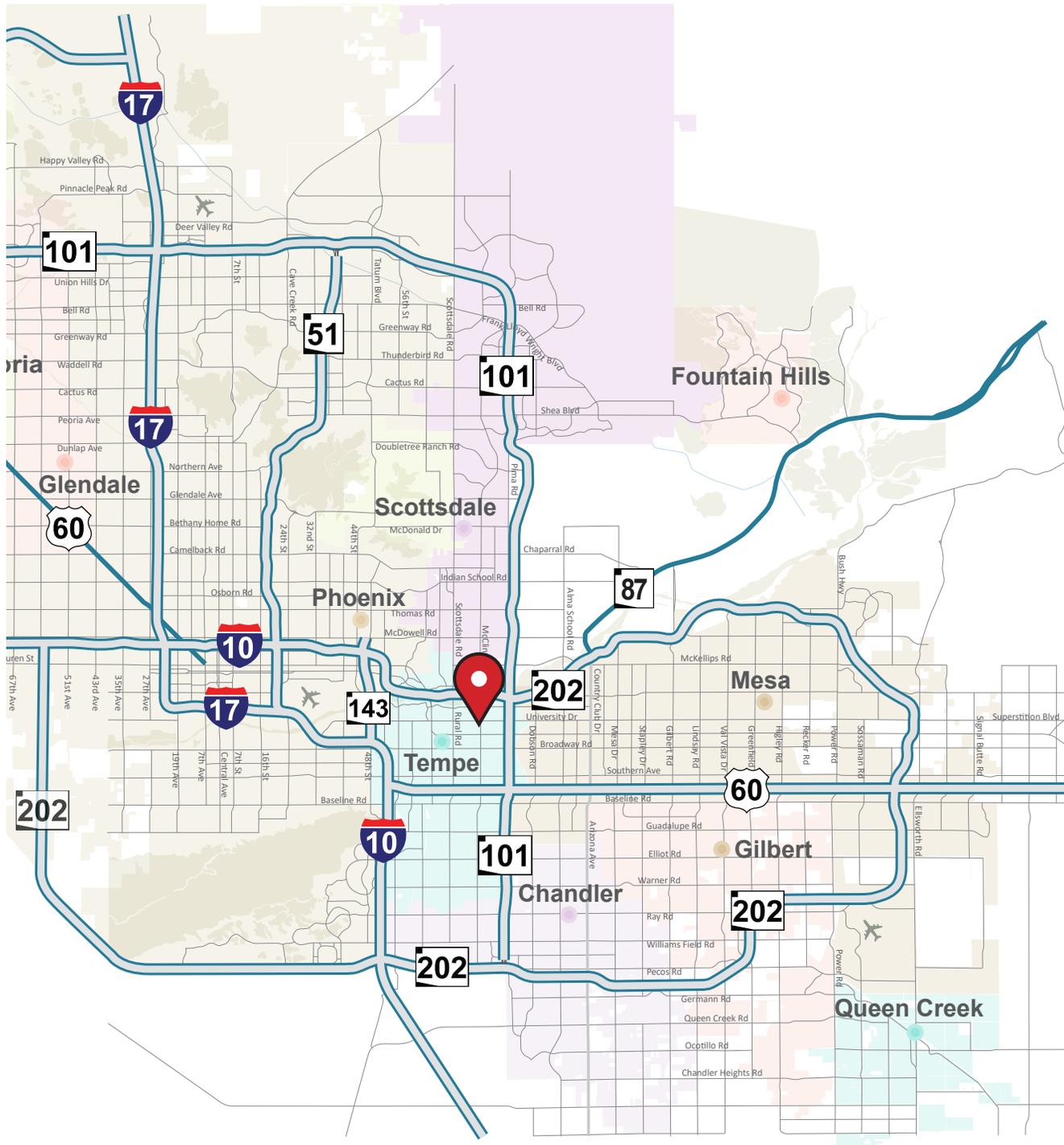


## TEMPE MARKETPLACE



## MESA RIVERVIEW





# Minutes To...

## Loop 202

8 minutes



## Arizona State University Campus

5 minutes



## Tempe Marketplace

5 minutes



## Phoenix Sky Harbor International Airport

10 minutes



## Downtown Phoenix

21 minutes



# Demographics

(5 mile radius)

## Population

354,708

## Median Age

32.8

## Households

149,692

## Median Household Income

\$61,267

## Daytime Employees

254,318

## Education

35% Bachelor's/Grad./Prof. Degree

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