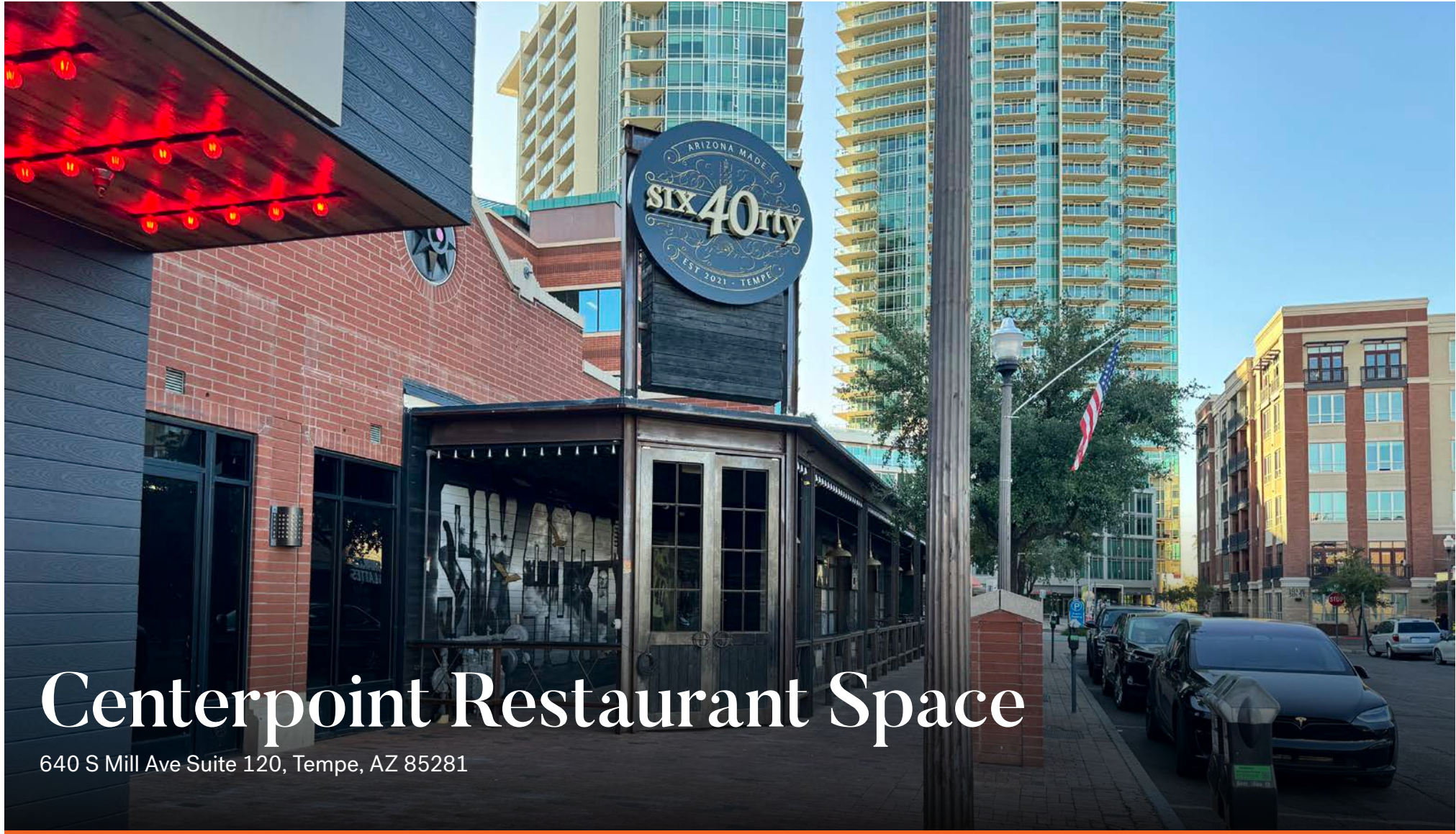




RARE BUILT-OUT RESTAURANT SPACE AVAILABLE ON MILL AVENUE



Centerpoint Restaurant Space

640 S Mill Ave Suite 120, Tempe, AZ 85281

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Southwest Edge

2850 E Camelback Road, Suite 310, Phoenix, Arizona 85016

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LOCATION

640 S Mill Ave Suite 120
Tempe, AZ 85281



SIZE

±5,590 sf available
±3,732 sf patio



ZONING

Commercial (CC, Tempe)



TRAFFIC COUNTS

37,843 CPD

University Dr

31,451 CPD

Mill Ave



2022 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	22,807	125,721	344,039
DAYTIME POPULATION	74,316	285,024	612,170
MED HH INCOME	\$39,607	\$46,465	\$52,044

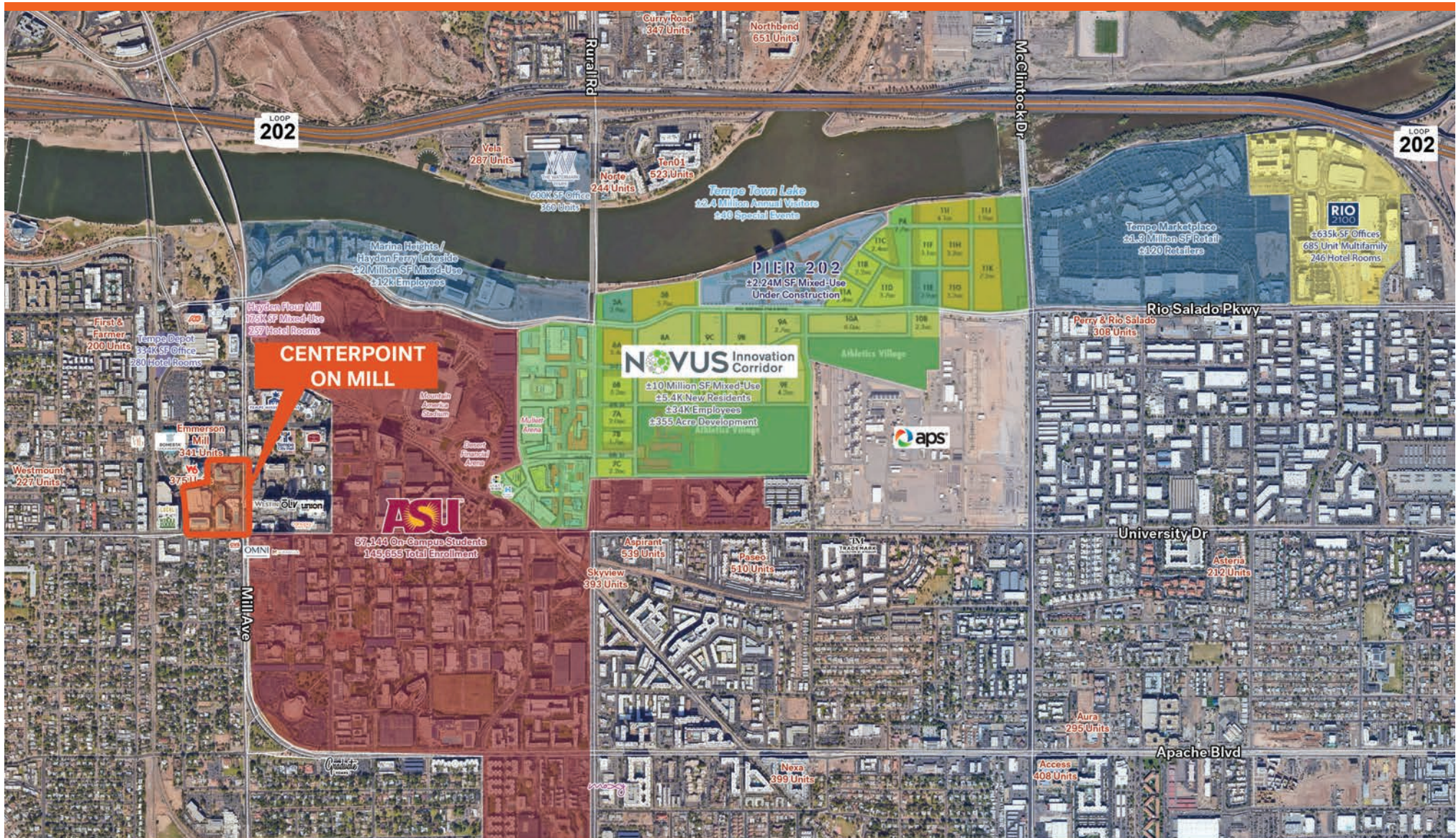
AREA RETAILERS

ASU Main Campus, Whole Foods, AMC Theaters, Chick-Fil-A, Buffalo Exchange, Starbucks, Zipps Sports Grill, Morning Squeeze, Fat Tuesday, CupBop, Five Guys Burgers and Fries, Urban Outfitters, Illegal Pete's

PROPERTY INFORMATION

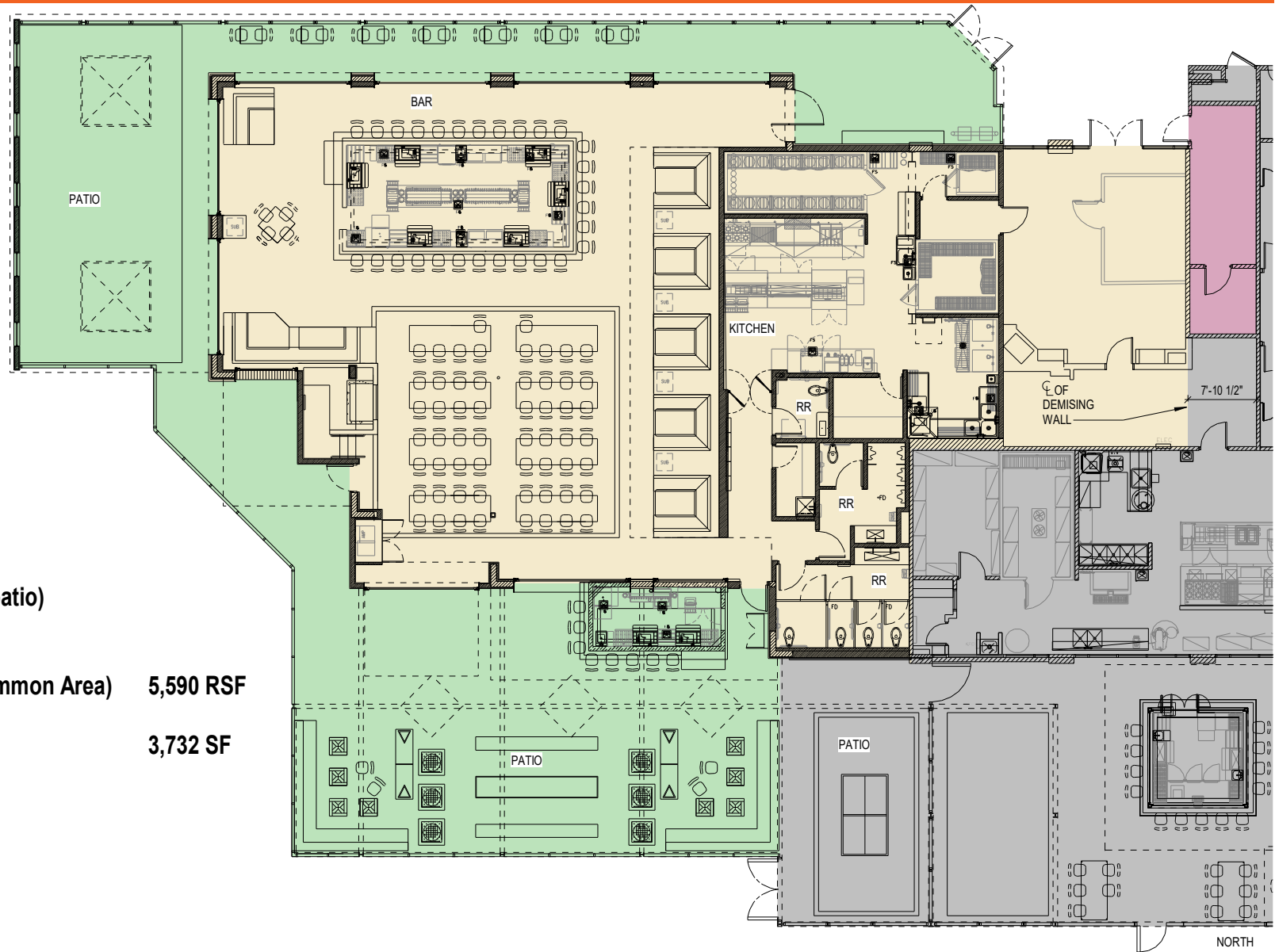
- Vibrant and walkable street environment with high volume pedestrian foot traffic
- Extremely high Daytime Population (+612,000) within a 5 Mile Radius
- Part of the City Of Tempe's \$20 Million Mill Ave Renovation Project
- 1,378 hotel rooms within one mile of Centerpoint delivered/under construction/planning stages over the last 36 months
- Large outdoor patio











Suite 120 Summary

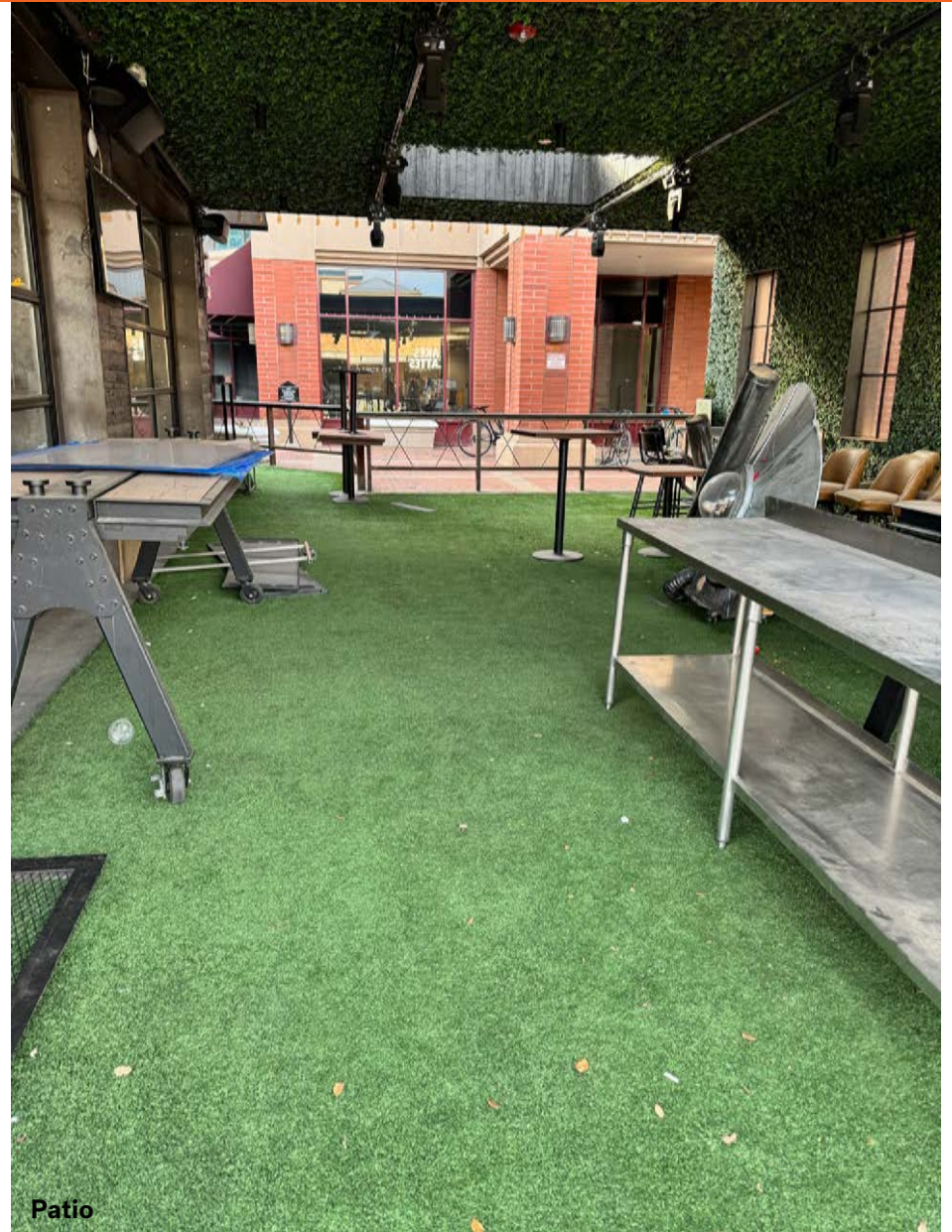
- Common Area
- Interior Leasable Area
- Exterior Ancillary Area (patio)

Retail Area (incl portion of Common Area) **5,590 RSF**

Exterior Ancillary Area (patio) **3,732 SF**



Interior



Patio