



944 S. Mill Avenue | Tempe, AZ 85281

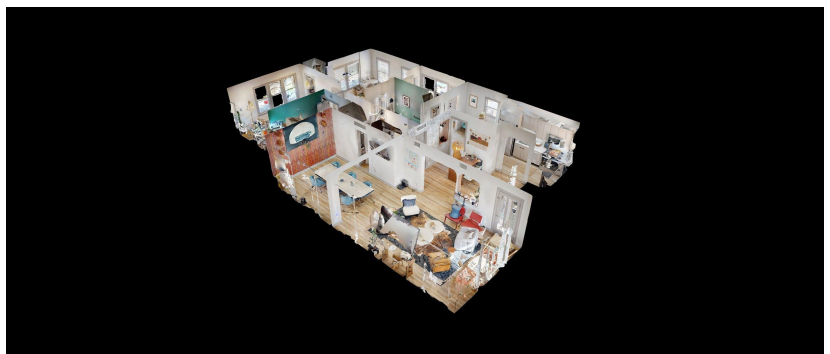
Freestanding, fully renovated building on Mill Avenue — across from Arizona State University

PROPERTY HIGHLIGHTS

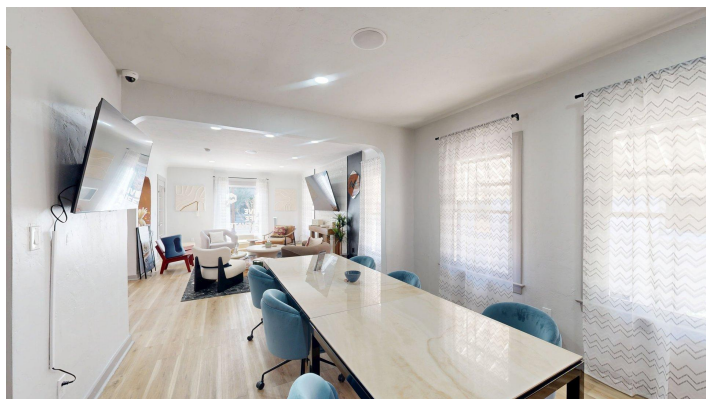
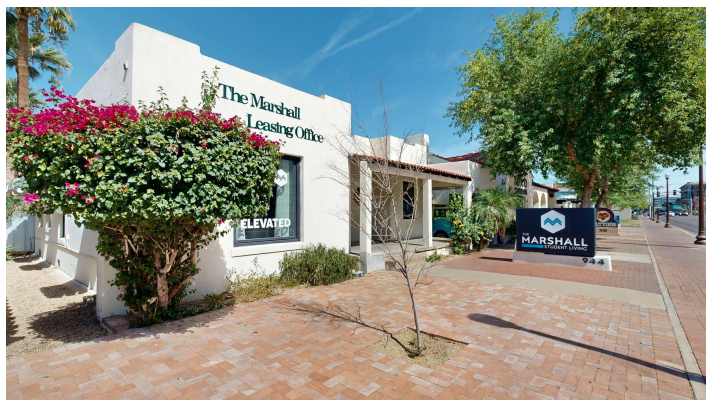
- 1,740 SF freestanding building
- Directly across Mill Avenue from the ASU Tempe campus — 55,500+ students enrolled
- Fully renovated interior: open plan, plank flooring, recessed lighting, private offices
- Suited for retail, restaurant, office, or medical use
- Monument signage on Mill Avenue
- Dedicated on-site parking — 11 stalls
- Brick-paver plaza frontage on the Tempe Streetcar line
- Matterport 3D tour available

LEASE SUMMARY

Available SF	1,740 SF
Asking Rate	\$39.00 PSF NNN
Availability	Immediate
Delivery Condition	As-is, move-in ready
Year Built	2005
Zoning	CC (City Center), City of Tempe
Parking	11 dedicated stalls



3D scan — interactive tour on request



THE PROPERTY

944 S. Mill Avenue is a 1,740 SF freestanding building on the west side of Mill Avenue, one block north of University Drive and directly across from the ASU Tempe campus. The building was fully renovated for its current occupancy as a leasing and marketing office: open floor plan with archways, plank flooring, recessed lighting, conference area, private offices, and kitchen. It delivers as-is and move-in ready, with its own monument sign on Mill and 11 dedicated parking stalls — both scarce on this stretch of the corridor.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	31,282	130,365	348,274
2025 Households	11,593	55,106	147,510
Avg HH Income	\$75,322	\$84,286	\$94,482
Median HH Income	\$56,217	\$66,411	\$72,718
Pop Growth '25-'30	4.9%	4.2%	4.1%

Source: CoStar Group Demographic Summary, 2026 (2025 estimates)

- ASU Tempe campus: 55,500+ students (fall 2025)
- Mill Avenue District: Tempe's core dining, nightlife, and street-retail corridor

TRAFFIC & TRANSIT

- Mill Avenue Bridge gateway: ±19,000 vehicles and 13,000 pedestrians daily
- Tempe Streetcar operates along Mill Avenue
- Valley Metro Rail A Line at Mill Ave / 3rd Street
- Purpose-built student housing on and around the block

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