

LA|FITNESS

**2ND-GEN
RESTAURANT
AVAILABLE!**

SOUTHERN + MILL

Southern Avenue & Mill Avenue - Southeast Corner
Tempe, Arizona

JOIN D'LITE & LA FITNESS!


LA|FITNESS

 **HEALTHY
ON THE GO.**

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 **VELOCITY
RETAILGROUP**



SUITE	TENANT NAME	SQFT
009/9-102	REMY CO.	9,272
15	Rocket a Go-Go	4,500
33	Venezia's NY Style Pizzeria	4,462
0063-93	LA Fitness	50,610
95	Anna's Massage	1,200
101	AVAILABLE	1,500
105	Raw Beauty Lounge	2,445
109	The Hobby Depot	1,165
113	Skyluxx Lounge	1,800
115	Maya Barber and Beauty Salon	900
117	Mochinut	1,080
119	AVAILABLE (2nd Gen Restaurant)	1,800
121	Valley Fair Liquor	1,520
A2	Breath Energy	2,787
A1	D'Lite Healthy On the Go	2,108
B	Tempe Eats	5,717

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◆ ±1,800 SF 2ND GEN RESTAURANT AND ±1,500 SF SHOP SPACE AVAILABLE!

Property Highlights

- Less than 2 miles from ASU (±80,000 students)
- 1 mile from Tempe High School (over 1,600 students enrolled)
- High traffic counts and dense population.
- 1/2 mile north of the US 60 Freeway
- ±56,000 vehicles per day travel the intersection in front of this center
- Right in the heart of Tempe, just South of Downtown

Traffic Counts

Southern Ave	28,434 CPD
Mill Ave	29,803 CPD
Total	58,237 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	16,473	158,499	317,996
Med Household Income	\$94,240	\$98,404	\$107,942
Estimated Households	6,936	65,898	135,676
Total Businesses	1,163	9,172	20,449

Source: SitesUSA

Nearby Tenants

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**±1,500 SF
AVAILABLE**

**±1,800 SF
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204,153 CPD

MILL AVE

29,803 CPD

LA FITNESS

VENEZIA'S

ROCKET

REMY CO.

HOBBY DEPOT

BEAUTY LOUNGE

MOCHINUT

VALLEY FAIR LIQUOR

Breath Energy

d'HEALTHY ON THE GO

TEMPE GATE

BURGER KING



SOUTHERN AVE 28,434 CPD

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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	16,473	158,499	317,996
	2026 TOTAL HOUSEHOLDS	6,936	65,898	135,676
	MEDIAN HOUSEHOLD INCOME	\$94,240	\$98,404	\$107,942
	2026 MEDIAN HOME VALUE	\$428,404	\$422,492	\$440,673
	2026 TOTAL EMPLOYEES	11,187	98,450	235,413
	2026 TOTAL BUSINESSES	1,163	9,172	20,449

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