



1324 WEST UNIVERSITY DRIVE

TEMPE, ARIZONA 85281

Excellent Visibility on University Drive	DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Near Large Employers	AVERAGE AGE:	28.8	28.6	32.7
Surrounded by Apartments & Residential	POPULATION:	14,864	111,637	341,900
Fully Renovated & Newly Demised Suites	AVERAGE HH INCOME:	\$82,164	\$85,308	\$94,256
Monument Signage	TRAFFIC COUNTS	VPD		
High Traffic Counts & Daytime Population	W UNIVERSITY DRIVE:	31,195		
1 Mile West of ASU Campus	N PRIEST DRIVE:	30,293		
150' of Frontage on University Drive	YEAR BUILT	Newly Remodled 2025		
Close Proximity to Loop 202	ZONING	C-G		
E/NEC Priest & University Drive	PRIMARY USE	Retail		
	APN	124-37-106D		

Matt Harper, CCIM

Senior Vice President
 623.692.9435
 matt@citywidecre.com

Leah Motsinger

Senior Associate
 602.423.3619
 leah@citywidecre.com

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FLOOR PLAN



Newly Remodeled and Demised Suites Available, Renovations Include:

- Full Floor to Ceiling Storefront Glass
- New Restroom, Fixtures and Mop Sink
- New Electrical Wing
- All New LED Lighting Throughout
- New Ceiling Insulation, Ceiling Grids and Tiles
- New Roll-Up Door with Automatic Door Opener
- Fresh Paint Throughout

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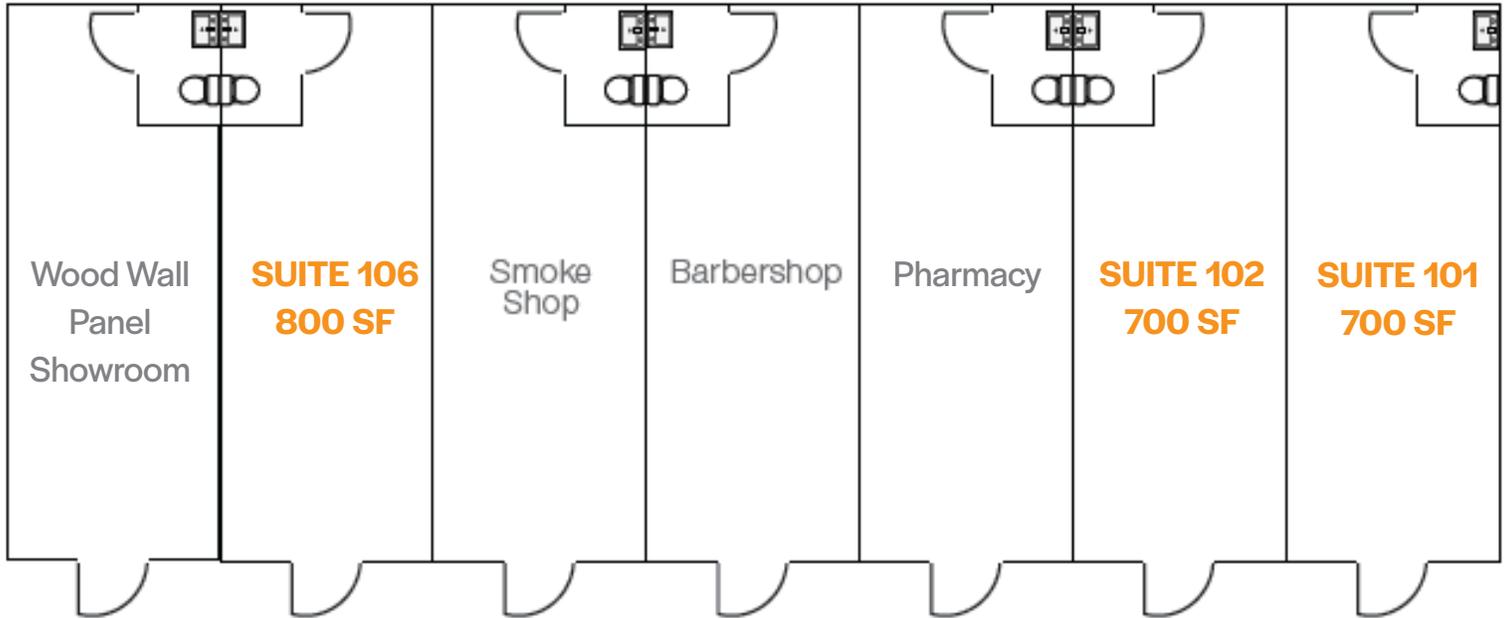
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SITE PLAN



SUITE	TENANT	SF	MONTHLY RATE
101	AVAILABLE	700	\$2,200
102	AVAILABLE	700	\$2,200
106	AVAILABLE	800	\$2,800

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