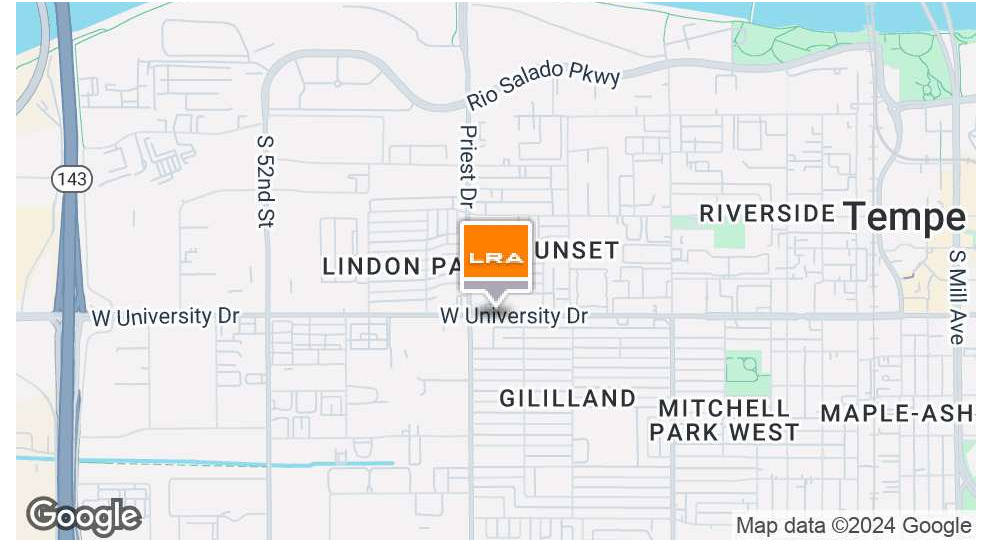


# 1323-1325 W University Dr

1323-1325 W University Dr | Tempe, AZ 85281



## OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (MG)
Building Size:	3,446 SF
Available SF:	2,200 SF
Lot Size:	10,150 SF
Year Built:	1960
Zoning:	C-G

## PROPERTY OVERVIEW

Freestanding building with street frontage on University Dr. in Tempe. Currently operating as a wine and dessert shop. The space includes an open floorplan, a kitchen and storage area with a 3 compartment sink, handwashing station, and a hood, although the hood will require maintenance to bring it to working condition. Parking is available to customers in the front of the building, and a dirt lot for additional parking spaces. The city will not allow a restaurant due to parking restrictions. May work well for a catering business or a grab and go food concept. Please do not disturb the tenant.

## PROPERTY HIGHLIGHTS

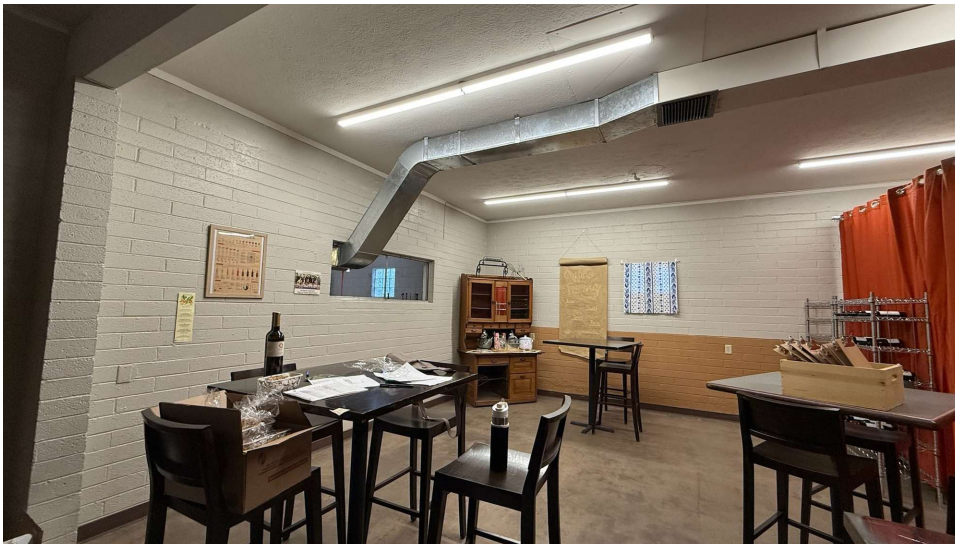
- Kitchen
- Frontage on University Dr.
- Open floorplan
- Freestanding building



FOR LEASE | RETAIL

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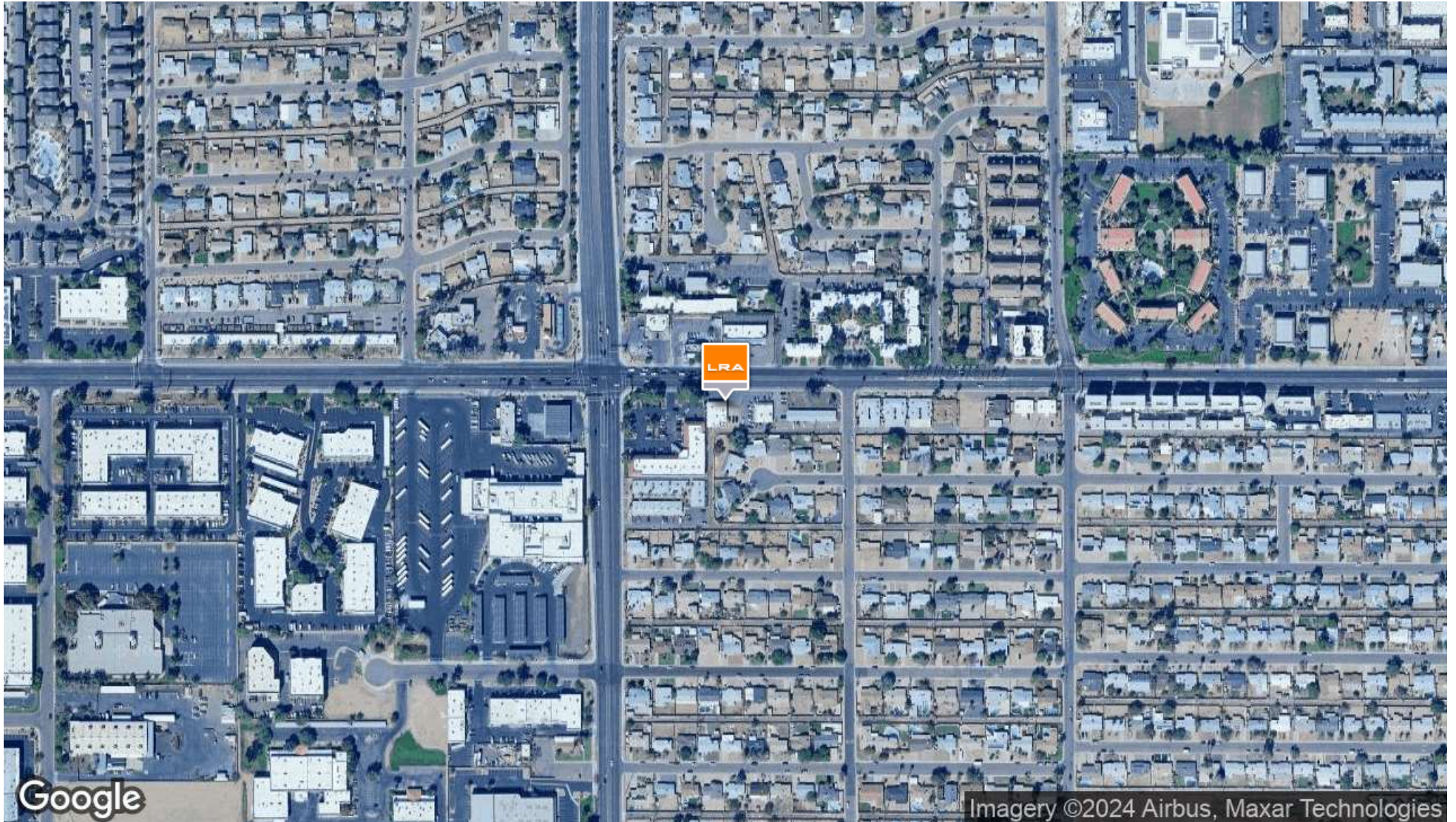


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FOR LEASE | RETAIL

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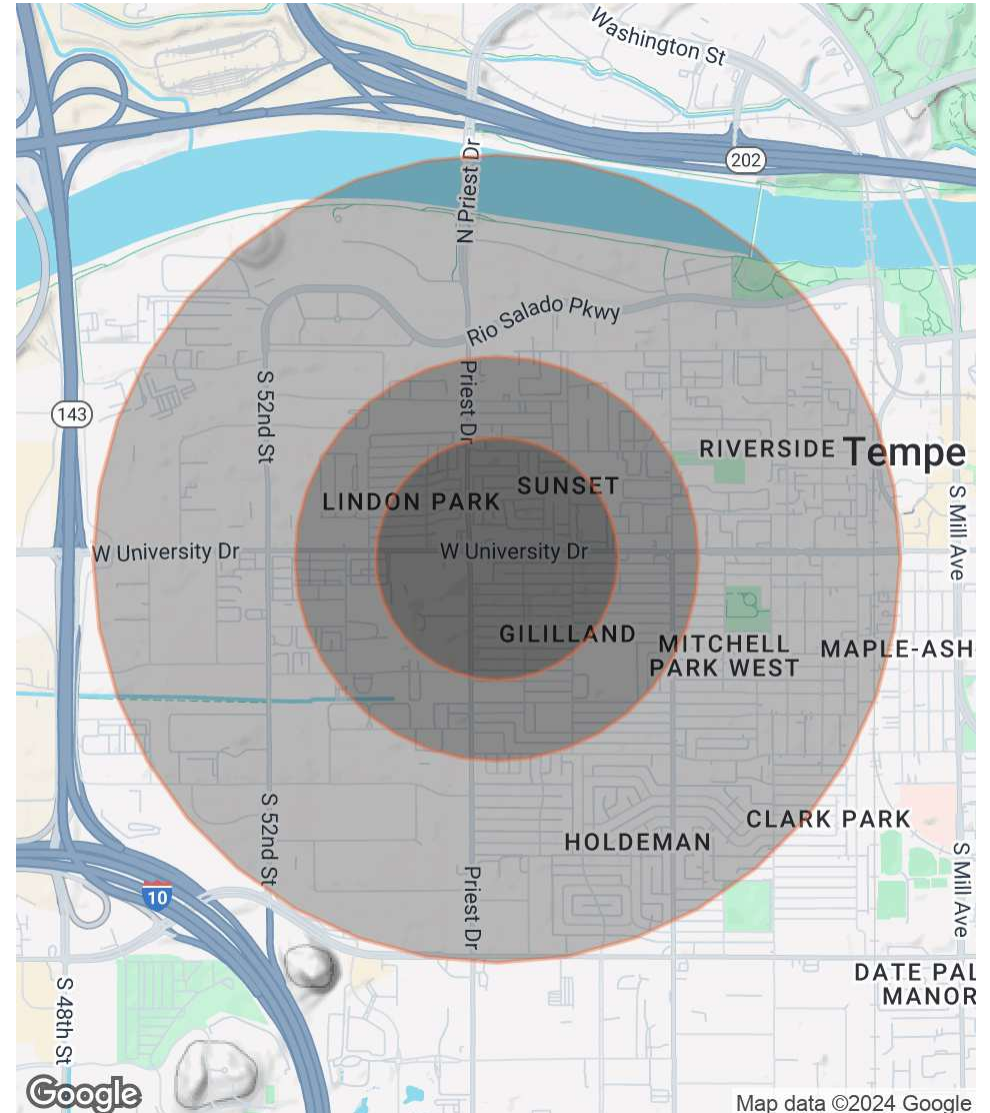
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,104	5,608	16,242
Average Age	32	32	33
Average Age (Male)	32	32	32
Average Age (Female)	33	32	33

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	989	2,609	7,660
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$75,859	\$78,839	\$77,726
Average House Value	\$428,005	\$431,413	\$473,590

Demographics data derived from AlphaMap



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