



RETAIL PROPERTY FOR SALE OR LEASE

**FULLY BUILT OUT AND  
FIXTURED RESTAURANT  
37,897 SF LOT, 4,976 SF BUILDING**

1705 East Broadway Road Tempe, AZ 85282

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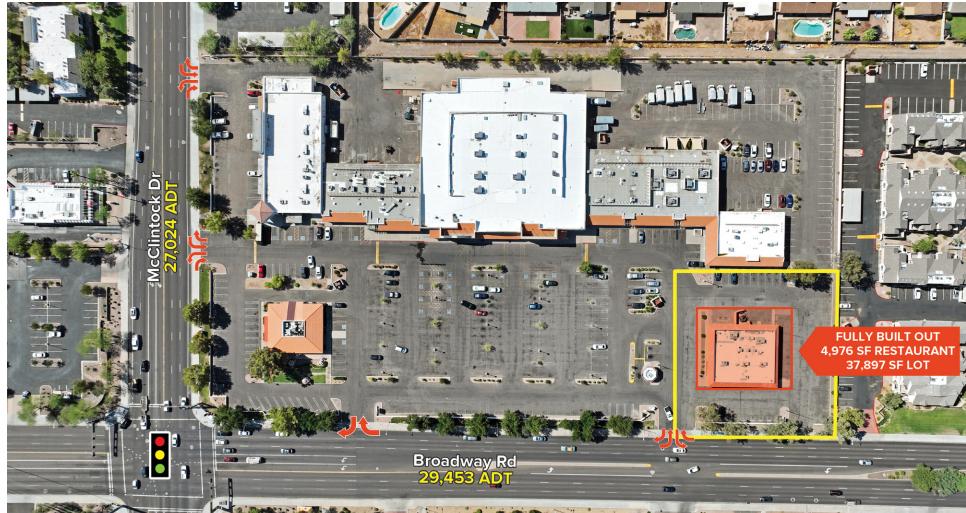
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## LOCATION DESCRIPTION

Located in the vibrant city of Tempe, AZ, this 4,976 SF Fully Fixturized Restaurant is surrounded by a lively mix of retail and dining destinations. The area is renowned for its dynamic atmosphere, including iconic landmarks like Arizona State University, Sun Devil Stadium, and the Tempe Beach Park nearby. The location offers a compelling blend of diverse demographics and consistent visitor traffic. The area's strong market presence and prime positioning present an exceptional opportunity for retail businesses seeking to capture the attention of both locals and tourists alike.

## PROPERTY HIGHLIGHTS

- 4,976 SF freestanding building on 37,897 SF lot
- Fully built out as full service restaurant
- Frontage on Broadway (~30K ADV)
- Ample parking for employees and customers
- Owner-user opportunity
- FF&E included in sale
- +/-50 parking spaces

## AREA COTENANTS



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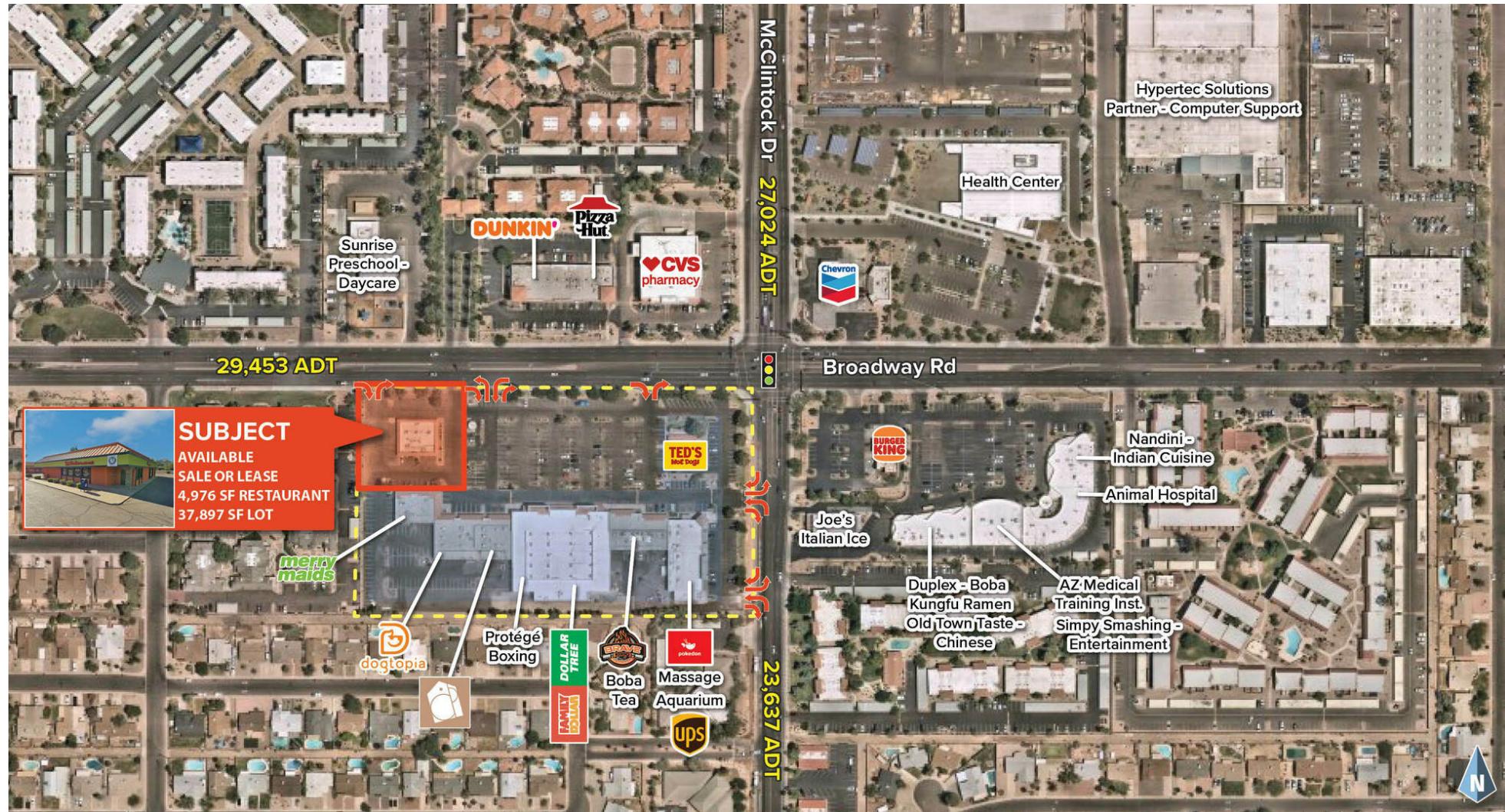


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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,976 SF	Lease Rate:	CALL FOR LEASE PRICING

## AVAILABLE SPACES

SPACE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
FULLY FIXTURED RESTAURANT BLDG	Available	4,976 SF	NNN	CALL FOR LEASE PRICING	-

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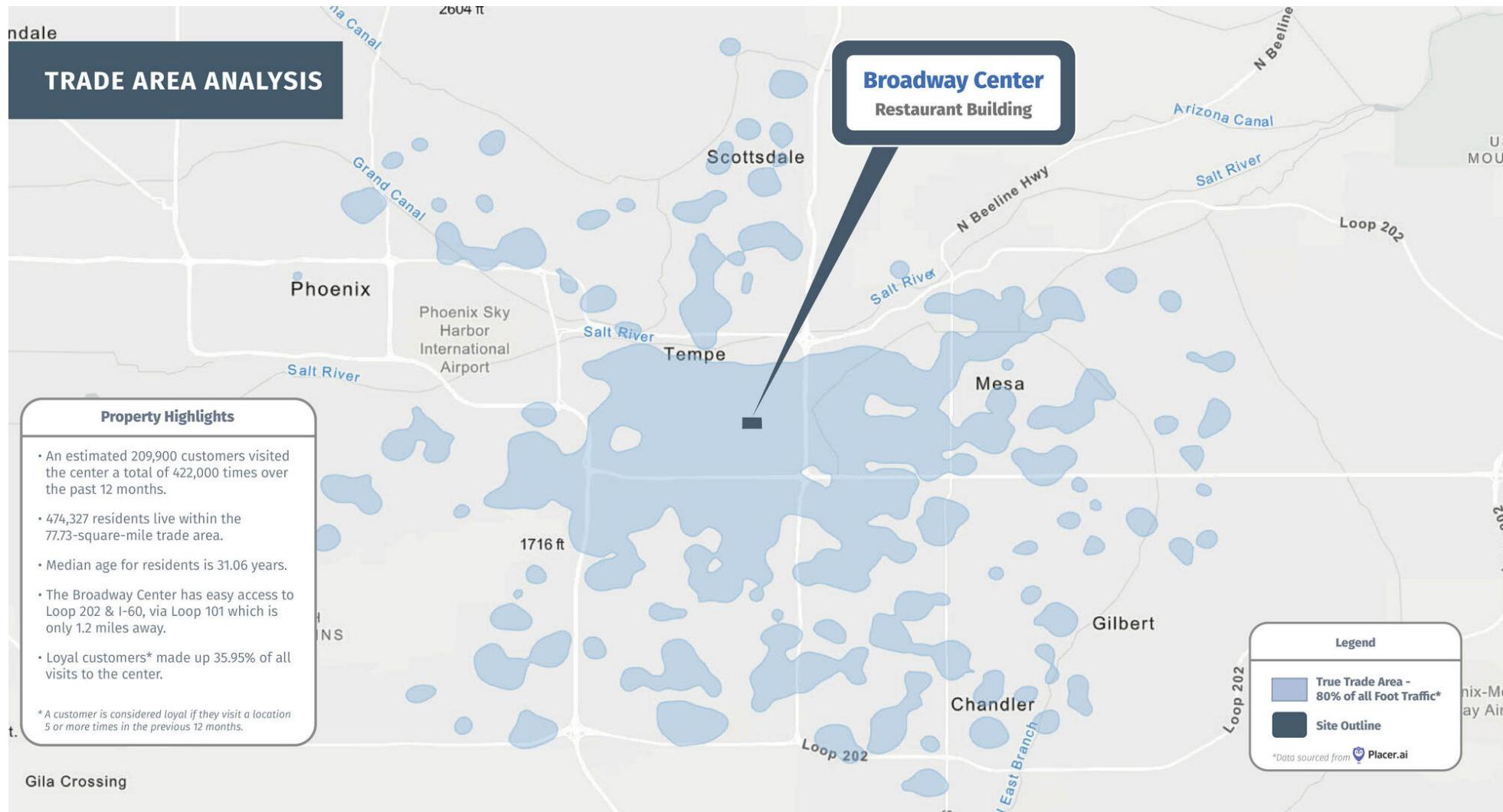
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POPULATION				HOUSEHOLD INCOME			DAYTIME WORKFORCE				
	1 MILE	3 MILES	5 MILES	Median	1 MILE	3 MILES	5 MILES	Total Businesses	1 MILE	3 MILES	5 MILES
Area Total	29,720	165,519	363,973	Median	\$59,116	\$69,675	\$75,306	Total Businesses	898	7,182	15,885
Median Age	27.0	29.4	32.6	Average	\$75,568	\$91,239	\$99,608	Employees	8,061	98,692	251,673
EDUCATION				EMPLOYMENT			HOUSEHOLD STATISTICS				
	1 MILE	3 MILES	5 MILES	White Collar Occupation	1 MILE	3 MILES	5 MILES	Households	1 MILE	3 MILES	5 MILES
Percentage with Degrees	57%	54%	51%	Services	73.65%	67.92%	66.15%	Median Home Value	\$470,000	\$440,497	\$440,361
				Blue Collar	12.63%	15.01%	16.52%				
					13.72%	17.07%	17.33%				

\*2025 Demographic data derived from ESRI

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