



RETAIL PROPERTY FOR SALE OR LEASE

# FULLY BUILT OUT AND FIXTURIZED RESTAURANT

## 37,897 SF LOT, 4,976 SF BUILDING

1705 East Broadway Road Tempe, AZ 85282



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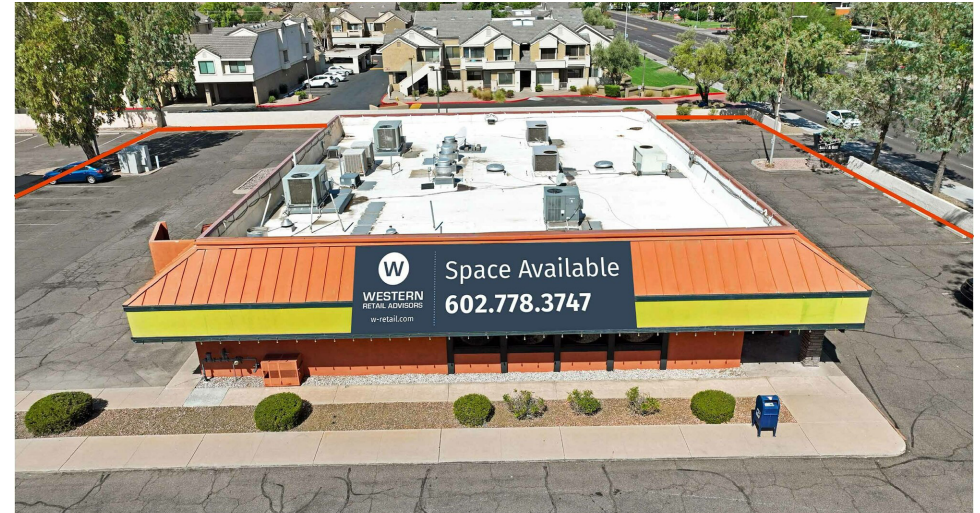
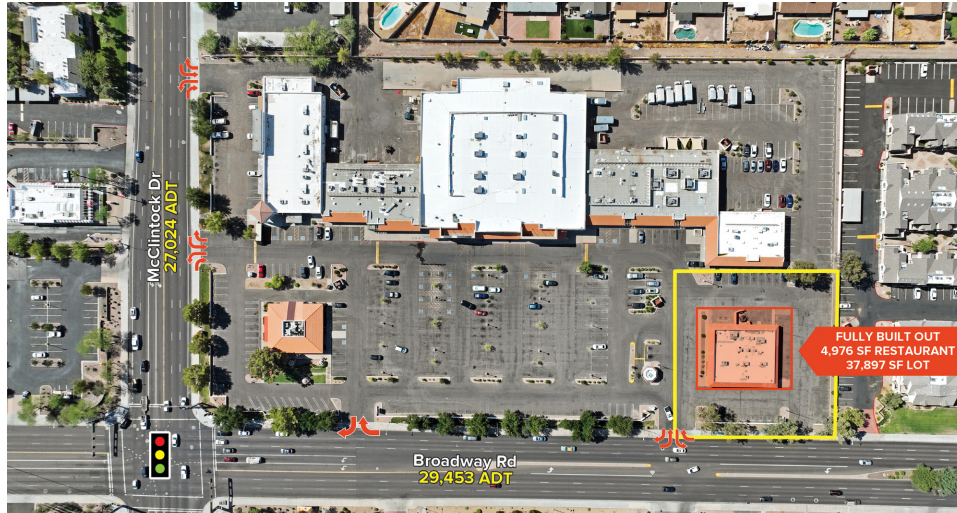
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# 4,976 SF FULLY BUILT OUT AND FIXTURIZED RESTAURANT

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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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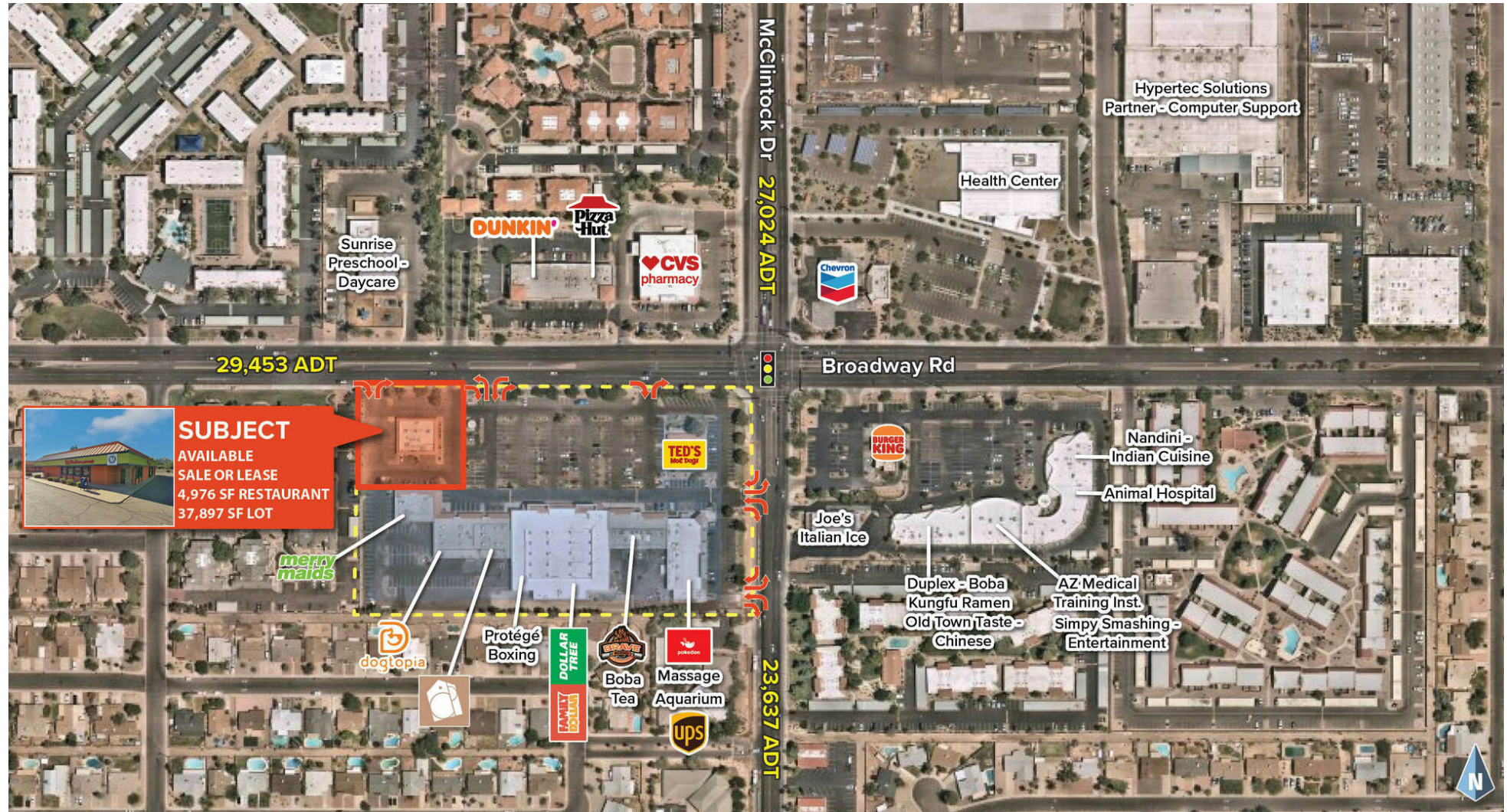


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### LEGEND

Available

Unavailable

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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 FIXTURIZED RESTAURANT BLDG	Available	4,976 SF	NNN	CALL FOR LEASE PRICING	-

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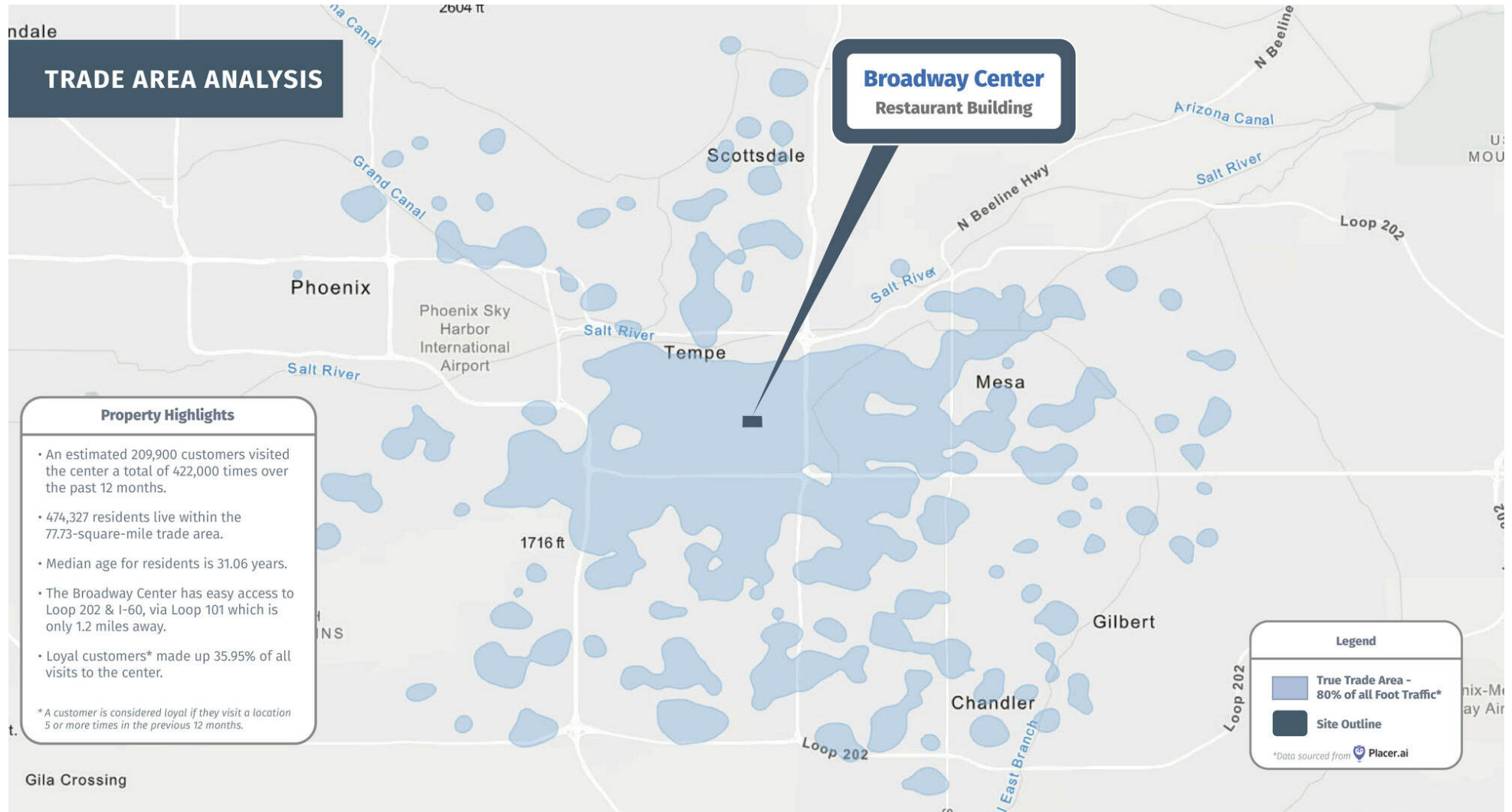


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\*2025 Demographic data derived from ESRI

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