

7470

S PRIEST DR, TEMPE AZ 85283

RESTAURANT FOR SALE/LEASE

ELLIOT RD ±57,149 VPD

PRIEST DR ±21,207 VPD



PROPERTY FEATURES

Address:	7470 S Priest Drive, Tempe, Arizona 85283
Building Size:	±4,907 SF
Lot Size:	±53,243 SF (±1.22 acres)
Year Built:	1994; fully renovated in 2023 with updated systems, kitchen facilities, and interiors
Zoning:	PCC-1 Tempe (Planned Commercial Center)
APN:	301-41-767
Offering Price:	\$3,700,000
Lease Rate:	Call for Pricing



PROPERTY DESCRIPTION

- **Move-In Ready:** ±4,907 SF building, fully renovated in 2023, featuring an updated kitchen, dining area, and bar, equipped with new FF&E
- **High Traffic Location:** Situated along one of Tempe's busiest corridors, offering excellent visibility and accessibility. +78,356 VPD
- **Surrounding Retail:** Located near prominent retailers such as Walmart Supercenter, Costco, Target, and IKEA
- **Turn-Key Restaurant:** A fully equipped ±4,907 SF restaurant with a modern design, including a dining area and bar, all fitted with new FF&E
- **Building/Structure:** Features a top-tier design with modern interiors, making it a fully functional restaurant



FOR MORE INFORMATION, PLEASE CONTACT:

RYAN LEAVITT

Principal

T 602.810.0034

E Ryan@VentanaCRE.com

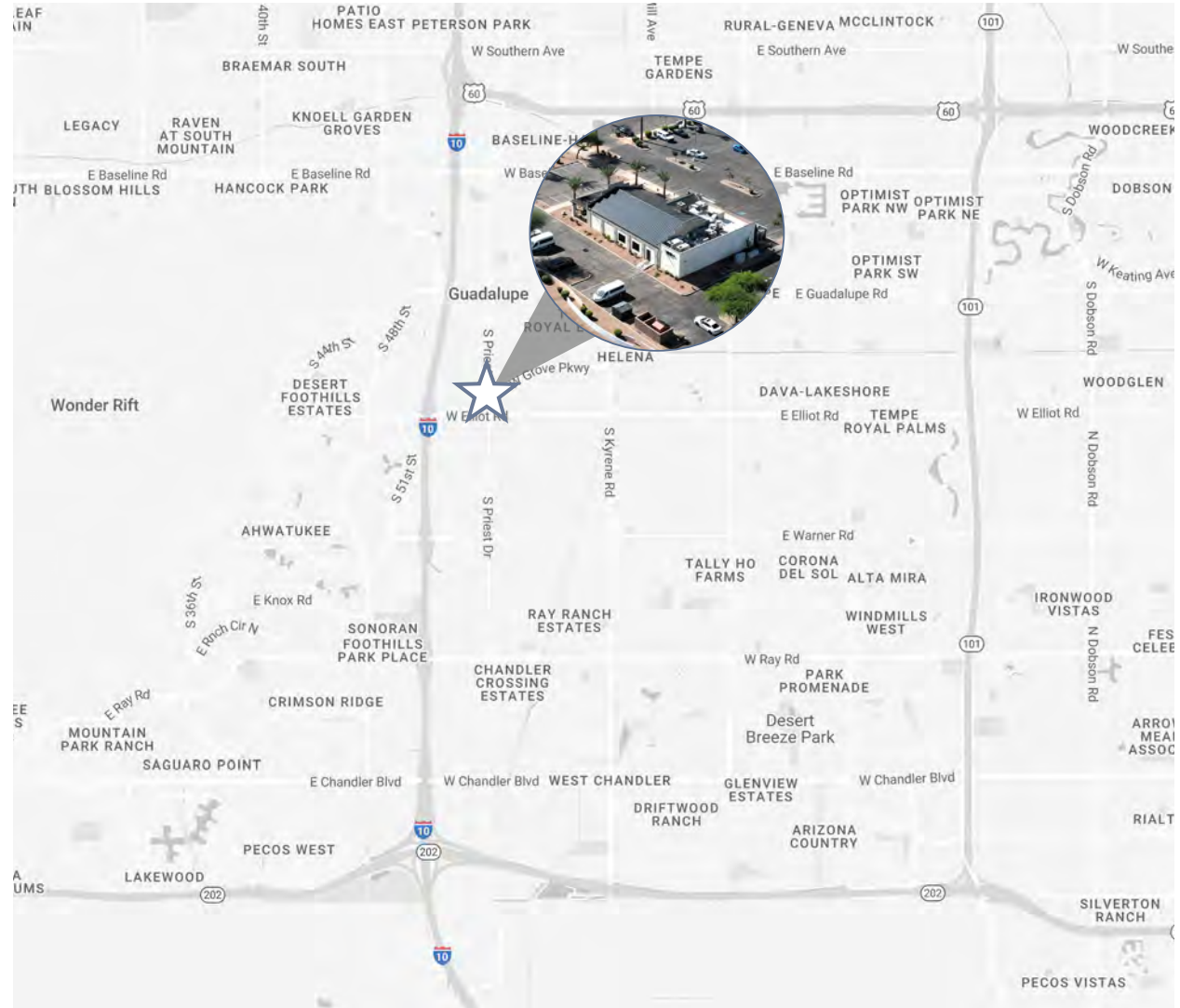
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DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Estimated Population:	29,685	152,882	351,285
Estimated Households:	5,979	50,939	115,649
Avg. Household Income	\$91,937	\$99,584	\$101,498
Estimated Employees	25,266	127,054	293,543



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PROPERTY PHOTOS



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TRADE AREA AERIAL



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