



Greek Leadership Village
Fraternity & Sorority Housing

RURAL ROAD

Barrett Residential Complex & Hassayampa Academic Village
1,055 Units

Vista Del Sol Student Housing
650 Units

Noble Library

Sun Devil Campus Store

Sun Devil Fitness Complex



ARIZONA STATE UNIVERSITY

Approximately 60,000 Students

Memorial Union

Coor Hall

Under Construction Mill Avenue Student Housing
760 Beds

Nelson Fine Arts Center

Music Building

Gammage Auditorium

GAMMAGE PARKWAY

Fulton Center

UNIVERSITY DRIVE
35,802 VPD '24

canopy by Hilton
198 Rooms

Mirabella Retirement Community
307 Units

Myrtle Avenue Parking Garage

MYRTLE AVENUE

9TH STREET

SITE

MILL AVENUE
30,090 VPD '24

CHIPOTLE

11TH STREET

10TH STREET

OMNI TEMPE AT ASU
330 Rooms

Street Car Stop

University Inn
28 Rooms

CHASE

CVS Pharmacy

FOR LEASE

University Gateway Building

947 S Mill Ave | Tempe, AZ 85281



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FOR LEASE

3,659 SF

Restaurant End-Cap + Patio

3,412 SF

Restaurant End-Cap + Patio

2,130 SF

In-line

Contact Broker

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ABOUT THE PROPERTY

- Ground Floor Retail / Restaurant Space Available in a new 5-story, 130,000 SF Class A office & academic building
- Prime patio end-cap suites available (±3,412–3,659 RSF)
- Wraps a new 1,200-space parking garage
- Retail shell delivered, ready for tenant improvements; academic space opened Fall 2024
- Upstairs office and classroom features include e-sports theater, music therapy clinic, and advanced creative studios
- Steps from Omni Conference Center (330 rooms) and Mirabella (300-unit high-rise). Walkable to ASU Gammage Auditorium, Omni Hotel, and Tempe Street Car



JOIN

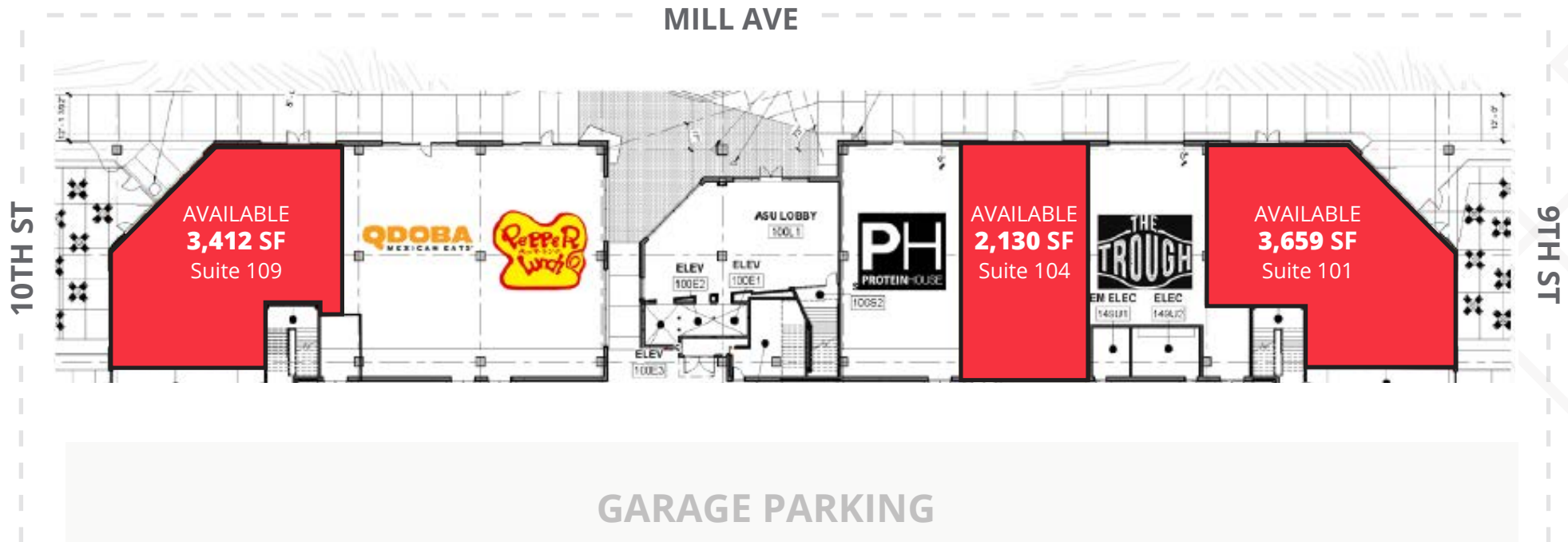


University Gateway Building

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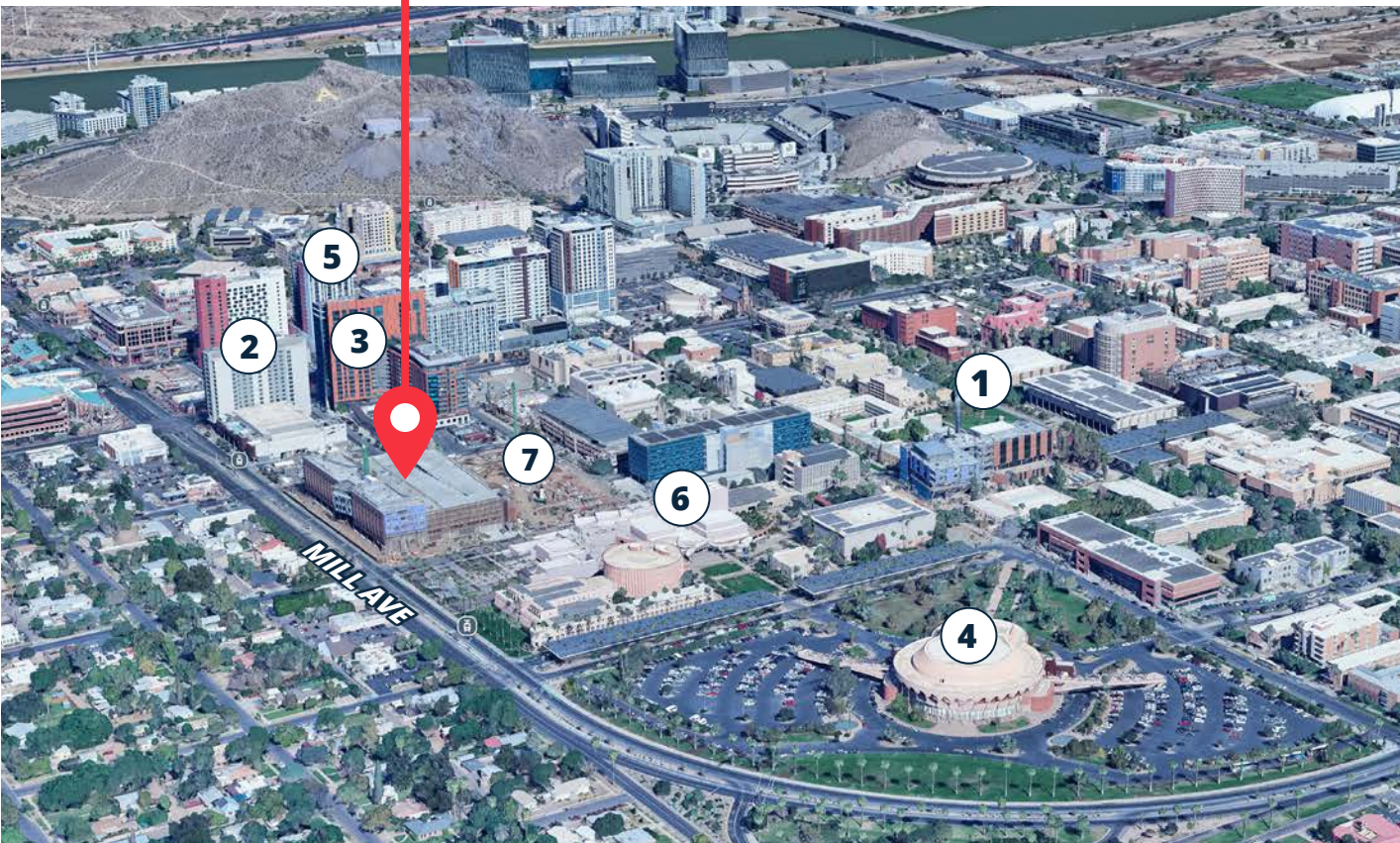


SITE PLAN



University Gateway Building

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- 1 ASU Tempe Campus**
Approximately 60,000 students
- 2 Omni Conference Center**
Full-service hotel with 330 rooms and 30,000 SF of event space
- 3 Mirabella**
Intergenerational housing with around 300 units
- 4 Gammage Auditorium**
Iconic venue for live performances and cultural events
- 5 Westin**
Four-star hotel featuring approximately 290 guest rooms
- 6 Nelson Fine Arts Center**
Features the ASU Art Museum and the 485-seat Galvin Playhouse
- 7 Mill Avenue Student Housing**
760 bed student housing project opening fall 2025.

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DEMOGRAPHIC HIGHLIGHTS (2025)

1 MILE

30,202	34,743	\$79,418	56,997
2025 Population	2030 Population	Avg Household Income	Daytime Population

3 MILES

130,710	143,666	\$88,545	193,016
2025 Population	2030 Population	Avg Household Income	Daytime Population

5 MILES

345,156	363,683	\$101,262	460,247
2025 Population	2030 Population	Avg Household Income	Daytime Population

TRAFFIC COUNTS (2024)

38,909 VPD	30,090 VPD
University Dr.	Mill Ave.

Source: ADOT



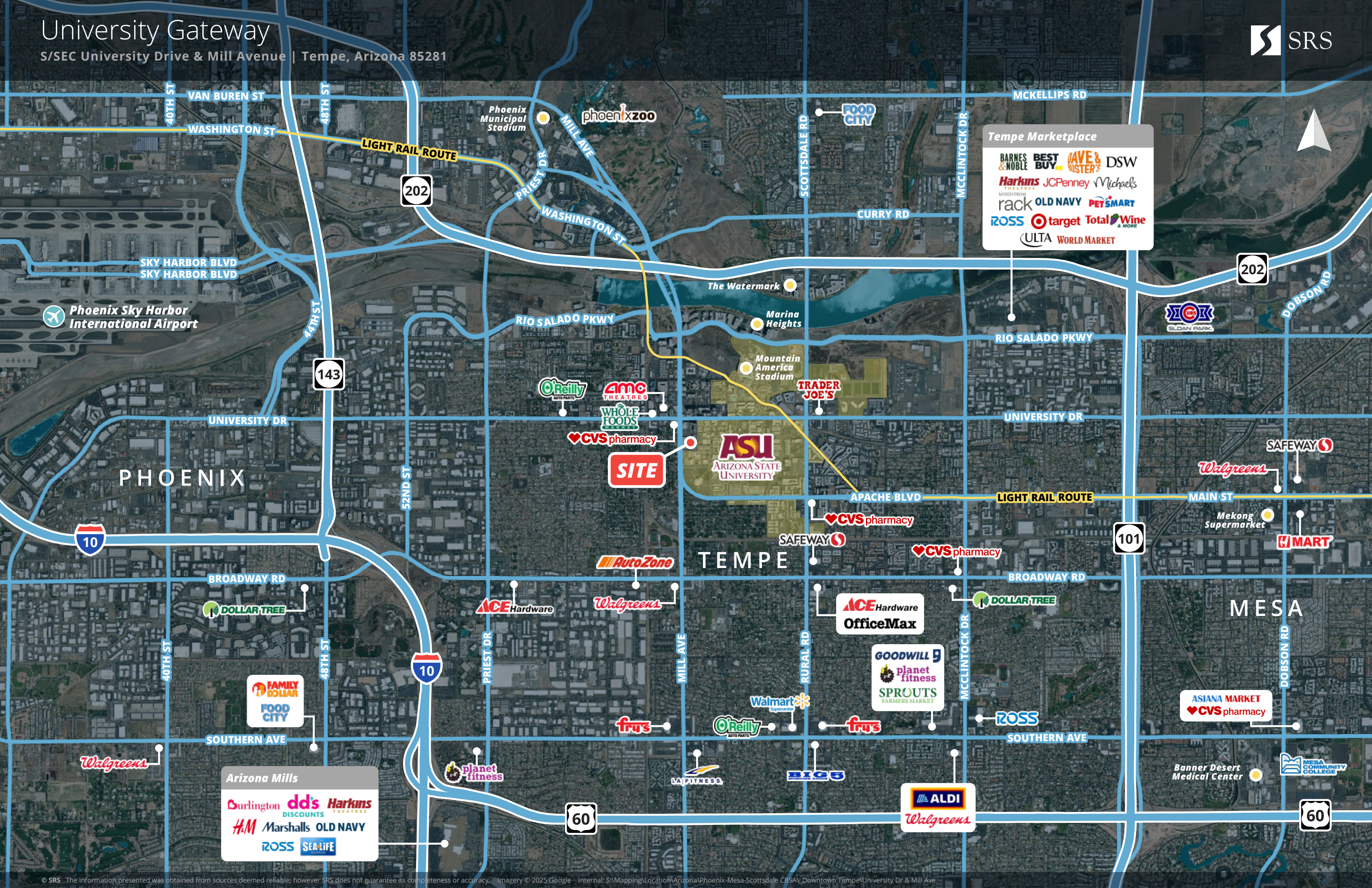
University Gateway

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University Gateway

S/SEC University Drive & Mill Avenue | Tempe, Arizona 85281



Tempe Marketplace

BARNES & NOBLE BEST BUY JAVE & WINTER'S DSW
Harkins JCPenney Michaels
rack OLD NAVY PETSMART
ROSS target Total Wine & MORE
ULTA WORLD MARKET

Arizona Mills

Burlington dd's DISCOUNTS Harkins
H&M Marshalls OLD NAVY
ROSS SEA-LIFE



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