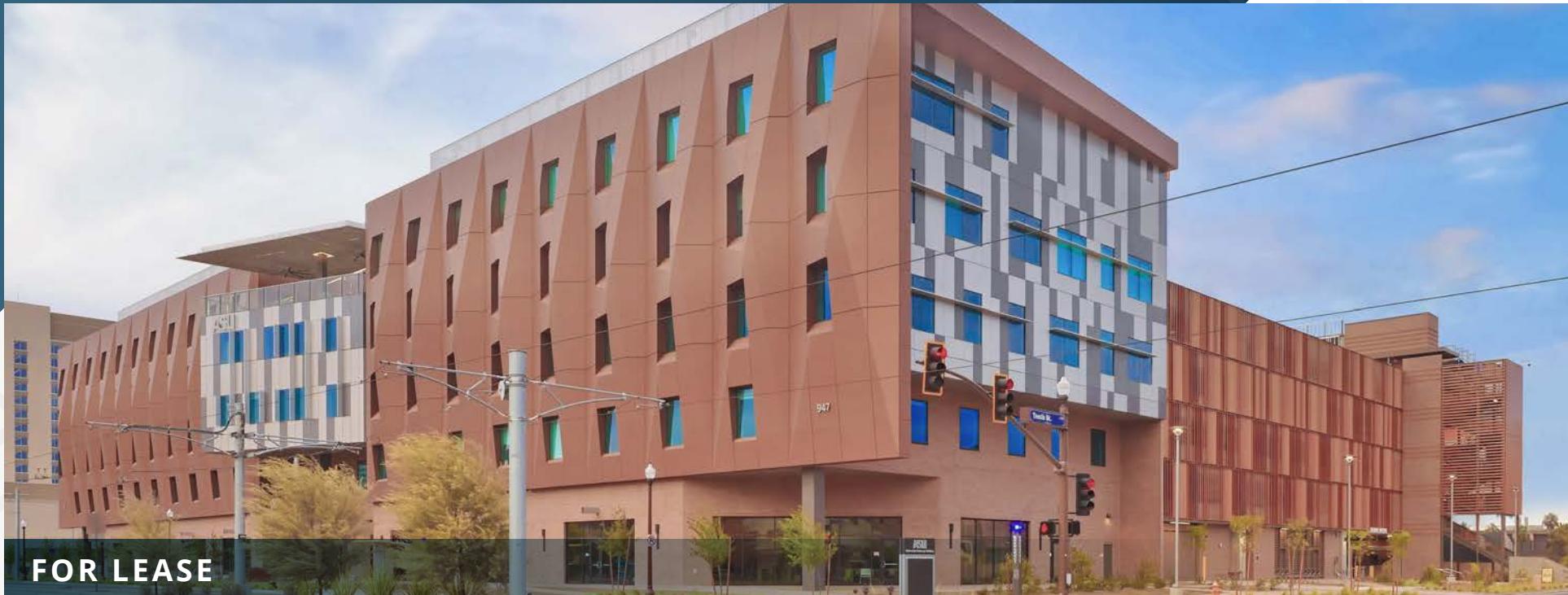




University Gateway Building

947 S Mill Ave | Tempe, AZ 85281



3,659 SF

Restaurant End-Cap + Patio

3,412 SF

Restaurant End-Cap + Patio

2,130 SF

In-line

Contact Broker

SCOTT ELLSWORTH

602.682.6063 | scott.ellsworth@srsre.com

BRIAN POLACHEK

602.682.6045 | brian.polachek@srsre.com

MATTHEW MURRAY

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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 (\pm 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



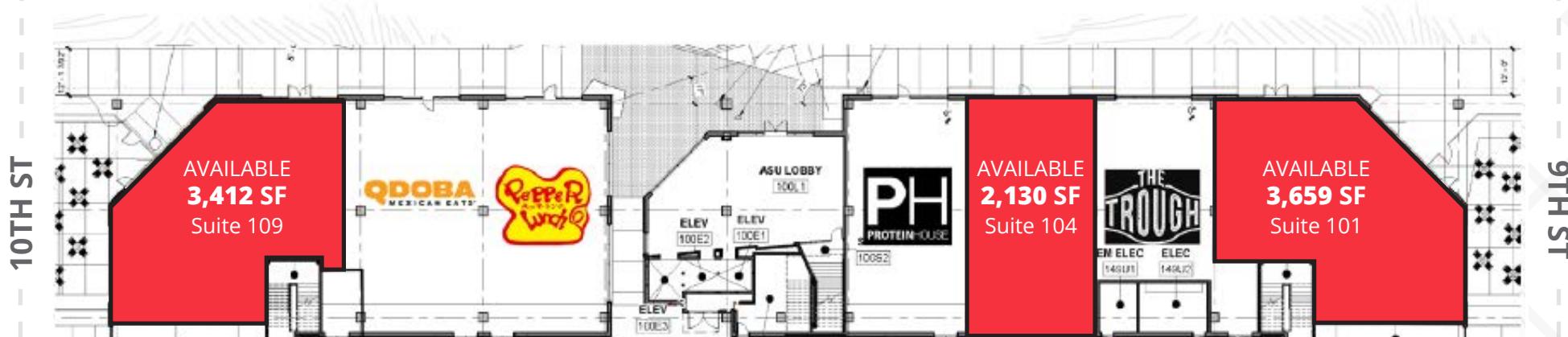
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SITE PLAN

MILL AVE

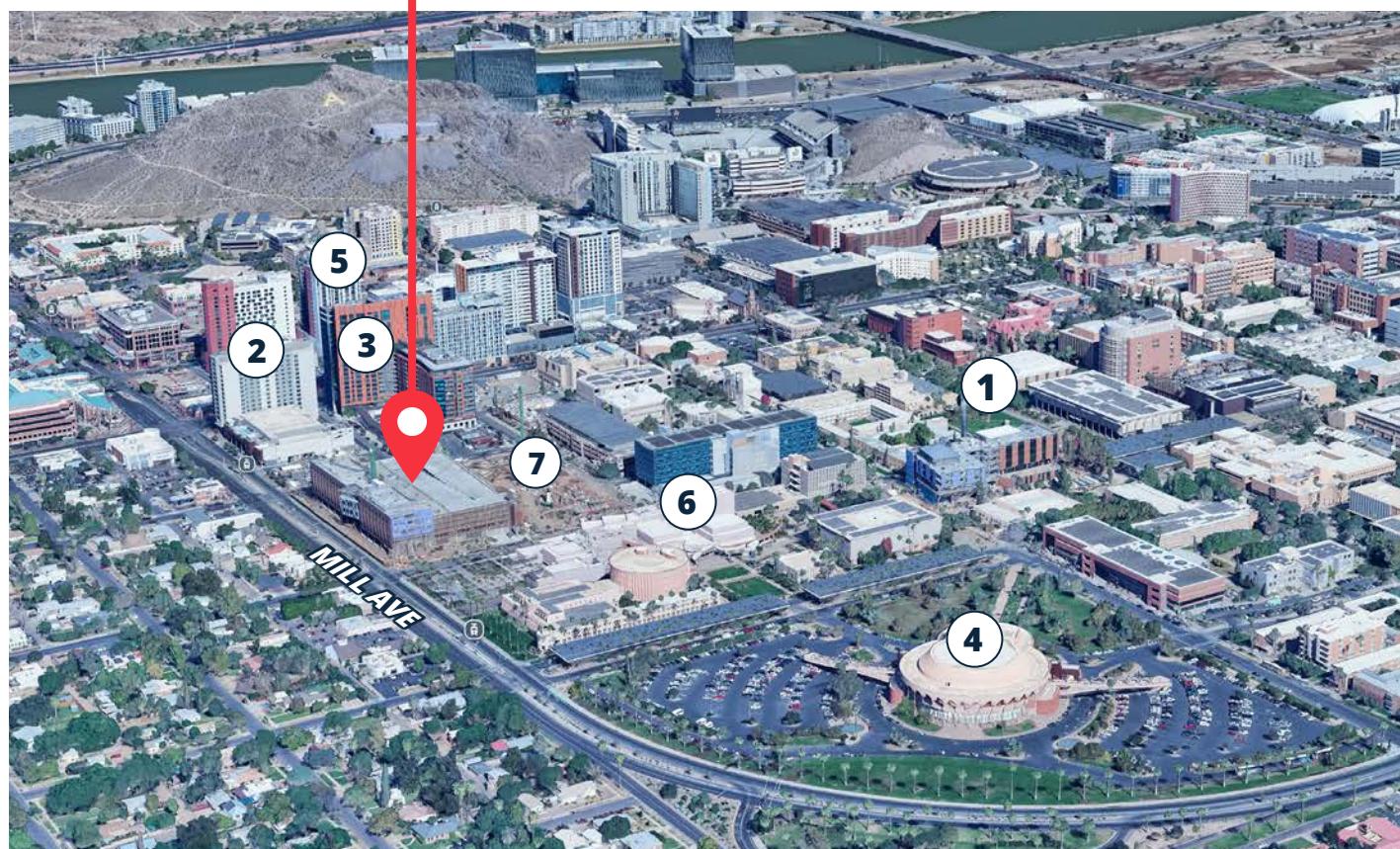


GARAGE PARKING



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

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

345,156 2025 Population	363,683 2030 Population	\$101,262 Avg Household Income	460,247 Daytime Population
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TRAFFIC COUNTS (2024)

38,909 VPD University Dr.	30,090 VPD Mill Ave.
Source: ADOT	



University Gateway

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



SRS

