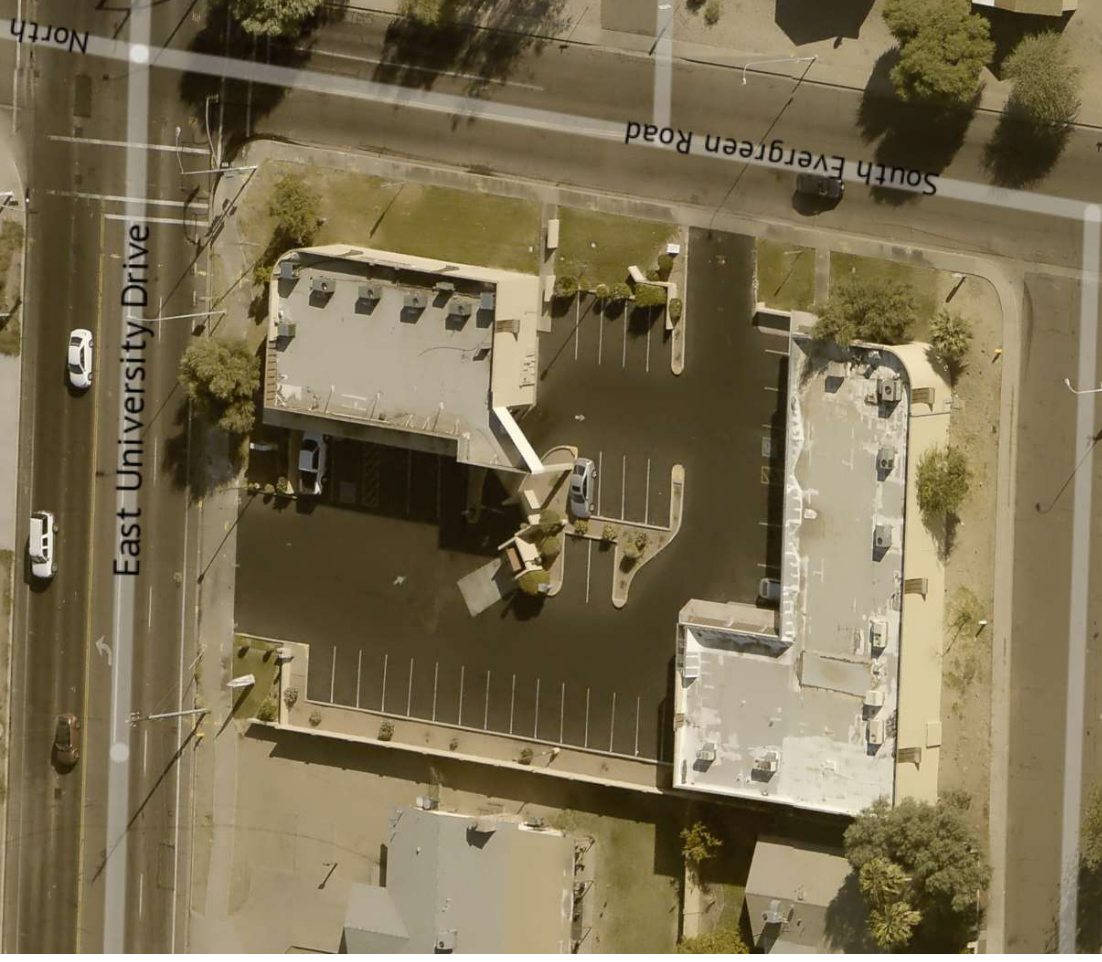




FOR LEASE | RETAIL

2535 E University Retail/Office Space

2535 E University Dr | Tempe, AZ 85281

PRESENTED BY:

Bryan Watkins Associate Broker | 480.734.7878 | bryan@lraphx.com

LRA

2535 E University Retail/Office Space

2535 E University Dr | Tempe, AZ 85281



PROPERTY OVERVIEW

Convenient space on the SWC corner of University & N Evergreen Rd. The property contains a convenience store which anchors the site, with a neighborhood Strip Center with space available.

PROPERTY HIGHLIGHTS

- Retail/Office Strip Center
- Next to Convenience Store
- Easy access to Freeway 101

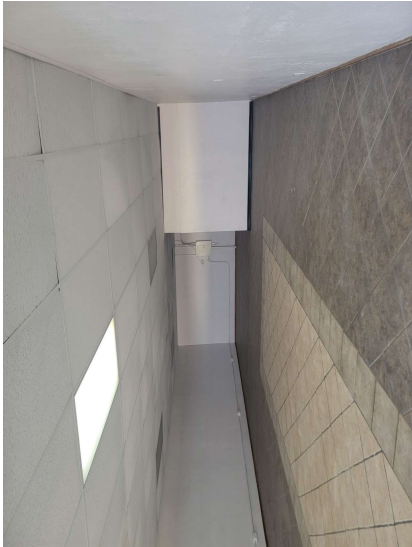
PROPERTY SUMMARY

Available SF:	840 SF
Lease Rate:	\$1,300.00 per month (MG)
Lot Size:	0.85 Acres
Building Size:	6,991 SF
Ceiling Height:	9.0 FT
Year Built:	1984
Renovated:	2017
Zoning:	[CSS] Commercial Shopping And Services, Tempe
Market:	Phoenix East Valley
Sub Market:	North Tempe Corridor
Cross Streets:	Evergreen

FOR LEASE | RETAIL

2535 E University Retail/Office Space

2535 E University Dr | Tempe, AZ 85281



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	840 SF	Lease Rate:	\$1,300.00 per month

AVAILABLE SPACES

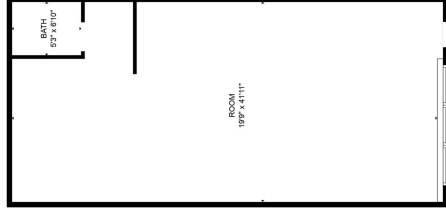
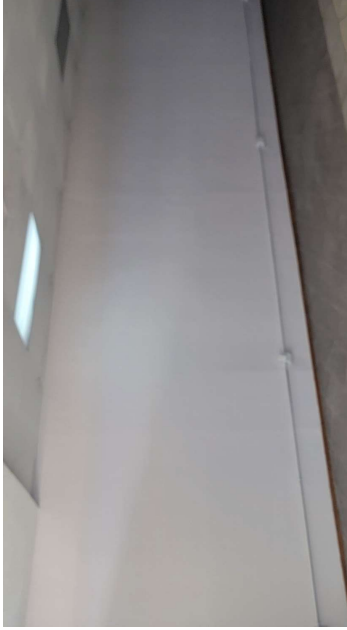
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 3	Available	840 SF	Modified Gross	\$1,300 per month	Office or retail space available, open floor plan, shared parking. Tile floor. Has been an office, call center, personal trainer space.



FOR LEASE | RETAIL

2535 E University Retail/Office Space

2535 E University Dr | Tempe, AZ 85281



GRAND INTERNAL AREA
TOTAL: 840 sq. ft.
MEASUREMENTS ARE BASED ON A STANDARD 4' X 6' GRID. MEASUREMENTS ARE NOT GUARANTEED.

BRYAN WATKINS
Associate Broker
C 480.734.7878
bryan@lraphx.com

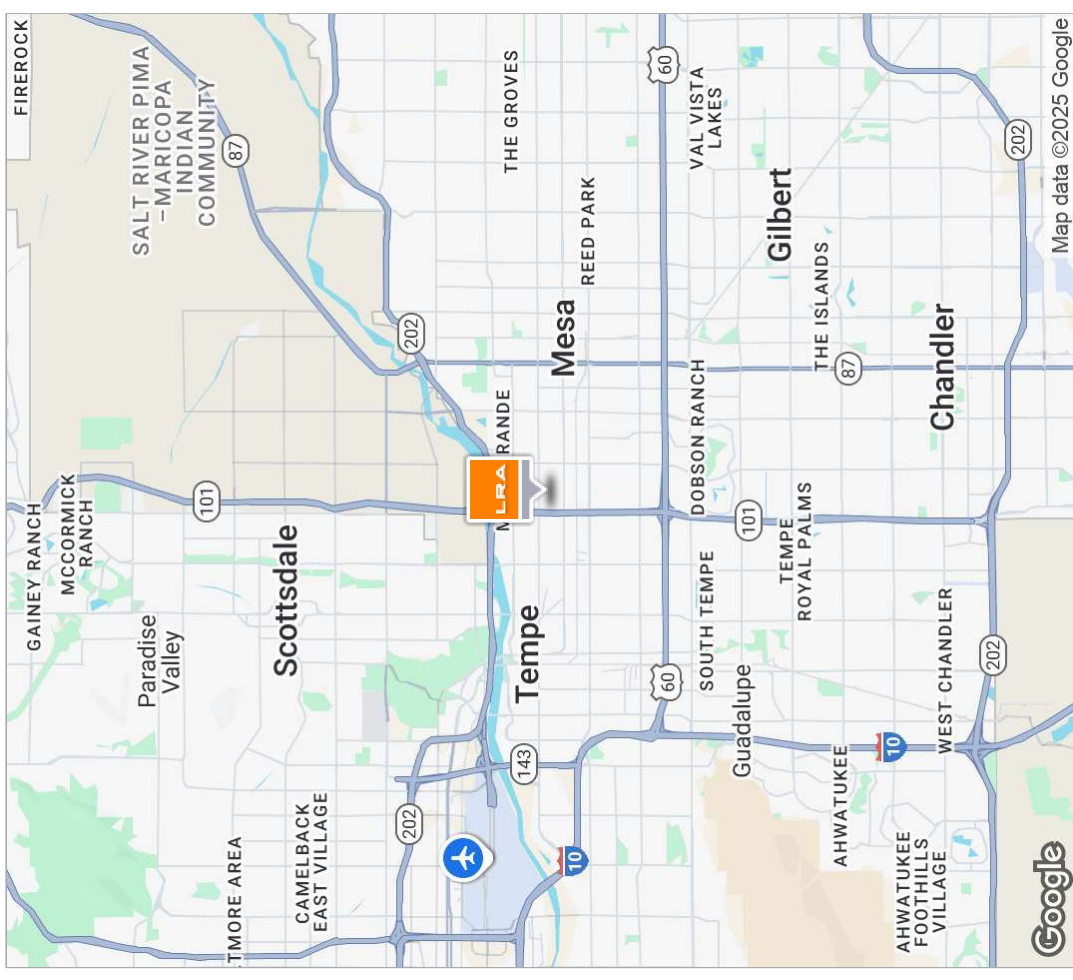
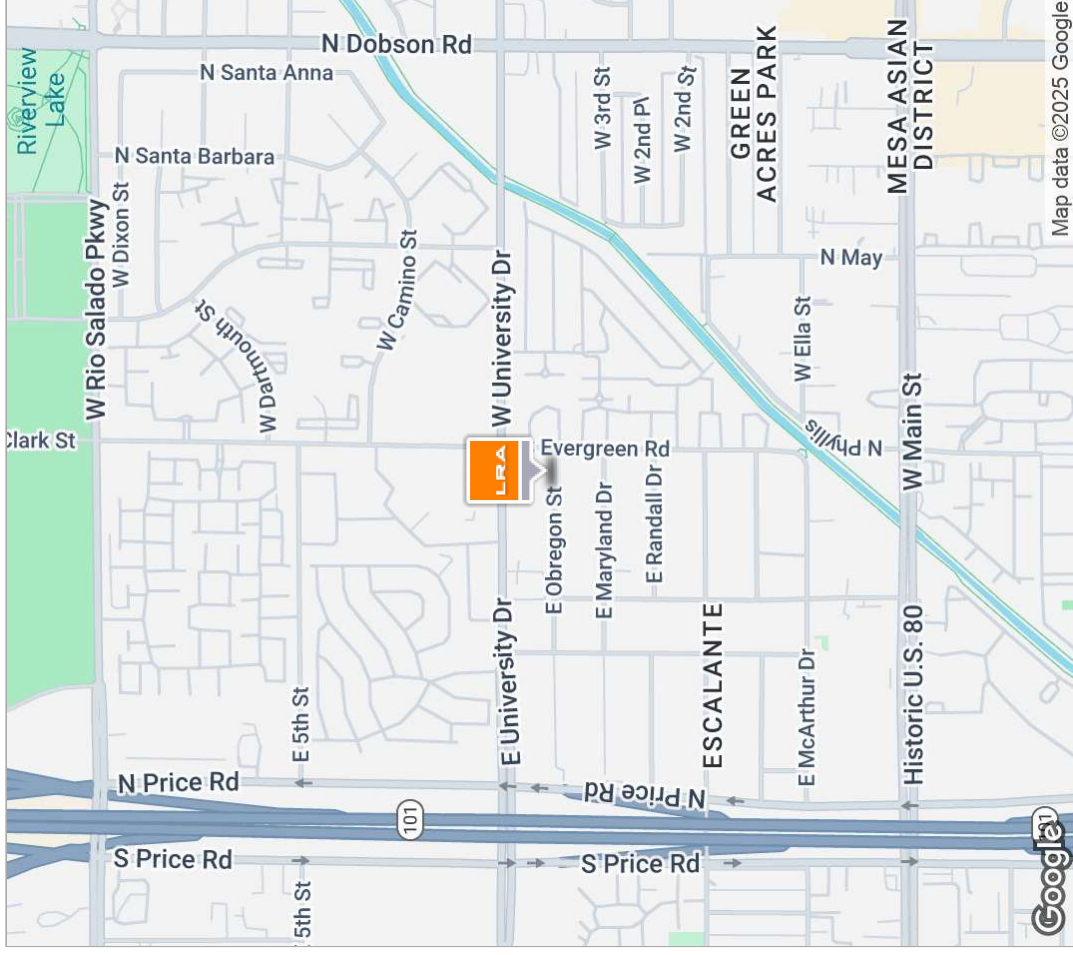


www.lrarealestate.com

FOR LEASE | RETAIL

2535 E University Retail/Office Space

2535 E University Dr | Tempe, AZ 85281



BRYAN WATKINS
Associate Broker
C 480.734.7878
bryan@lraphx.com

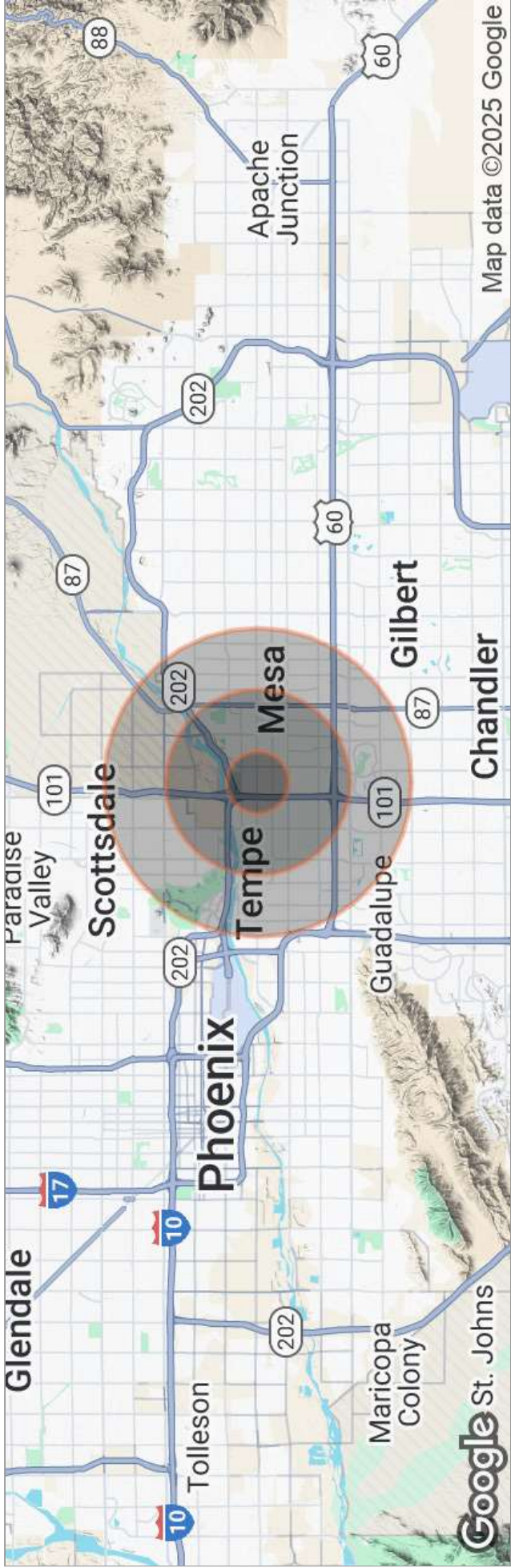


www.lrarealestate.com

FOR LEASE | RETAIL

2535 E University Retail/Office Space

2535 E University Dr | Tempe, AZ 85281



Total Population	1 Mile	3 Miles	5 Miles
Population Density	12,759	124,284	333,349
Median Age	4,061	4,396	4,244
Median Age (Male)	26.5	29.7	30.9
Median Age (Female)	27.4	29.2	30.2
Total Households	26.3	30.3	31.7
# of Persons Per HH	5,309	51,473	130,214
Average HH Income	2.4	2.4	2.6
Average House Value	\$41,021	\$46,841	\$55,778
	\$158,375	\$165,521	\$219,197

* Demographic data derived from 2020 ACS - US Census