

edge

CENTERPOINT ON MILL

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CENTERPOINT ON MILL

CenterPoint on Mill is located in the heart of Downtown Tempe on the most pedestrian-active streets in the state of Arizona. The property is comprised of five distinct buildings and offers an exciting mix of retail, office, and movie theater space.



TEMPE, AZ

71,000

ASU students and employees

337,000+

Population within 5 miles

\$87,760

Avg. Household Income

Tempe, AZ Highlights

- Vibrant and walkable street environment with high volume pedestrian foot traffic
- Adjacent to ASU campus with more than 71,000 students and employees
- 1,152 multifamily units built/under construction or in the planning phase within one mile of Centerpoint
- 1,378 hotel rooms within one mile of Centerpoint delivered/under construction/planning stages over last 36 months
- METRO Light Rail (3rd St & Mill Ave station) is located just two blocks to the north of Centerpoint on Mill
- Over 45,000 daytime population less than 1 mile from Centerpoint on Mill

REFRESH TEMPE PROGRAM

- Mill Avenue will be receiving a \$20 million renovation. It will cover a half-mile stretch of Mill Ave, from University Drive to Rio Salado Parkway. Improvements include new lighting, furnishings, and updated sidewalks. Construction is anticipated to start in March 2024.




TEMPE MISSION PALMS
30k SF convention center space


Arizona State
University
71,000 Students

OMNI TEMPE AT ASU
330 guest rooms, pool deck &
over 36,000 SF of indoor and
outdoor event space

Centerpoint on Mill provides an eclectic mix of restaurants, shops and bars.



Site Plan

AVAILABILITY

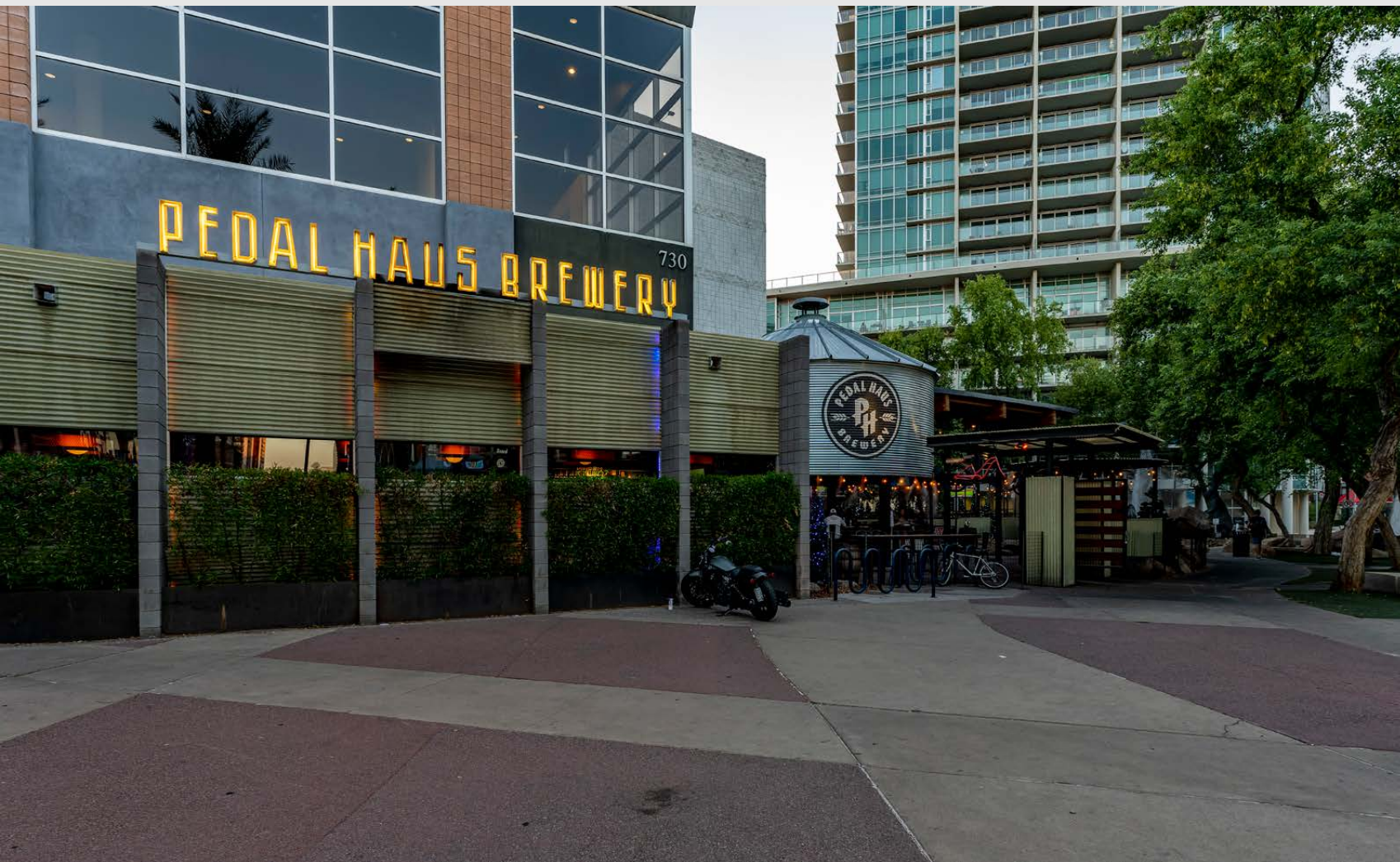
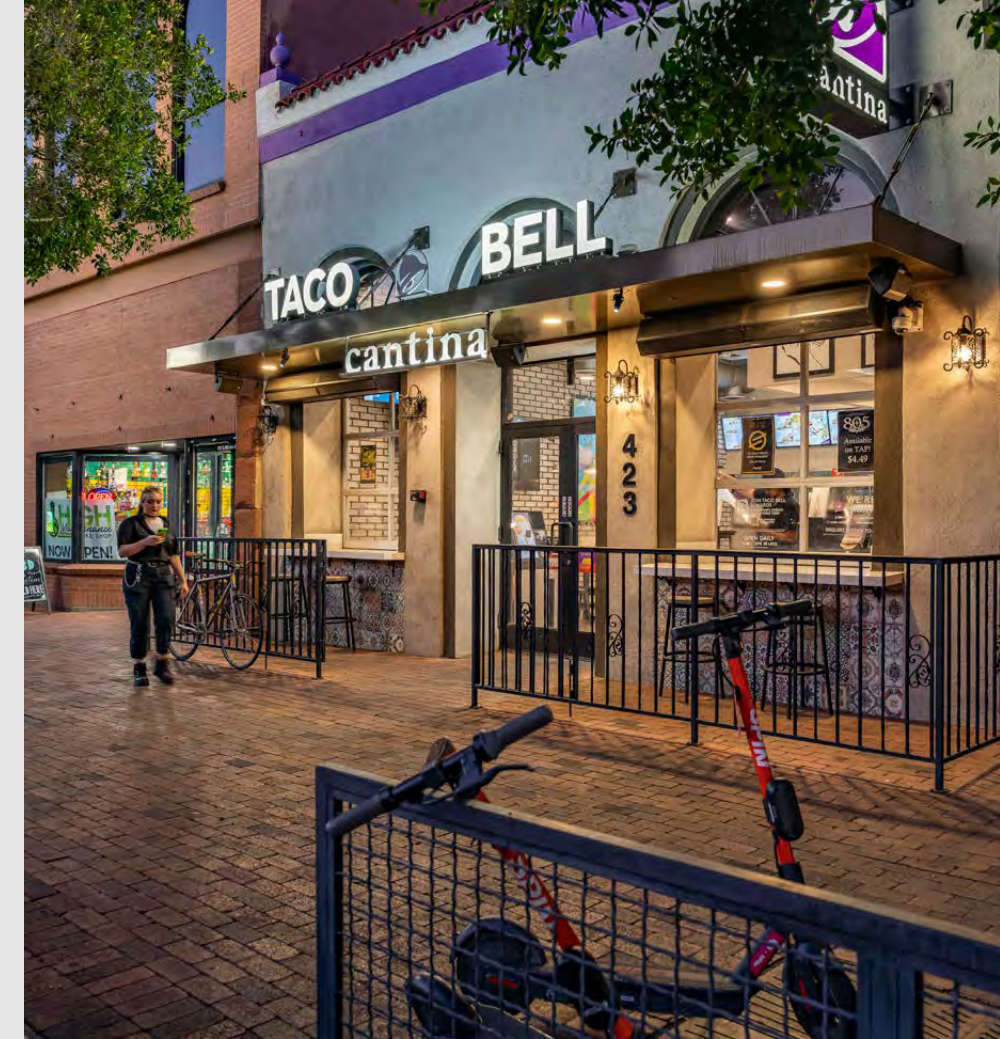
Building B2 (640 S Mill Ave)

- Space 110 4,554 SF
- Space 120 5,590 SF

Building D (740 S Mill Ave)

- Space 100 (1st Floor) 8,015 SF





More about Tempe, AZ

Tempe is a bustling city with ASU as a major component. However, there is much more happening in the area. The ASU Tempe Campus alone has more than 71,000 students and employees. Beyond the university, Tempe is a significant employment and residential corridor. Currently, within a two-mile radius of CenterPoint, there are 3,500 new residential units under construction, in addition to 3,576 units which were opened since 2018.

In and around the Downtown and Tempe Lake trade area, you can find more than 100 office complexes with 210,000 employees. The major employers in the area include ASU, SRP, Amazon, Apollo Education, American Airlines, State Farm, and Banner Health. Tempe is also home to 15% of Arizona's valued tech companies.



MAJOR AREA EMPLOYERS



3,500
New Residences
Under Construction

3,576
Residential Units
Opened Since 2018

100
Major Office
Complexes

210,000
Employees in the Tempe
& Tempe Lake Area

Tourism in Tempe, AZ

DIRECT VISITOR SPENDING

Spending by visitors increased by more than \$250 million to reach \$1 billion in 2022. Building upon recovery in 2021, visitor spending reached 115% of pre-pandemic levels in 2022.

VISITOR VOLUMES

Visitors to Tempe topped 4.2 million in 2022, growing to 102% of pre-pandemic levels. The number of visitors to Tempe grew by more than a half million in 2022, an increase of 17%.

4.2 MILLION

Total Visitors to Tempe in 2022

\$1.3 BILLION

Total Economic Impact in Tempe in 2022

\$1.0 BILLION

Direct Visitor Spending

8,399

Total Jobs Generated



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