



1324 WEST UNIVERSITY DRIVE

TEMPE, ARIZONA 85281

Excellent Visibility on University Drive

Near Large Employers

Surrounded by Apartments & Residential

Fully Renovated & Newly Demised Suites

Monument Signage

High Traffic Counts & Daytime Population

1 Mile West of ASU Campus

150' of Frontage on University Drive

Close Proximity to Loop 202

E/NEC Priest & University Drive

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
AVERAGE AGE:	28.8	28.6	32.7
POPULATION:	14,864	111,637	341,900
AVERAGE HH INCOME:	\$82,164	\$85,308	\$94,256

TRAFFIC COUNTS	VPD
W UNIVERSITY DRIVE:	31,195
N PRIEST DRIVE:	30,293

YEAR BUILT	Newly Remodled 2025
ZONING	C-G
PRIMARY USE	Retail
APN	124-37-106D

Matt Harper, CCIM

Senior Vice President

623.692.9435

matt@citywidecre.com

Leah Motsinger

Senior Associate

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leah@citywidecre.com

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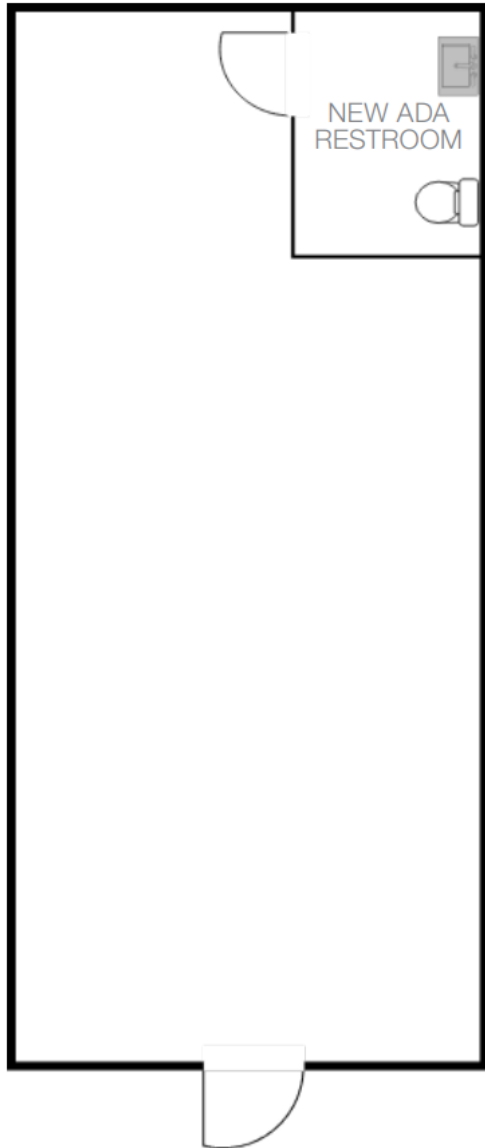
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FLOOR PLAN



Newly Remodeled and Demised Suites Available, Renovations Include:

- Full Floor to Ceiling Storefront Glass
- New Restroom, Fixtures and Mop Sink
- New Electrical Wing
- All New LED Lighting Throughout
- New Ceiling Insulation, Ceiling Grids and Tiles
- New Roll-Up Door with Automatic Door Opener
- Fresh Paint Throughout

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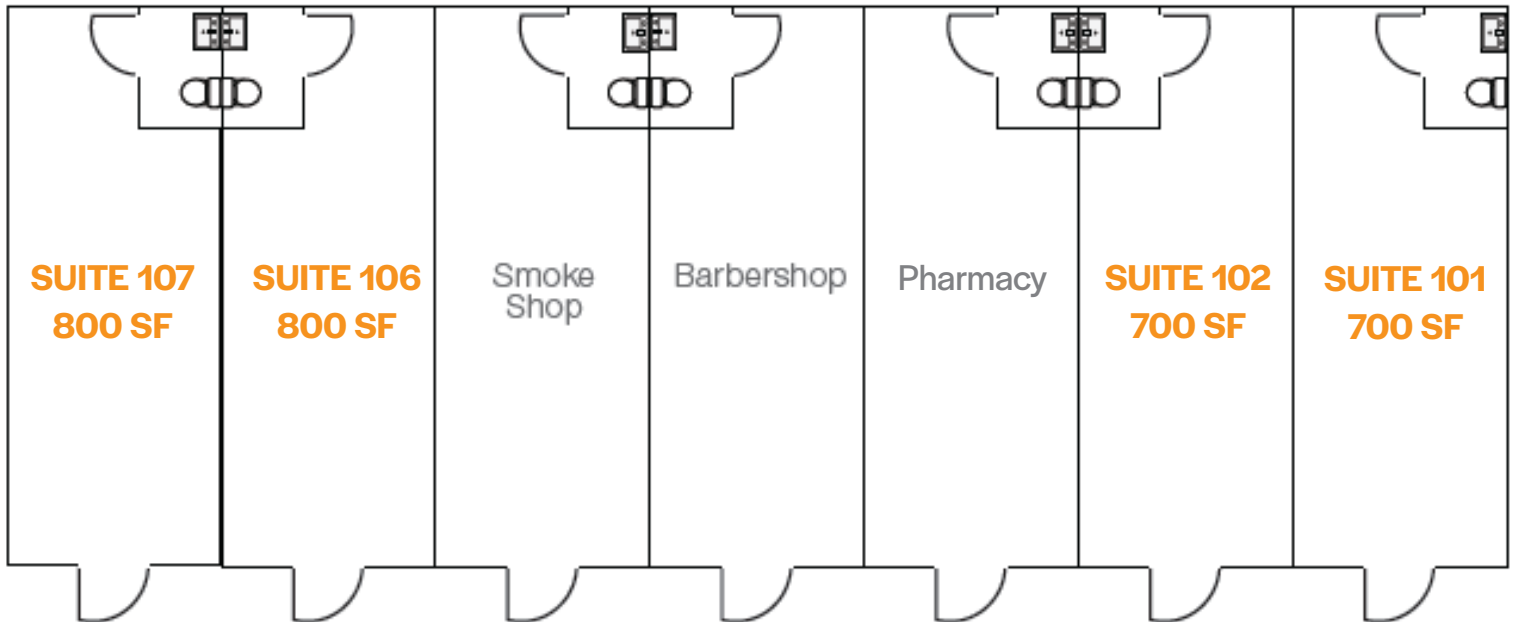
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SITE PLAN



SUITE	TENANT	SF	MONTHLY RATE
101	AVAILABLE	700	\$2,200
102	AVAILABLE	700	\$2,200
106	AVAILABLE	800	\$2,800
107	AVAILABLE	800	\$2,800

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