

405 WEST UNIVERSITY DRIVE

RETAIL SPACE FOR LEASE | Tempe, Arizona 85281

1,028 SF AVAILABLE

WILD SIDE
SMOKE SHOP

2,500 SF AVAILABLE

MONUMENT SIGNAGE
AVAILABLE

YOUR SIGN HERE

WILD SIDE
SMOKE SHOP

YOUR SIGN HERE

405

PROPERTY HIGHLIGHTS:

- Located in Downtown Tempe near ASU's Main Campus
- Monument Signage Available
- Easy access to Loop 202 Freeway
- Endcap & Second Generation Restaurant Space Available



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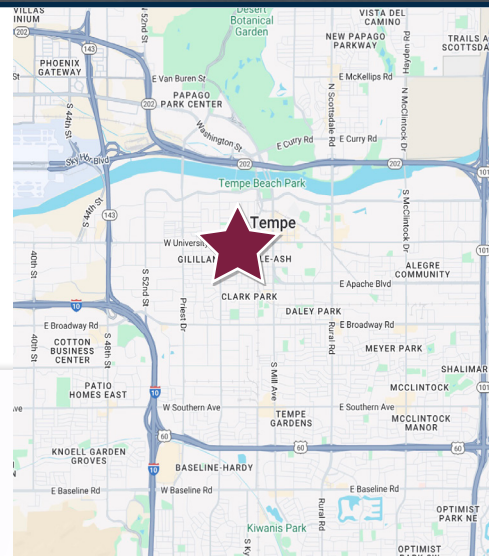
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Space Available: Suite 101: **1,028 SF (\$35/SF NNN)**
Suite 105: **2,500 SF (\$26/SF NNN)**

GBA: **4,791 SF**

Zoning: **C-1**

Year Built: **1995**

Cross Streets: **SEC University Dr & Wilson St**

SITE PLAN

UNIVERSITY DRIVE ±31,670 VPD

SUITE 105
2,500 SF
AVAILABLE

SUITE 101
1,028 SF
AVAILABLE



TOPS LIQUORS

Taste of Tops

ANTIQUES

THAI BASIL
UNIVERSITY DR • TEMPE • ARIZONA

WILSON ST

FARMER ST

INTERIOR PHOTOS: SUITE 101



AERIAL VIEW



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MILL AVENUE (+28,236 VPD)

'A' MOUNTAIN



UNIVERSITY DRIVE (± 31,670 VPD)



SUBJECT PROPERTY

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DEMOGRAPHICS

1, 3, 5 MILE RADIUS OF SITE



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	20,295	118,943	174,604
Estimated Population:	13,108	88,485	124,888
2029 Proj. Population:	14,301	97,301	138,724
Average Household Income:	\$90,114	\$81,667	\$92,317
Total Household Expenditures:	\$510.29 M	\$3.28 B	\$4.85 B
Median Age:	32.5	31.1	32.5
Housing Units:	5,867	39,515	54,090
Total Households:	5,602	37,879	51,904

