



**SUBJECT - 4,976 SF**  
AVAILABLE: SALE OR LEASE



RETAIL PROPERTY FOR SALE OR LEASE

# 4,976 SF RESTAURANT BUILDING

1705 East Broadway Road Tempe, AZ 85282

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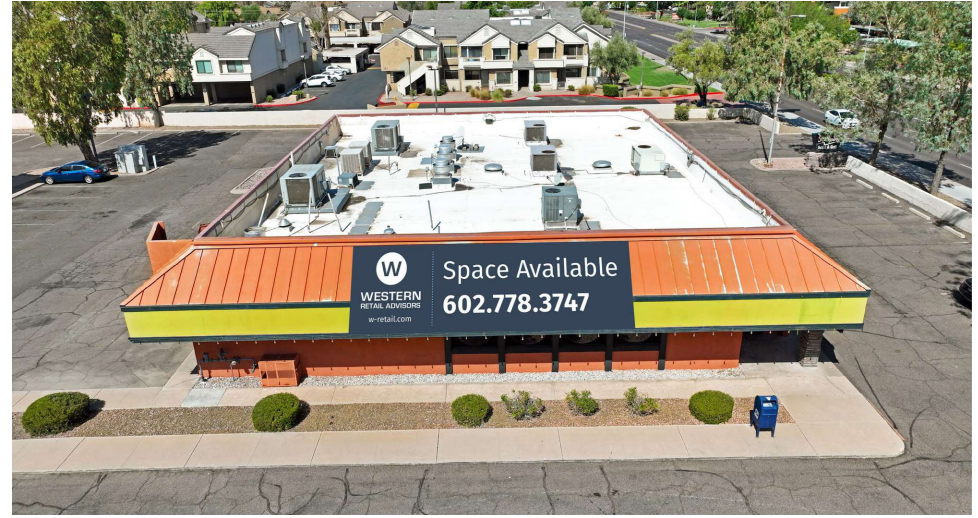
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## LOCATION DESCRIPTION

Located in the vibrant city of Tempe, AZ, this 4,976 SF Fully Fixturized Restaurant is surrounded by a lively mix of retail and dining destinations. The area is renowned for its dynamic atmosphere, including iconic landmarks like Arizona State University, Sun Devil Stadium, and the Tempe Beach Park nearby. The location offers a compelling blend of diverse demographics and consistent visitor traffic. The area's strong market presence and prime positioning present an exceptional opportunity for retail businesses seeking to capture the attention of both locals and tourists alike.

## PROPERTY HIGHLIGHTS

- 4,976 SF freestanding building
- Fully built out as full service restaurant
- Frontage on Broadway (~30K ADV)
- Ample parking for employees and customers
- Owner-user opportunity
- FF&E included in sale

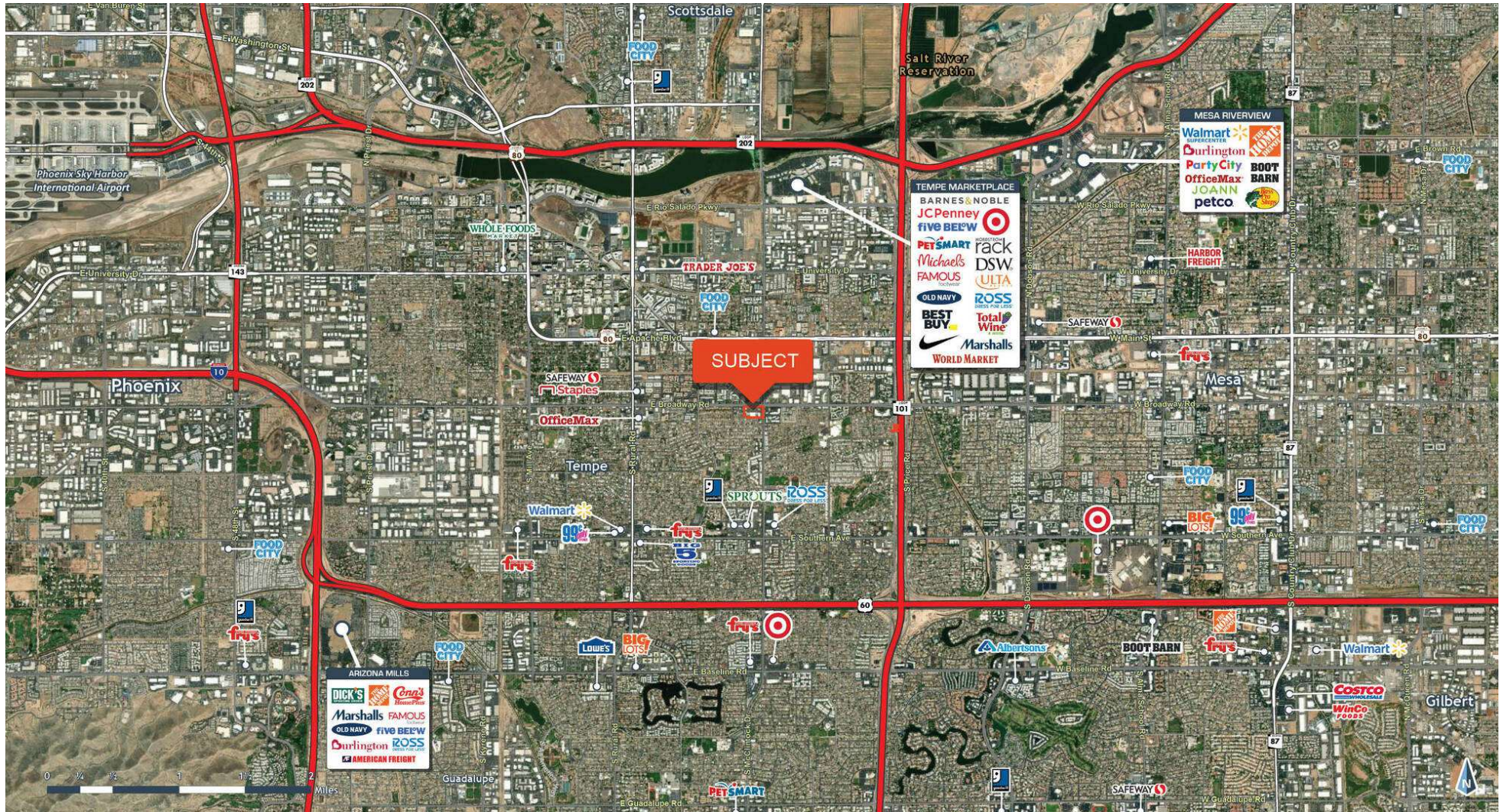
## AREA COTENANTS



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### LEGEND

Available

Unavailable

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,976 SF	Lease Rate:	CALL FOR PRICING

## AVAILABLE SPACES

SPACE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
FULLY FIXTURIZED RESTAURANT BLDG	Available	4,976 SF	NNN	CALL FOR PRICING	-

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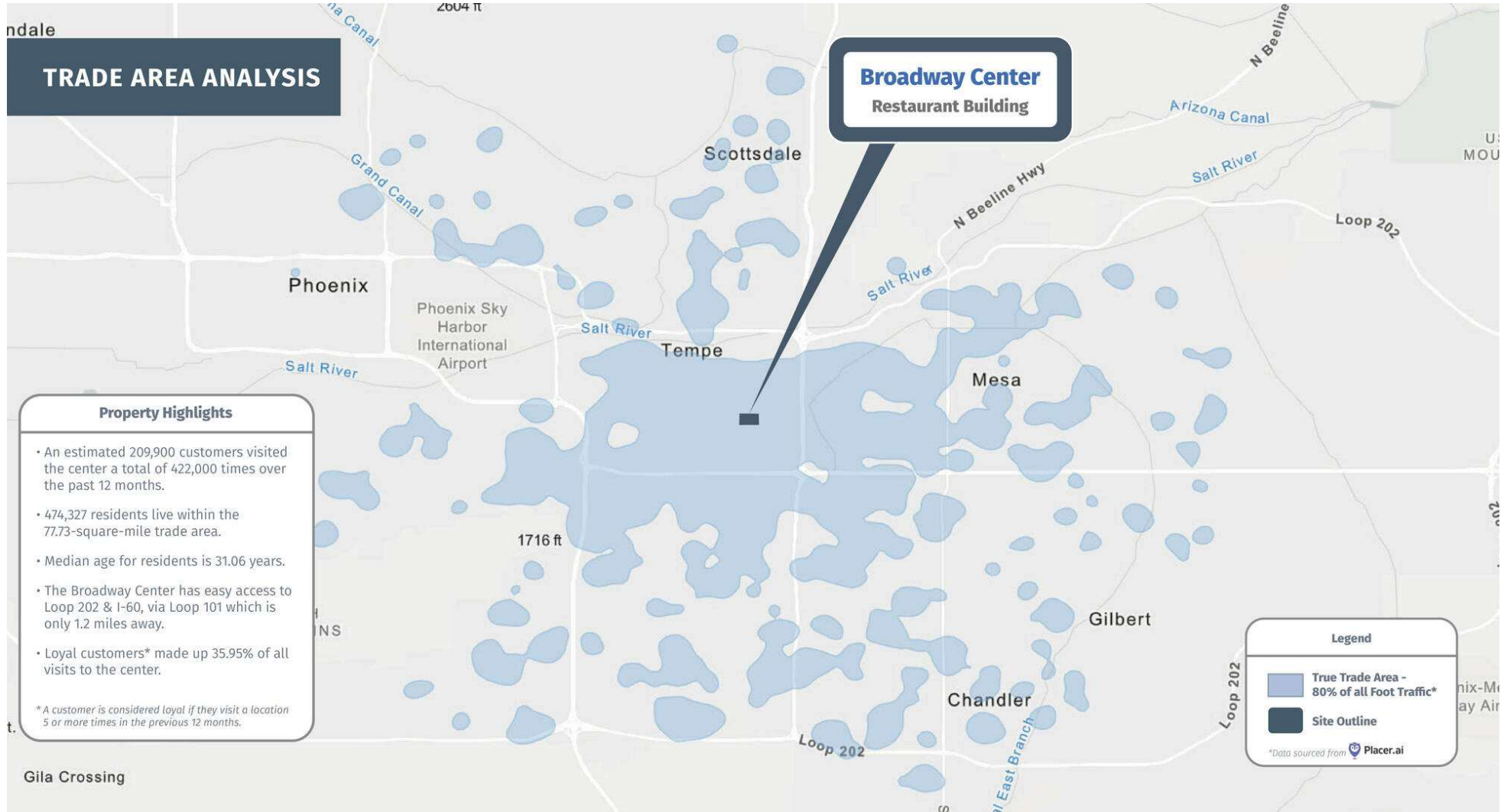
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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	27,059	162,170	360,726
Median Age	28.2	29.3	32.2



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$51,033	\$58,552	\$62,853
Average	\$70,117	\$80,718	\$88,423



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	887	6,794	15,462
Employees	8,331	97,826	261,083
Daytime Population	22,667	171,260	449,693



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	28.0%	26.1%	24.9%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	74.3%	68.4%	66.7%
Services	13.4%	16.9%	17.1%
Blue Collar	12.3%	14.7%	16.2%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	13,670	74,569	163,846
Median Home Value	\$372,500	\$347,724	\$349,460

\* 2023 Demographic data derived from ESRI

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