

FOR LEASE
20 East University Drive
 ENEC University Dr & Mill Ave | Tempe, AZ



Overview

AVAILABLE 3,122 SF
 RATE Call for Rates

Demographics

	1 MILE	3 MILE	5 MILE
2020 Est Population	28,051	125,835	342,987
2025 Est Population	29,774	137,616	368,938
Average HH Income	\$64,951	\$64,204	\$70,115
Daytime Population	41,354	167,072	423,087

Year: 2020 | Source: Esri

Traffic Counts

Mill Avenue	27,094 VPD
University Drive	30,051 VPD

Year: 2020 | Source: MPSI

Contact

BRIAN POLACHEK
 602.682.6045 | brian.polachek@srsre.com

SCOTT ELLSWORTH
 602.682.6035 | scott.ellsworth@srsre.com



Description

- Prominent retail space in Downtown Tempe
- ASU campus is home to more than 71,000 students and employees
- Multiple developments planned/under construction within walking distance from this leasing opportunity including: Mirabella at ASU, The Collective (268 units), The Local (292 units) with Whole Foods, Omni Hotel (330 rooms), and Union Tempe (407 units) with adjacent Canopy by Hilton Hotel (200 rooms)
- Strong daytime population with close to 50,000 employees within 1 mile of site

20 East University Drive

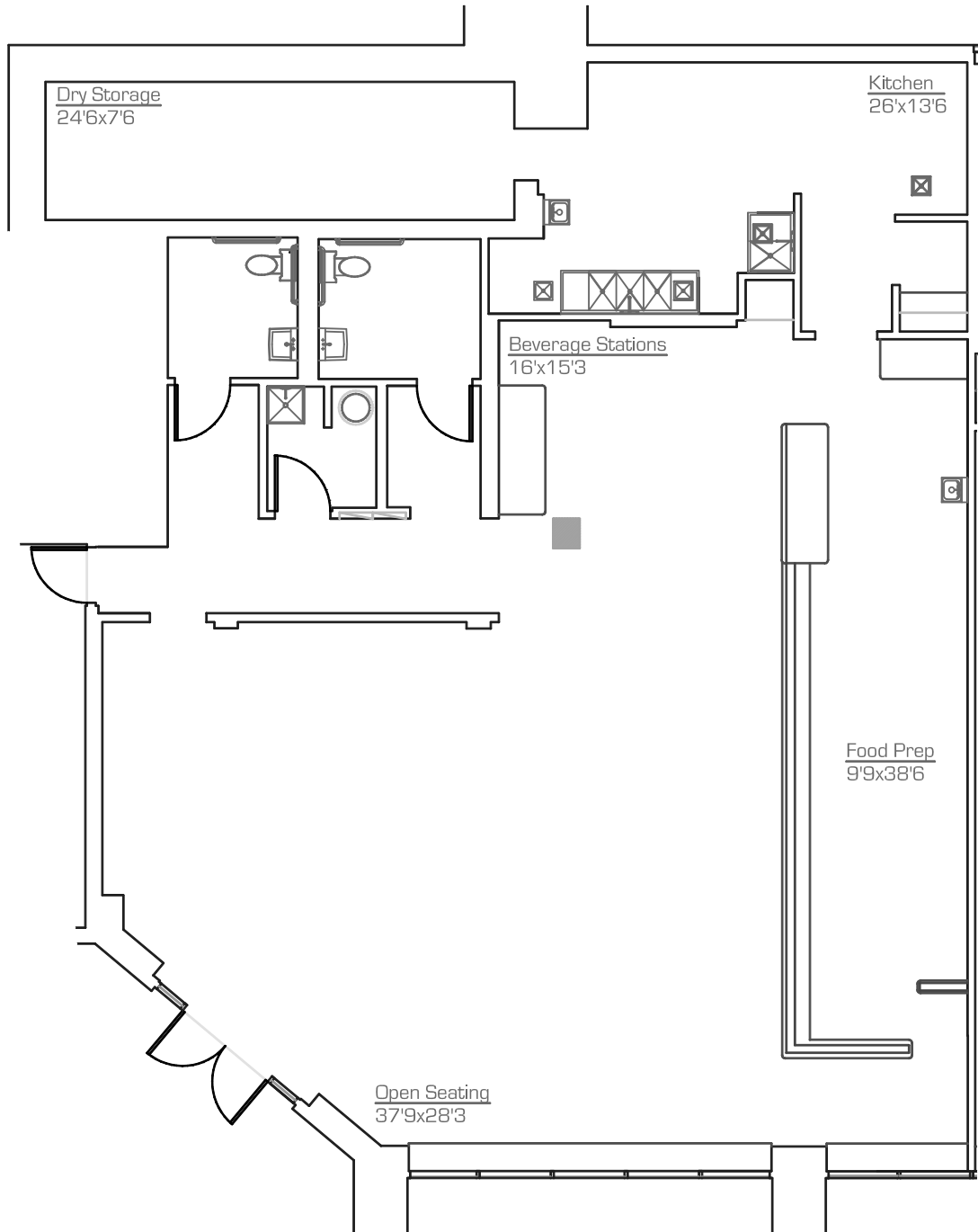
ENEC University Dr & Mill Ave | Tempe, AZ



20 East University Drive

Tempe, Arizona

Suite 191 - 3,122 RSF





TEMPE TOWN LAKE

Red Mountain Freeway
LOOP 202

The Watermark
Office, Retail, Hotel & Apartments

State Farm
Marina Heights

Hayden Ferry
Lakeside

Hayden Butte
"A" Mountain

Sun Devil
Stadium

Tempe
Beach Park

Historic
Hayden
Flour Mill

Union Tempe
Retail & Apartments
407 Units
NOW OPEN

University
House

Desert
Financial
Arena

American Airlines

Tempe
Gateway

Tempe
Police HQ

Residence
Inn

nékter
sauce
Starbucks
Orange Theory
t.caya

Stadium
Parking Structure

Hayden
Station

Rata Bata
IRISH PUB & RESTAURANT

MISSION
PALMS

Tempe
City Hall

College Avenue
Commons

Fulton Center
Parking Structure

Ash Avenue

COURTYARD
Marriott

W6
WEST BATH

U/C
THE WESTIN
18 Stories, 290 Rooms
Opening 2Q 2021

U/C
Atmosphere
20 Stories, 252 Units
Apartments
Opening Aug. 2021

ASU
Brickyard

oLiv Tempe
24 Stories, 268 Units
Apartments

FIVE GUYS
BURGERS and FRIES

ZIPP'S
SPORTS BAR

mellow
MUSHROOM

7th Street

Jack
in the box

PITA JUNGLE

canopy
by Hilton
14 Stories, 198 Rooms

ASU
Architecture
Library

720 South Ash
Parking Garage

Tempe
Fire Station #6

Centerpoint
Parking Garage

AMC
THEATRES

Centerpoint
on Mill

PF CHANG'S

University Drive
30,051 VPD '20

Mirabella at ASU
20 Stories, 307 Units
Senior Apartments

ASU
Art Warehouse

The Local
9 Stories
Retail & Apartments
286 Units

WHOLE
FOODS
MARKET

Ash Avenue

University Drive
32,078 VPD '20

Chick-fil-&

CVS
pharmacy

Mill Avenue
35,883 VPD '20

CHASE

