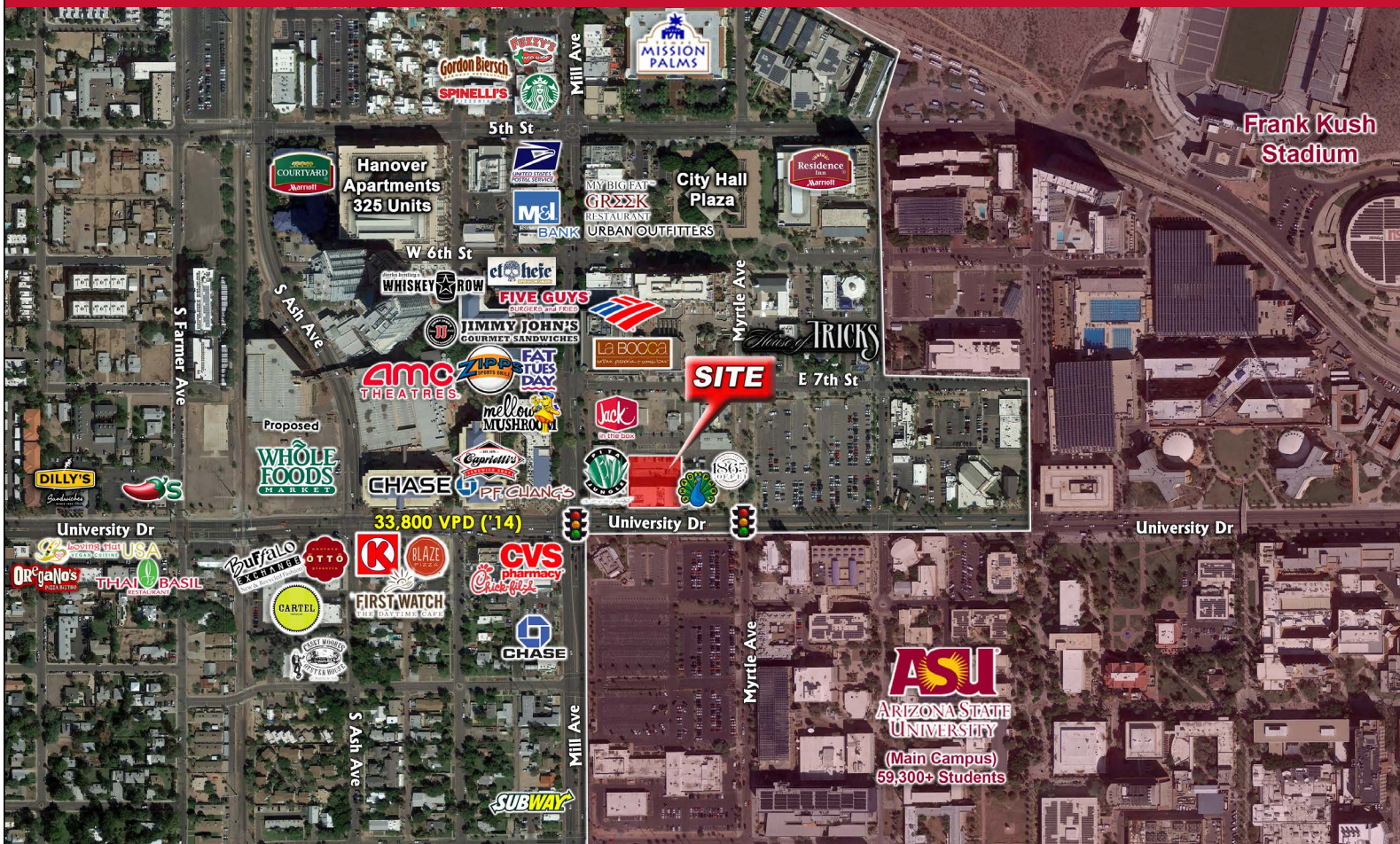




# MILL AVE RETAIL OPPORTUNITY

NEC MILL AVE & UNIVERSITY DR | TEMPE, AZ

AVAILABLE: 2,251 SF



## PROJECT HIGHLIGHTS:

- Extremely rare opportunity to penetrate Mill Avenue and the ASU trade area
- Capture an audience of 75k students, a Mill Avenue workforce of 9k, and 2 million annual visitors to Mill Avenue
- Highly visible, highly accessible, with ample parking available
- Foot traffic exceeding any other available retail space in Tempe

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2016 Population	21,146	116,092	329,757
Employee Population	24,470	153,546	351,749
Average HH Income	\$56,562	\$54,873	\$57,544

## TRAFFIC COUNTS:

E University Dr: 33,800 VPD (MPSI 2014)



[www.gpsaz.com](http://www.gpsaz.com)



## FOR INFORMATION CONTACT:

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NEC MILL AVE & UNIVERSITY DR | TEMPE, AZ

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
<b>POPULATION</b>			
2016 Population	21,146	116,092	329,757
2010 Population	19,821	103,772	299,722
% Proj Growth 2016 - 2021	10.7%	13.1%	11.0%
<b>HOUSEHOLDS</b>			
2016 Households	5,919	47,871	136,399
Family Households w Children	748	8,975	29,963
Persons Per Household	3.6	2.4	2.4
<b>AREA EMPLOYMENT</b>			
Employees	24,470	153,546	351,749
Employers	543	4,681	11,406
<b>RACE</b>			
% White	64.5%	56.3%	52.1%
% Black	5.2%	6.0%	6.8%
% Asian	7.2%	5.7%	3.8%
% Hispanic	17.2%	25.6%	30.9%
<b>INCOME</b>			
2016 Median Household Income	\$43,558	\$44,455	\$46,226
2016 Average Household Income	\$56,562	\$54,873	\$57,544
2016 Per Capita Income	\$24,059	\$24,744	\$25,590
<b>HIGHEST EDUCATIONAL ATTAINMENT</b>			
Education Base - Age 25+	7,293	65,955	206,188
Less than 9th Grade	3.7%	5.7%	7.0%
Some High School	6.0%	8.0%	7.6%
High School or GED	10.5%	17.5%	20.9%
Some College	24.8%	25.6%	25.2%
Associates Degree	6.8%	7.0%	7.6%
Bachelors Degree or Higher	48.3%	36.0%	31.7%
<b>POPULATION by EMPLOYMENT TYPE</b>			
% White Collar	64.7%	66.2%	64.0%
% Blue Collar	35.3%	33.8%	36.0%
<b>AGE</b>			
Median Age	23.9	29.3	32.6
<b>HOUSING</b>			
% Renter Occupied Housing Units	62.2%	54.6%	48.9%
% Owner Occupied Housing	25.2%	32.4%	39.1%