

FREESTANDING FAST FOOD DRIVE THRU AVAILABLE

1139 WEST BROADWAY ROAD | TEMPE, AZ

Available for Lease, Ground Lease or Build-to-Suit

Come Join
National Tenant
Presence

Pizza Hut, Arby's, Popeyes,
Walgreens, Chase, Autozone



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1139 WEST BROADWAY ROAD

TEMPE, AZ

CLOSE PROXIMITY TO ASU
±1 MILE TO CAMPUS

Property Features

EXISTING BUILDING SIZE:

±3,181 SF

LOT SIZE:

±1.33 Acres (±58,022 SF)

PROPERTY INFO:

- Existing Drive Thru
- APN 123-35-001C
- Built in 2001
- 59 Parking Spaces

RENT:

Upon Request

TEMPE/ASU FACTS:

- Tempe is a major employment hub for State Farm, SRP, Wells Fargo, JPMorgan Chase, Honeywell & More
- ±85,000 students enrolled at Arizona State University in 2021
- ASU ranked No. 1 in innovation for 6th year by US News and World Report

NEIGHBORING TENANTS:

McDonald's, Black Rock Coffee, Jack in the Box, Filiberto's, BMO Harris Bank, Denny's, T-Mobile, Circle K, Ace Hardware & More



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN
HOUSEHOLD INCOME



DAYTIME POPULATION

1 Mile	7,984	\$70,285	20,043
3 Miles	126,946	\$65,312	179,339
5 Miles	314,745	\$71,330	390,486

1139 WEST BROADWAY ROAD TEMPE, AZ



enterprise

ExtraSpace[®]
Storage

SITE

Existing
Drive Thru

ACE
Hardware

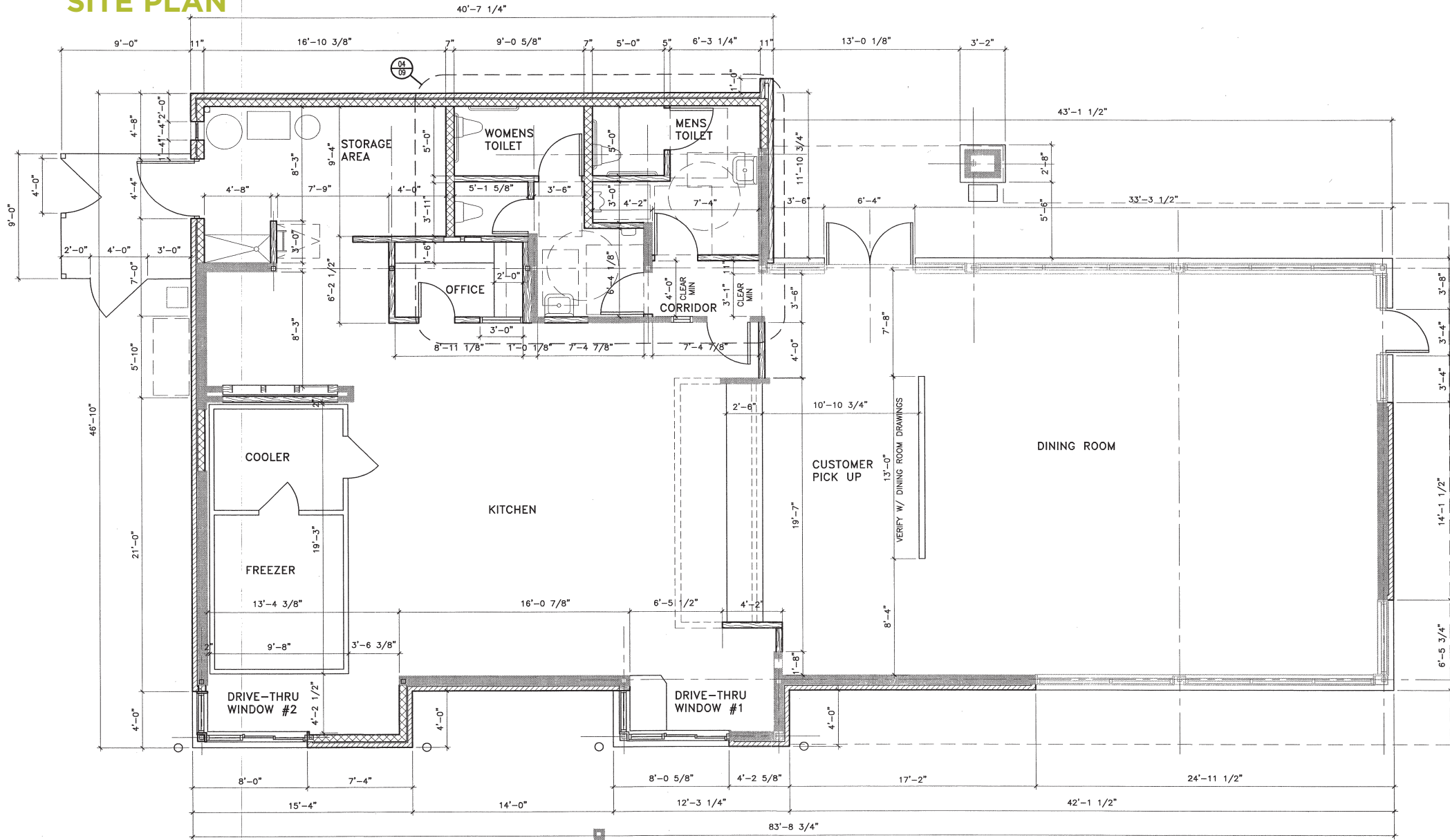
±\$35,399 VPD

BROADWAY ROAD



1139 WEST BROADWAY ROAD TEMPE, AZ

SITE PLAN



1139 WEST BROADWAY ROAD TEMPE, AZ



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TEMPE
MARKETPLACE



DOWNTOWN
TEMPE

±30,293 VPD



PRIEST DRIVE



BMO Harris Bank



enterprise



Domino's

±35,399 VPD



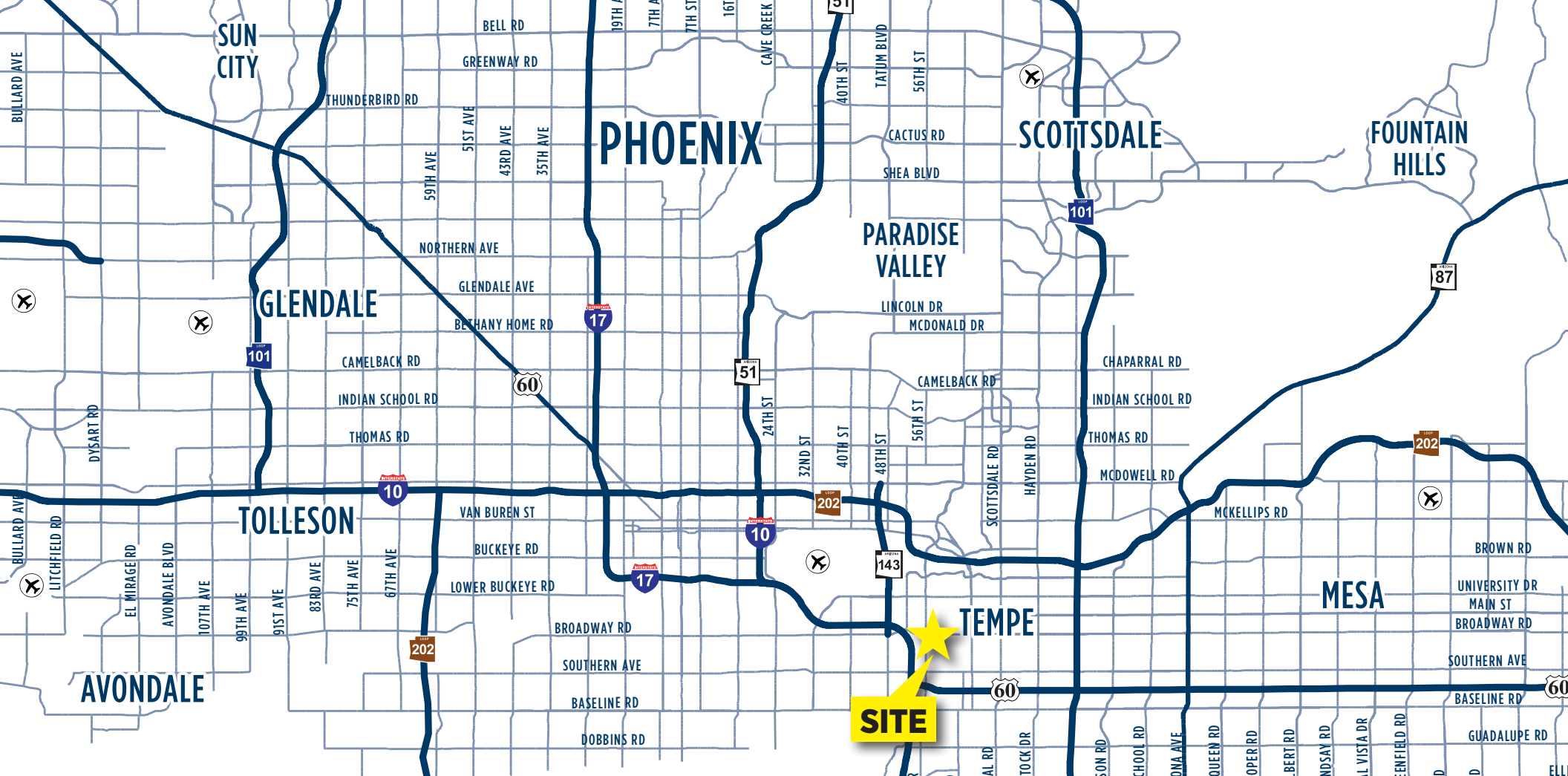
BROADWAY ROAD



SITE

Rare Tempe
Drive Thru
Opportunity





FOR MORE INFORMATION, CONTACT:

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