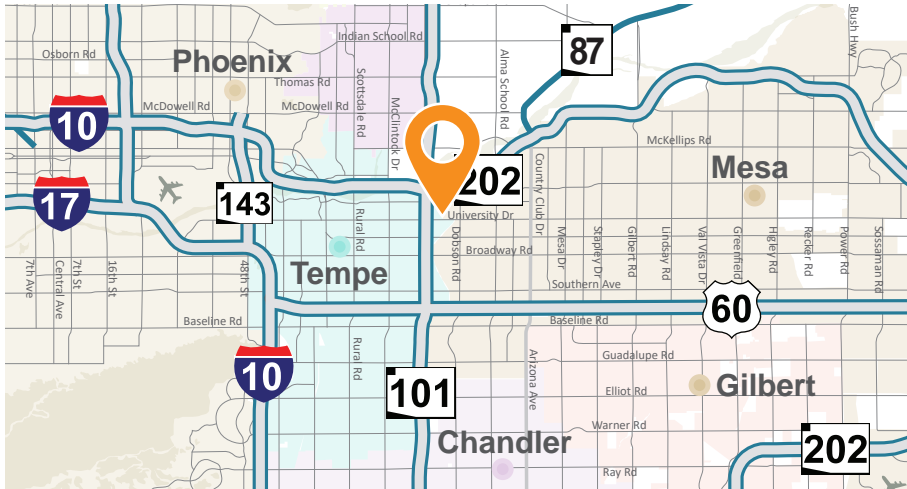


RETAIL/INDUSTRIAL AVAILABLE FOR SALE

2433-2439 E UNIVERSITY DR | TEMPE, AZ 85281



**±4,856 SF FORMER TEMPE
RESTAURANT/BAR**

ON .70 ACRE OR POTENTIAL REDEVELOPMENT SITE

\$675,000



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CRPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

EXCLUSIVE CONTACTS:

Dallin Pace
D 480.522.2774
M 480.815.8275
dpac@cpi.az.com

Eric Butler
D 480.522.2813
M 602.809.6570
ebutler@cpi.az.com

Property Features

Located in the thriving City of Tempe and within its path of growth

Near ASU, Tempe Marketplace, Mesa Riverview and many other large developments

Great access to Loop 101 and 202 freeways

Sample of permitted uses under Commercial Shopping and Service zoning:

- **Offices and Clinic (medical, dental, veterinary “small animals”)**
- **Childcare Centers: Nursery Schools, Day Care Centers, etc.**
- **Tutoring/After school learning center**
- **Restaurant with liquor license**
- **Retail Sales and Services**
- **Convenience Store**
- **Warehouse Commercial**
- **Small Recycling Centers**

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 11 05 20



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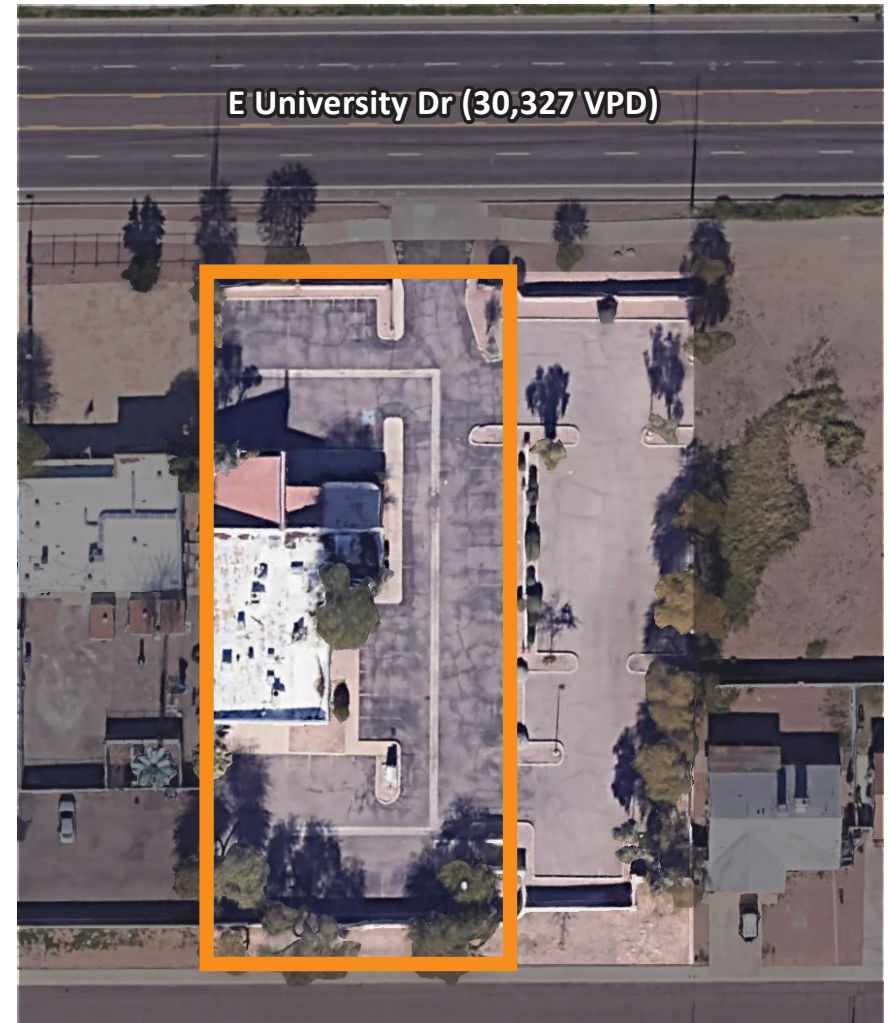
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Project Highlights

Address	2433-2439 E University Dr Tempe, AZ 85281
Cross Streets	University Dr & Loop 101
Frontage	E University Dr
APN/Parcel ID	135-43-013C and 014C
Zoning	CSS
Site Size	±30,918 SF
Building SF	±4,856 SF
Parking Ratio	17/1,000 SF
Power	400 Amps 208/120 Volts 3 Phase

SALE PRICE:
\$675,000



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Effective 11 05 20

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3 MILE RADIUS OF AMENITIES

AMENITY CATEGORIES:

- Top Left:** Target, JCPenney, Barnes & Noble, Ulta, Best Buy, Five Below, H&M, Michaels, Harkins, Total Wine & More.
- Top Right:** Bass Pro Shops, Home Depot, Jo-Ann Stores Inc., IHOP, Marshall's, Party City, Aspen Dental, Cinemark, Petco, OfficeMax, Walmart.
- Middle Left:** Trader Joe's, Burger King, Supercuts, Chevron, FedEx, IHOP, Cafe Rio, Canes, Buffalo Wild Wings, Whataburger, Taco Bell, CVS.
- Middle Right:** Chick-fil-A, Frito Loco, Burlington, TACO BELL, McDonald's, Carl's Jr., Famous Dave's, Peter Piper Pizza, Starbucks, Ski Pro, Dollar Tree, Panda Express, Bed Bath & Beyond, GNC, BoSa Donuts.
- Bottom Left:** Staples, Safeway, Wells Fargo, Panda Express, Starbucks, Jack in the Box, Subway, OfficeMax, ACE Hardware, Big Tires, H&R Block, Little Caesars, Saja, Amazon, Jiffy Lube, AT&T.
- Bottom Right:** Burger King, Frys, McDonald's, K, Popeyes, QuikTrip, Domino's, Prater's Pets, Food City, Family Dollar, MetroPCS, Dollar Tree, Wing-Stop, DoubleTree, Dutch Bros Coffee, Big Lots, Red Lobster, Olive Garden, In-N-Out Burger, Chipotle, Barro's Pizzeria.

Map Labels: SCOTTSDALE, CASINO ARIZONA AT SALT RIVER, MESA, TEMPE, University Dr, Apache Blvd, Broadway Rd, Southern Ave, Rural Ave, Rio Salado Pkwy, Dobson Rd, Alma School, Country Club Dr, Mill Ave, Waffle House, evit, Banner Health, MESA COMMUNITY COLLEGE.

Streets: LOOP 101, LOOP 202, Highway 60.

Commercial Properties Inc. Logo: A stylized 'CP' logo inside a red speech bubble.

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