

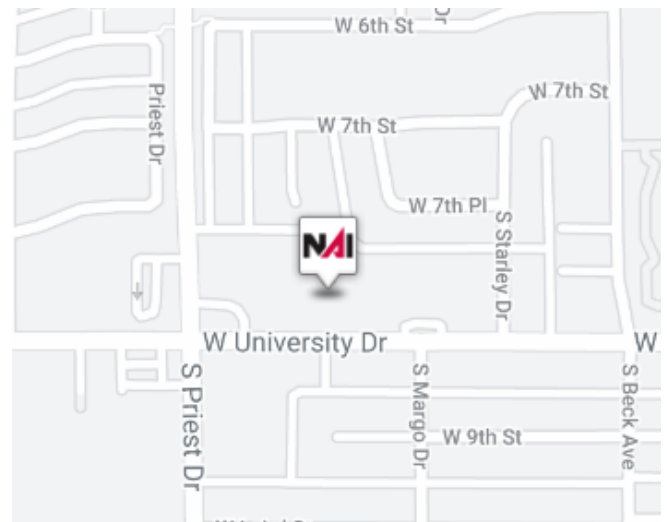


1324 W University Dr

Tempe, AZ 85281

Property Features

- Currently vacant and demised for two suites but can be combined for a single user
- New facade, new asphalt and restriping, new parking lot lights, and 4 new HVAC units
- Monument signage on University
- Near large employers
- Surrounded by apartments and residential
- Great daytime population
- Adjacent to Taco Bell
- Less than 2 miles to ASU



Reduced Price: \$1,700,000

Lease Rate: \$24.00 SF/yr (NNN)

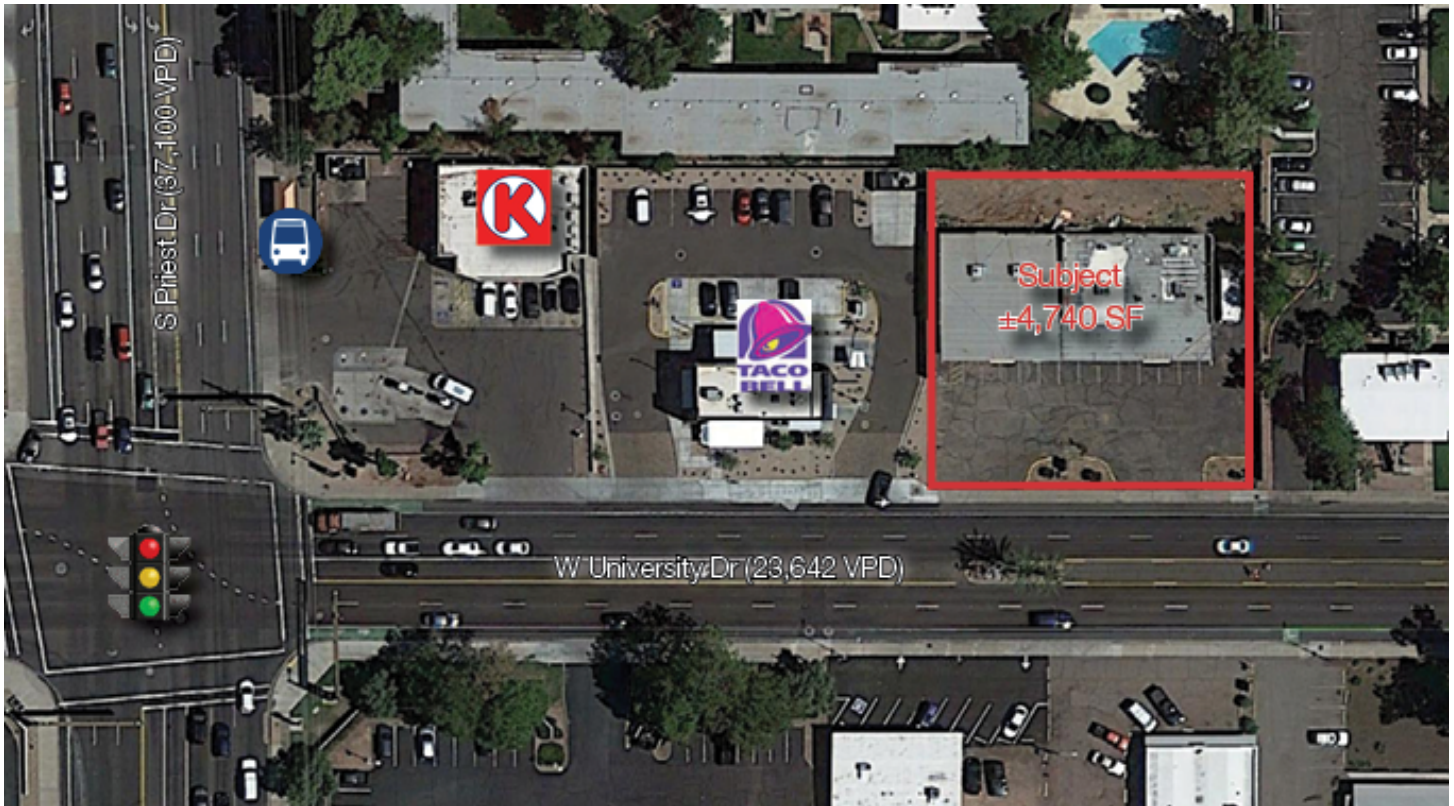
Demographics	1 Mile	2 Miles	3 Miles
Average Age	28.7	26.4	29.5
Total Population	11,654	84,651	284,799
Average HH Income	\$47,060	\$49,216	\$54,930
Daytime Employment/Population	6,178	85,805	191,091

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Available
Spaces



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 1	Street Retail	\$24.00 SF/YR	NNN	2,000 SF	VACANT
Suite 2	Street Retail	\$24.00 SF/YR	NNN	2,740 SF	VACANT

For Lease or Sale
Priest & University
2,000 - 2,740 SF

Additional
Photos



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Aerial Map



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