



# RETAIL SPACE AVAILABLE

526 South Mill Avenue | Tempe, AZ

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±188,000 VPD 202 ±220,724 VPD 202

TEMPE MARKETPALCE



TEMPE STREETCAR ±24,921 VPD

RIO SALADO PKWY

±3,517 VPD

SITE

THE HAYDEN 184 KEYS PROPOSED

HAYDEN 60 CONDOS PROPOSED

THE WESTIN 290 KEYS UNDER CONSTRUCTION

THE COLLECTIVE 209 UNITS UNDER CONSTRUCTION

ATMOSPHERE 252 UNITS UNDER CONSTRUCTION

THE UNION 429 UNITS BUILT IN 2016

THE LOCAL 225 UNITS BUILT IN 2009

HILO 102 UNITS PROPOSED

OMNI HOTEL 330 KEYS PROPOSED

MIRABELLA 229 UNITS UNDER CONSTRUCTION

CANOPY HOTEL 200 KEYS UNDER CONSTRUCTION

UNIVERSITY DR

ASU ARIZONA STATE UNIVERSITY

ASU GAMMAGE

RURAL RD



MCCLELLOCK DR

TEMPE STREETCAR

APACHE BLVD

MILL AVE

±55,883 VPD



BROADWAY RD

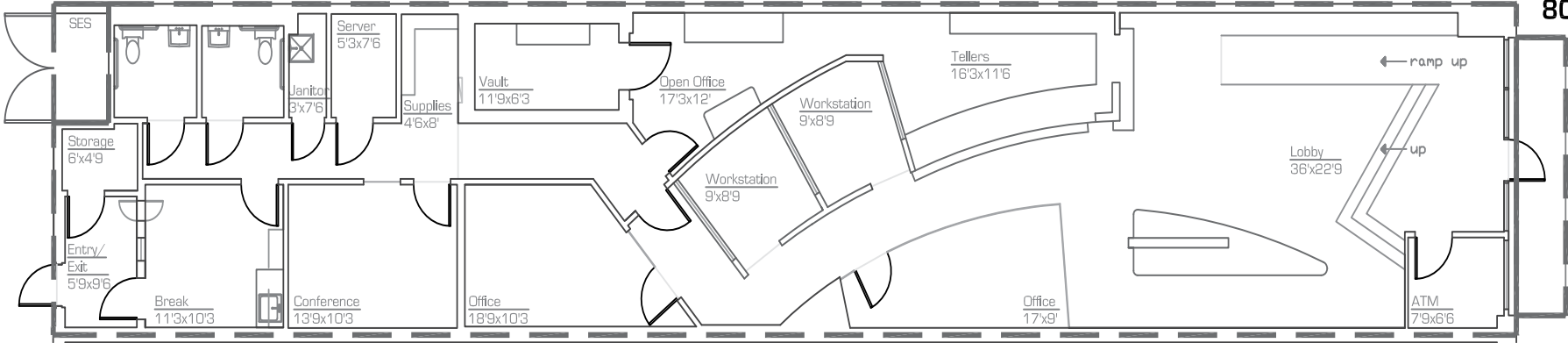
±33,253 VPD



# Space Plan

**BUILDING  
SES  
38 SF**

**METAL  
AWNING  
80 SF**



**SUITE  
2,812 SF**

## Property Features

- Prime Mill Ave. frontage
- Built out former bank branch
  - Can be converted for other uses
- Excellent signage
- Iconic branding opportunity

## Demographics: \*ESRI 2020

	1 Mile	3 Mile	5 mile
Population	21,167	119,183	340,782
Average HH Income	\$67,410	\$63,848	\$70,404
Households	7,026	48,905	141,240

**2.7**

Million Annual Visitors to Tempe Town Lake

**4**

Million Annual Visitors to Downtown Tempe

**58%**

of Workforce within 3 Mile Radius is 'Tech Focused'

**1,500**

Present and Proposed Residential Apartments and Condominiums within .5 Mile Radius

**41.3%**

of Tempe Residents Have a Bachelor's Degree or Higher

**89**

Tempe's Rating as the Most "Walkable City in Arizona"



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