

AVAILABLE FOR LEASE

"Mill Ave."

RESTAURANT SPACE

- 3,943 Sq. Ft.
- Fully 'Fixturized'
- Zoning CC, City of Tempe
- Great Visibility



MILL AVE SHOPS

Pedestrian Count:
Exceeds 23,000 per day
Traffic Counts:
18,500 vpd Mill Ave.
Avg. HH Income:
\$48,957 - 5 mile radius
Population:
304,984 - 5 mile radius

Mill Ave. Shops is walking distance from Arizona State University which has a current enrollment of over 52,000 students. The project is also near Tempe Town Lake, Mission Palms Hotel, Tempe City Hall, and the Frank Lloyd Wright designed Gammage Auditorium. Notable neighboring retailers on Mill Ave. include Borders Books, PF Chang's, Z-Tejas, Chili's, Harkin's Theatre, Gordon Biersch, Starbucks, Hooter's, and Cold Stone Creamery. Other notable retailer's within the project itself include Sammy's Woodfired Pizza, Fatburger, and Cricket Wireless. This project is ideally positioned to benefit from the ongoing development of Downtown Tempe where over \$700 million is being spent on new office and multihousing projects. There is a workforce of 105,000 employees within 3 miles of the project.

SWC Mill Ave. & 4th St. Tempe, AZ

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