



FOR LEASE | OFFICE

2039 S MILL AVE

Tempe, AZ 85282

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



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PROPERTY SUMMARY

Available SF: Fully Leased
Lease Rate: N/A
Zoning: CSS- Commercial Shopping and Services
Cross Streets: Mill Ave and Broadway Rd

AVAILABLE SPACES

| Suite | SF Available | Lease Rate |
|-------|--------------|------------|
|-------|--------------|------------|

LOCATION OVERVIEW

Tempe Medical / Office Suites with Mill Ave Frontage. Centrally located minutes from ASU Tempe Campus, within 2 miles of the US 60, I-10 and Loop 202, and 2.75 miles from Loop 101. Highly Visible Location with 61,991 VPD at the Intersection of Mill and Broadway.

PROPERTY HIGHLIGHTS

- Medical /Office Suites Available for Lease starting at \$12/SF MG
- Suite A includes: Reception, 5 offices, 2 restrooms, and Kitchen
- Building Signage Available
- Property Updates and Renovations Underway
- Mill Avenue Frontage, Less than a Mile from ASU Tempe Campus
- TI's Available
- Population of 128,015 with 3 Miles

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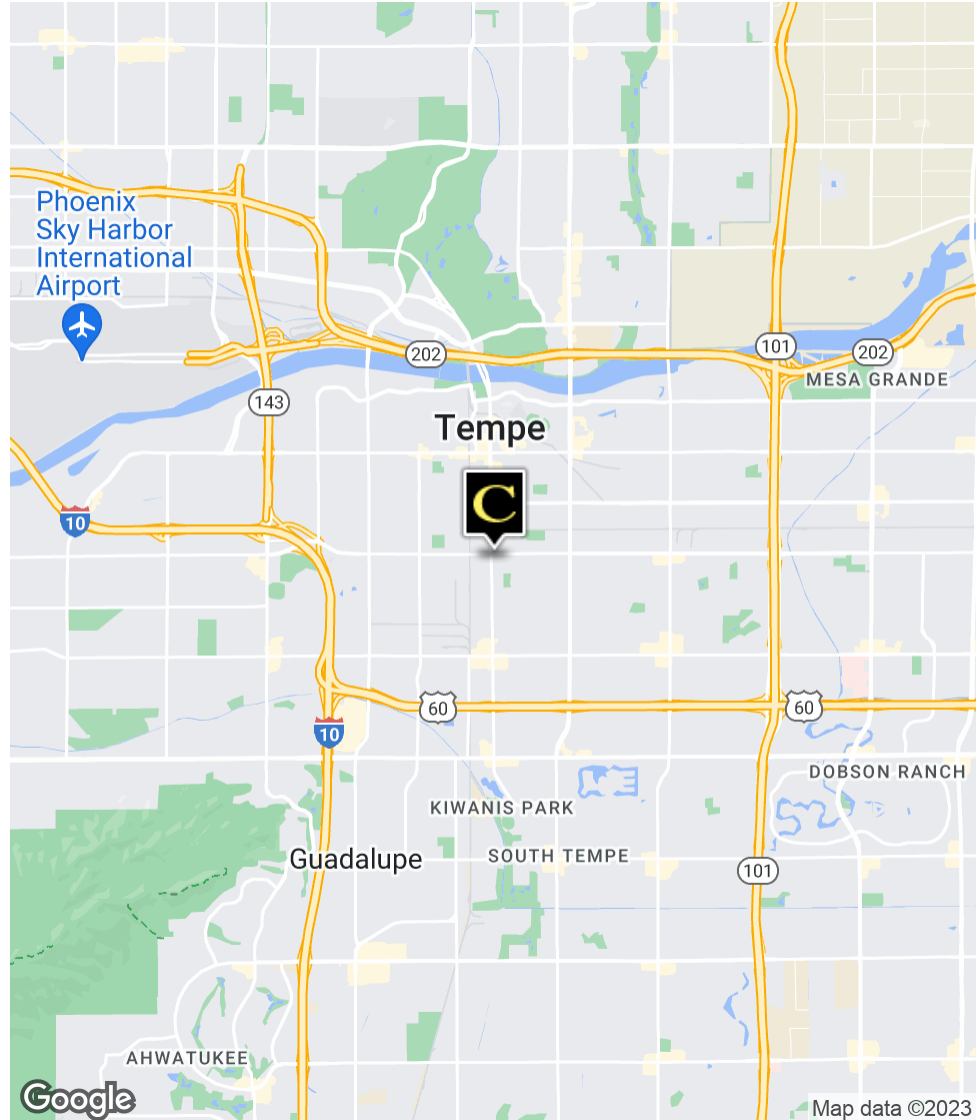
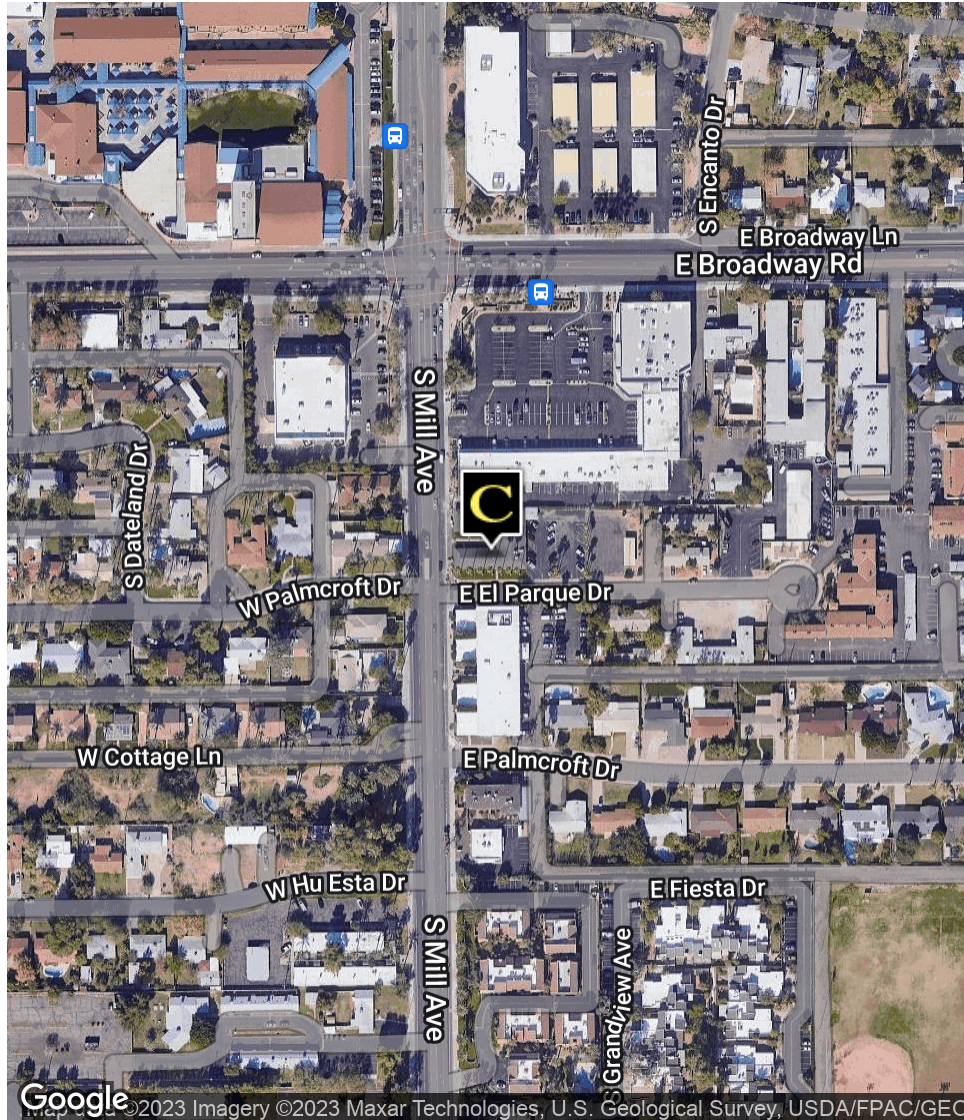
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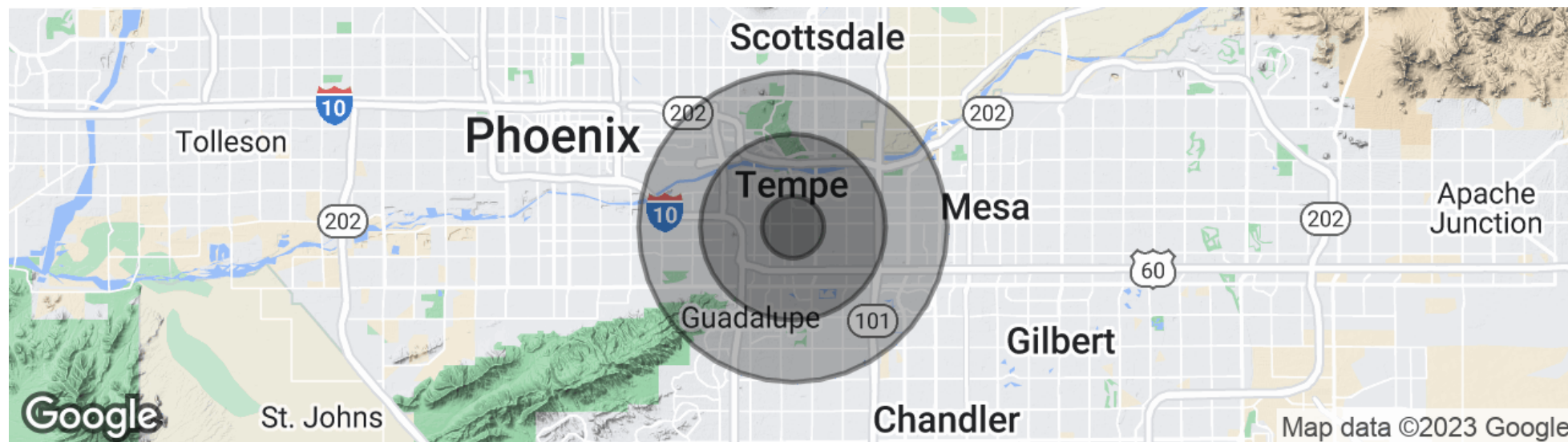
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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 15,652 | 128,015 | 288,703 |
| Median age | 26.2 | 27.2 | 30.8 |
| Median age (Male) | 26.3 | 27.1 | 30.1 |
| Median age (Female) | 25.7 | 27.5 | 31.3 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 5,043 | 48,503 | 114,770 |
| # of persons per HH | 3.1 | 2.6 | 2.5 |
| Average HH income | \$62,562 | \$53,217 | \$58,028 |
| Average house value | \$274,588 | \$255,135 | \$241,855 |

* Demographic data derived from 2020 ACS - US Census

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