

FOR LEASE | RETAIL

2535 E University Retail/Office Space

2535 E University Dr | Tempe, AZ 85281

PRESENTED BY:

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LRA

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PROPERTY OVERVIEW

Convenient space on the SWC corner of University & N Evergreen Rd. The property contains a convenience store which anchors the site, with a neighborhood Strip Center with space available.

PROPERTY HIGHLIGHTS

- Retail/Office Strip Center
- Next to Convenience Store
- Easy access to Freeway 101

PROPERTY SUMMARY

Available SF:	840 SF
Lease Rate:	\$1,000.00 per month (MG)
Lot Size:	0.85 Acres
Building Size:	6,991 SF
Ceiling Height:	9.0 FT
Year Built:	1984
Renovated:	2017
Zoning:	[CSS] Commercial Shopping And Services, Tempe
Market:	Phoenix East Valley
Sub Market:	North Tempe Corridor
Cross Streets:	Evergreen

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	840 SF	Lease Rate:	\$1,000.00 per month

AVAILABLE SPACES

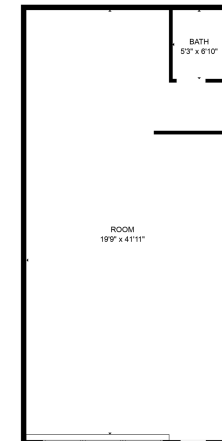
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 3	Available	840 SF	Modified Gross	\$1,000 per month	Office or retail space available, open floor plan, shared parking. Tile floor. Has been an office, call center, personal trainer space.



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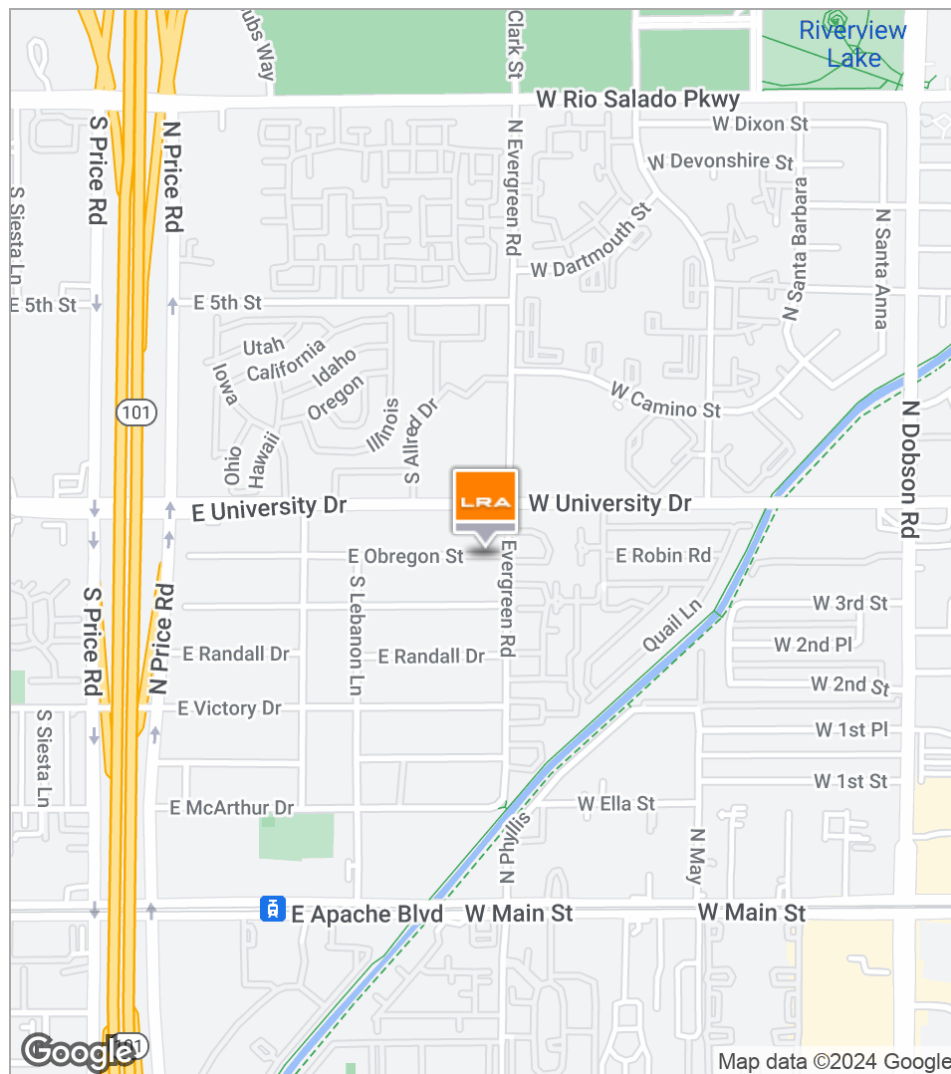


GROSS INTERNAL AREA
FLOOR IS 840 SQ. FT.
TOTAL: 840 SQ. FT.
MEASUREMENTS ARE CALCULATED BY CURBEON TECHNOLOGIES. INTENTED TO BE RELIABLE BUT NOT GUARANTEED.



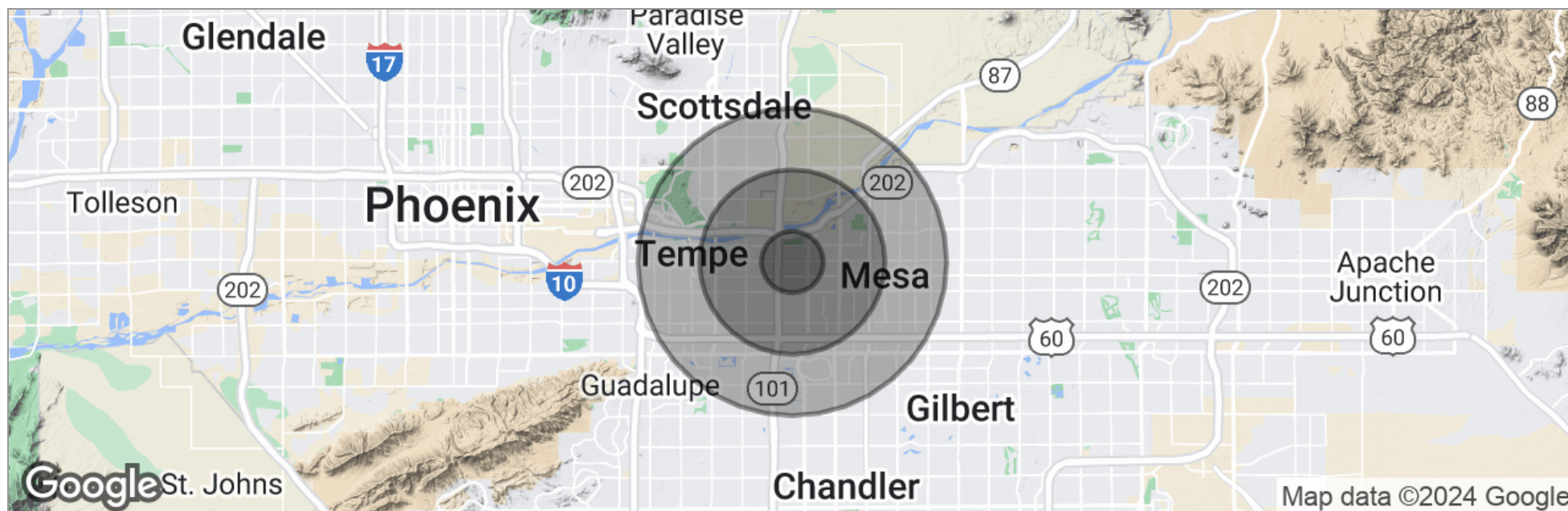
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	1 Mile	3 Miles	5 Miles
Total Population	12,759	124,284	333,349
Population Density	4,061	4,396	4,244
Median Age	26.5	29.7	30.9
Median Age (Male)	27.4	29.2	30.2
Median Age (Female)	26.3	30.3	31.7
Total Households	5,309	51,473	130,214
# of Persons Per HH	2.4	2.4	2.6
Average HH Income	\$41,021	\$46,841	\$55,778
Average House Value	\$158,375	\$165,521	\$219,197

* Demographic data derived from 2020 ACS - US Census