



PROPERTY FEATURES

AVAILABLE

- 2,795 - 6,902 SF
- 6,902 SF restaurant, can be demised (PLEASE DO NOT DISTURB)
- 5,590 SF former restaurant w/ 3,732 SF patio

DESCRIPTION

- Strategically located in the heart of downtown Tempe on Mill Avenue
- Adjacent to ASU campus with more than 71,000 students and employees
- Vibrant street environment
- 1,152 multifamily units within one mile built since 2018 or under construction or proposed
- 1,378 hotel rooms within one mile built since 2018 or under construction or proposed
- METRO Light Rail (3rd St & Mill Ave station) is located just two blocks to the north of Centerpoint on Mill
- Over 45,000 daytime population less than 1 mile from Centerpoint on Mill



FOOT TRAFFIC 2016

Downtown Tempe (Mill Ave Intersections)
123,741 Pedestrians



POPULATION 2019

1 Mile	3 Mile	5 Mile
20,496	118,492	339,749



POPULATION 2024

1 Mile	3 Mile	5 Mile
22,826	129,835	366,277



AVG. HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$61,593	\$60,371	\$67,081

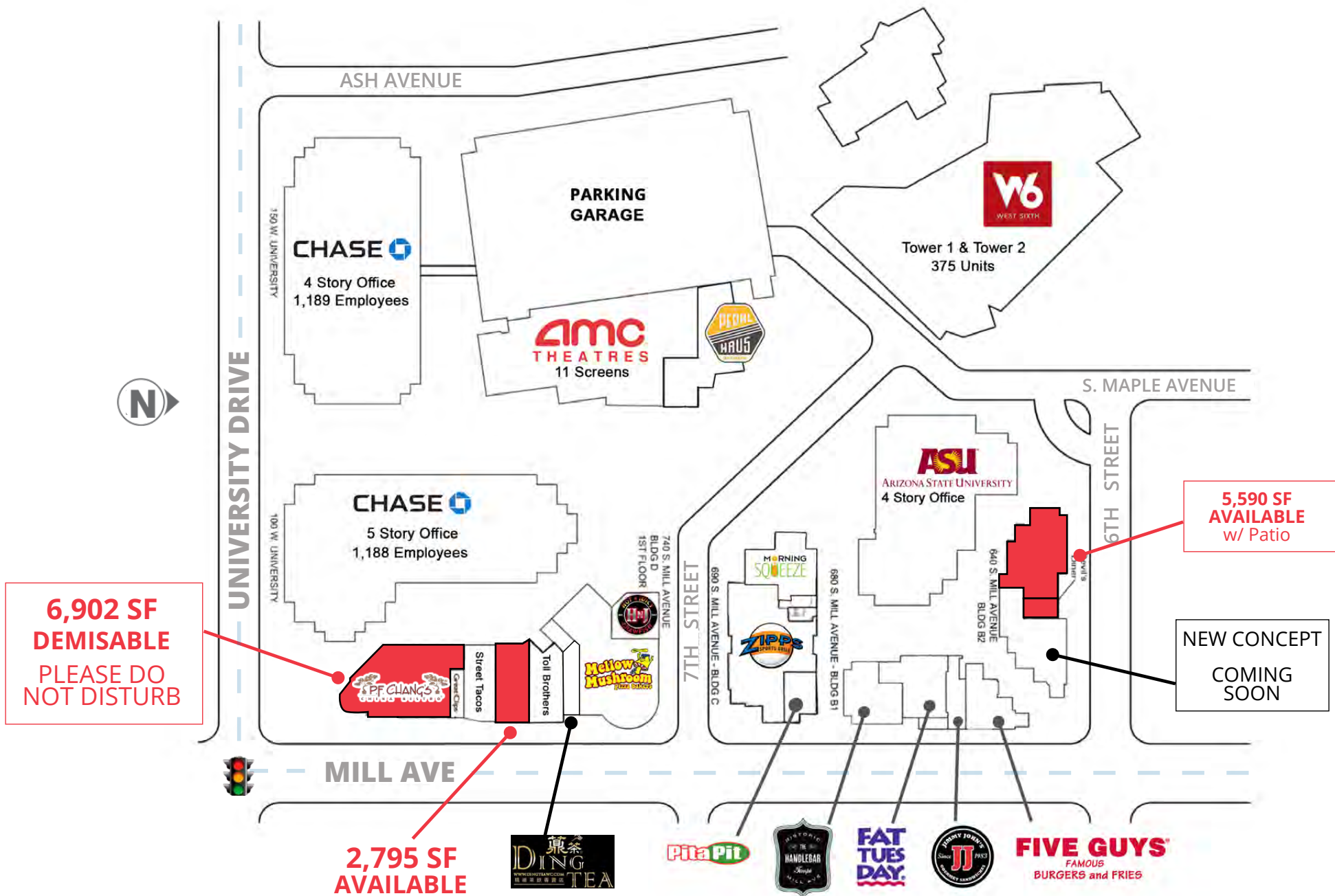


DAYTIME POPULATION

1 Mile	3 Mile	5 Mile
47,246	193,753	484,487



RETAIL SITE PLAN



NEW SURROUNDING BUILDING DEVELOPMENTS



THE LOCAL

9 STORIES
286 UNITS



MIRABELLA

20 STORIES
307 UNITS



OLIVE/COLLECTIVE

24 STORIES
290 ROOMS



CANOPY HILTON

14 STORIES
198 ROOMS



OMNI HOTEL

16 STORIES
330 ROOMS



THE WESTIN

18 STORIES
290 ROOMS



