

TEMPE SQUARE

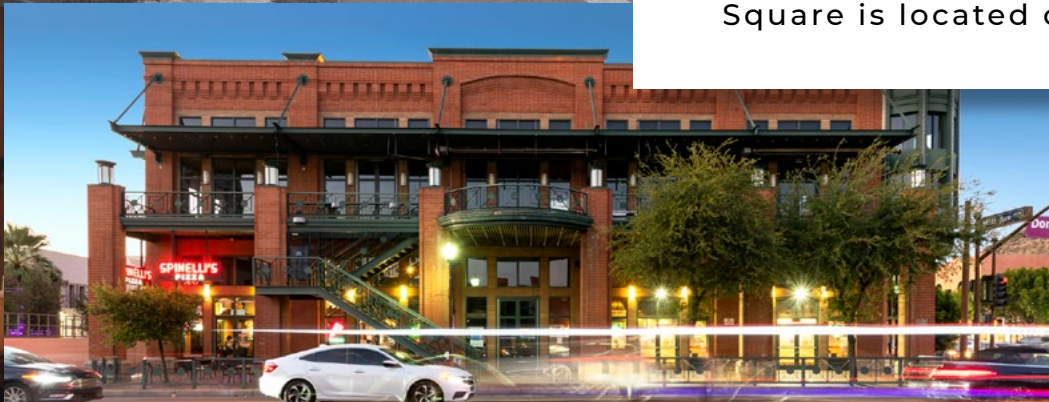
NWC & SEC 5th St & Mill Ave
Tempe, AZ





HIGHLIGHTS

- ±1,106 - 5,864 SF Available
- Future Availabilities
- Patios
- Located along the western border of Arizona State University's campus. Tempe Square benefits from the 86,500+ students enrolled at one of the nation's largest public universities.
- Built in 1893, 501 South Mill is a historic landmark known as the Laird & Dines building.
- Tempe Square presents a unique architectural design that pays homage to the building's rich history, complemented by sophisticated modern finishes.
- Centrally located in Phoenix's booming Tempe market, Tempe Square is located on Mill Avenue.

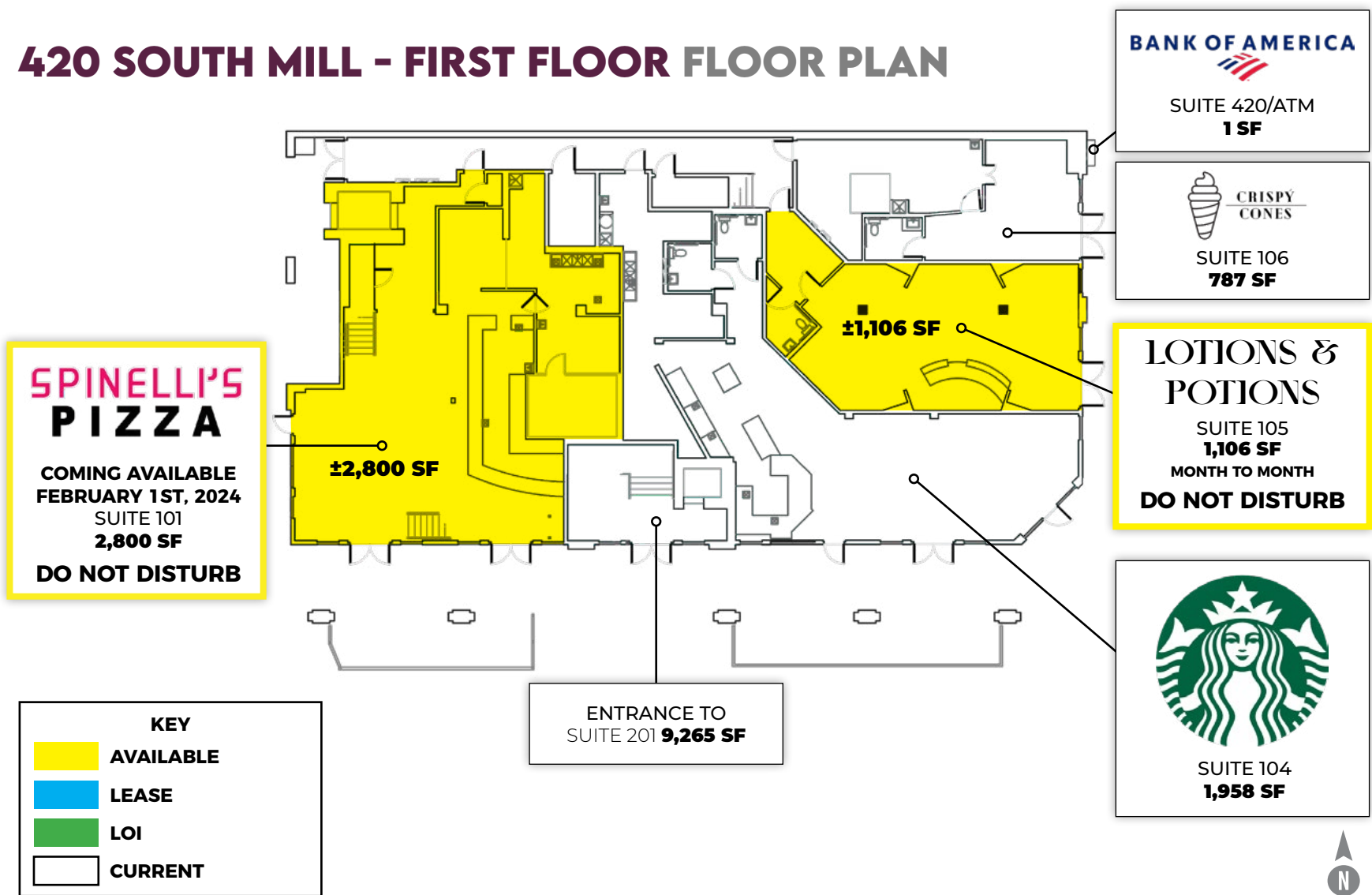


AVAILABLE SPACE



AVAILABLE SPACE

420 SOUTH MILL - FIRST FLOOR FLOOR PLAN



NEARBY ATTRACTIONS

1 TEMPE TOWN LAKE

- More than 2.4M people visit Tempe Town Lake each year. 40+ special events held annually & state's largest 4th of July Celebration
- Open year-round with ±2.7M visitors annually

IRONMAN | TEMPE, AZ

- Upwards of in attendance
- Impact is estimated at \$4M annually for restaurants, shops & hotel

2 TEMPE BEACH PARK

- Tempe Beach Park co-hosts about 40 events of all shapes and sizes each year, including the Ford Ironman Arizona, Rock 'n' Roll Marathon, Fourth of July celebration, Way Out West Oktoberfest, plus more

3 ROCK 'N' ROLL MARATHON

- Annual half and full marathon (January)
- Avg. runners & walkers in addition to volunteers & spectators annually

4 DESERT FINANCIAL ARENA

- Sun Devil men's and women's basketball, volleyball, gymnastics, and wrestling
- Average attendance 49,166
- Annual attendance 344,161

5 PAT'S RUN | TILLMAN FOUNDATION

- Annual 4.2 mile race (April)
- 35,000 Runners, walkers, volunteers & spectators

6 MONA PLUMMER AQUATIC COMPLEX

- Center seats 2,000 spectators
- Swimming, diving, water polo, triathlon events

7 MULLETT ARENA

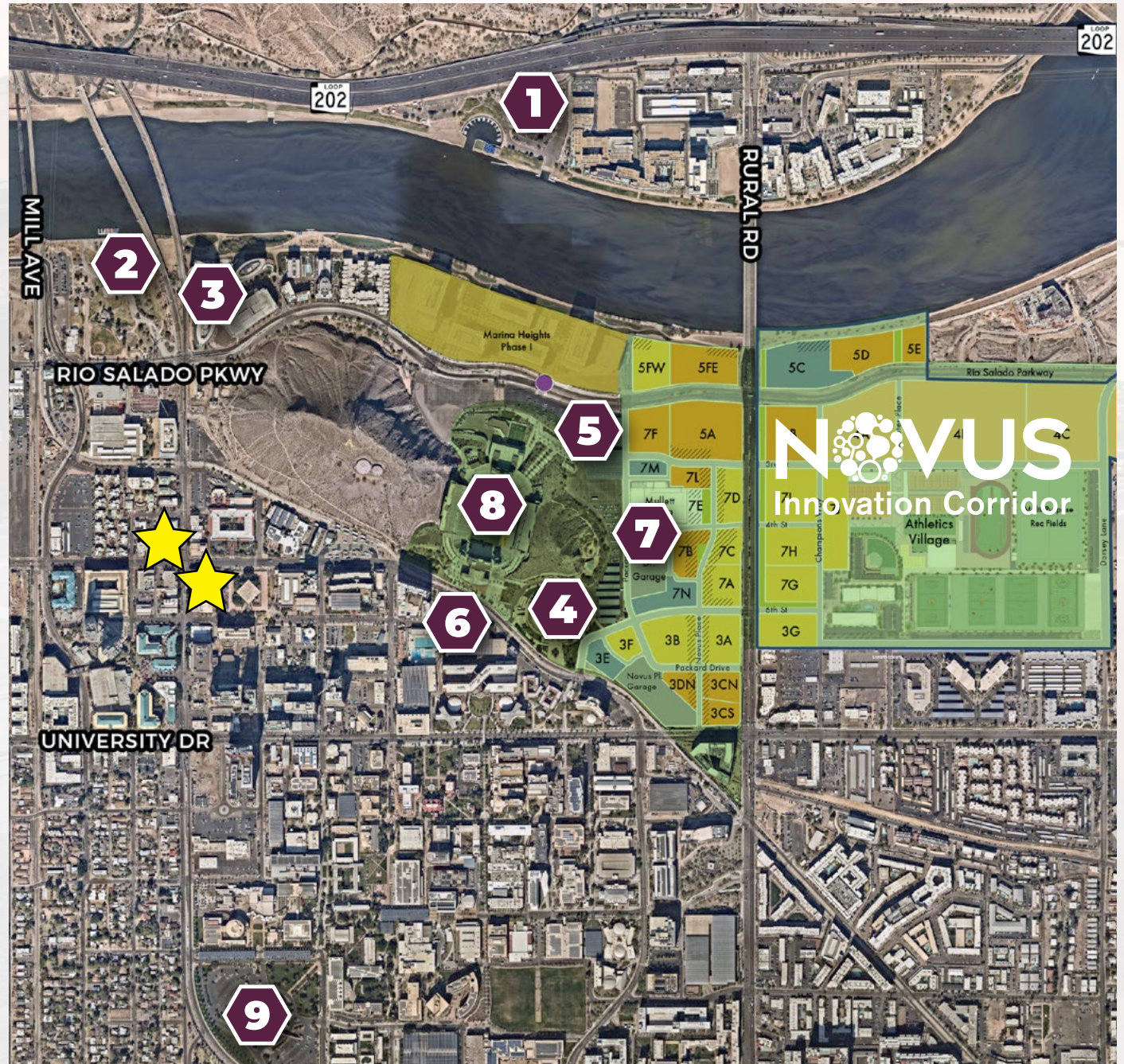
- Home to Sun Devil Hockey, NHL Arizona Coyotes Hockey, ASU Club Hockey, Figure Skating, and live national touring acts such as concerts, comedy shows, family shows, holiday and more.
- Practice arena (open 360 days/year) with an estimated weekly foot traffic of 3,100, which includes youth/adult hockey, high school/club games, practices, parties and figure skating

8 SUN DEVIL STADIUM

- Seats for 50,000+ spectators
- Average attendance 49,166
- Annual attendance 344,161

9 GAMMAGE THEATRE

- ±60 performances annually
- Estimated 336,000 annual attendance



AERIAL





HAYDEN FLOUR REDEVELOPMENT
 Creative mixed-use development that will include restaurants, hospitality, office and other retail. Project is in the preliminary stages working with City of Tempe on design. More details will be available in 2024.

DOWNTOWN TEMPE AERIAL



DEMOGRAPHICS



TOTAL POPULATION

	1-Mile	3-Mile	5-Mile
2023	25,517	125,031	337,669
2028	26,286	133,951	350,648



DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
2023	73,912	245,826	554,491



HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2023	9,105	53,743	145,338
2028	9,656	58,543	152,822



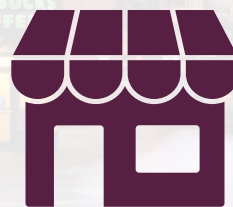
BUSINESSES

	1-Mile	3-Mile	5-Mile
2023	1,069	6,860	15,616



OFFICE

±4.5 MILLION
SQUARE FEET



RETAIL/ RESTAURANTS

±275,000
SQUARE FEET



MULTIFAMILY

±4,100
PLANNED RESIDENCES



stats from asu.edu

±55,000 STUDENTS

More than 55,000 students study at the historic Tempe campus.



TEMPE TOWN LAKE
ON THE RIO SALADO

±40 SPECIAL EVENTS

Held annually & state's largest 4th of July Celebration.

±2.4 MILLION PEOPLE

Visit Tempe Town Lake each year.



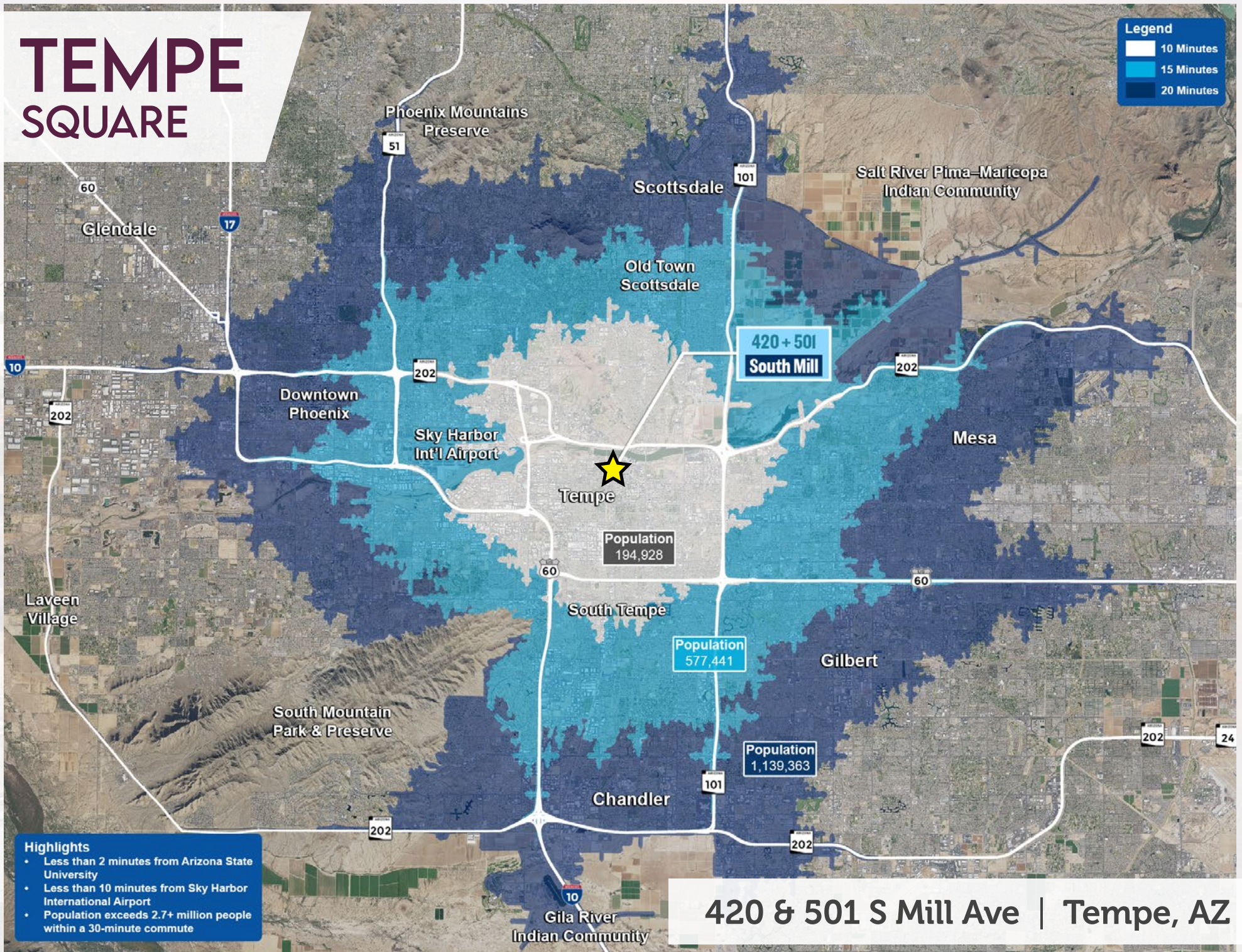
±8.2 MILLION PEOPLE

Special annual events exceeding over 8.2 million. Impacting local restaurants, shops & hotels.



2023 ESRI ESTIMATES

TEMPE SQUARE







Courtney Van Loo

Associate Vice President
(602) 288-3466

cauther@pcaemail.com

Nick DeDona

Associate Vice President
(602) 734-7208

ndedona@pcaemail.com

Chris Schmitt

Associate
(602) 288-3464

cschmitt@pcaemail.com

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