MILL AVENUE COLLECTION

AVAILABLE FOR LEASE

420 and 501 South Mill Avenue | Tempe, AZ



CAPSTONE ADVISORS

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

Property Features

- Prime Downtown Tempe Retail Location at Mill Ave & 5th Street Intersection
- 2nd Generation Restaurant Opportunities & Patio Availability.
- Borders Arizona State University's Primary Tempe Campus, which is home to ±56,000 undergraduate students.
- Strong pedestrian activity generated by ASU, Downtown Tempe nightlife, sporting events, concerts, festivals and community events.
- Close proximity to Tempe Town Lake, Tempe Beach Park, Sun Devil Stadium, Desert Financial Arena, Mullett Arena, and Gammage Auditorium.
- Historic, architectural distinctive buildings with prominent Mill Avenue frontage.

Property Summary

Address:	420 and 501 South Mill Avenue Tempe, AZ 85281
Building Size:	±44,487
APN:	132-29-042 & -043; 132-27-039, -040 & -154



PROPERTY HIGHLIGHTS

Demographics: *ESRI 2026

	1 MILE	3 MILES	5 MILES
Population	21,475	126,535	347,582
Average Household Income	$72,986	$75,603	$79,133
Daytime Population	48,569	181,249	473,288
Households	8,664	56,599	151,442

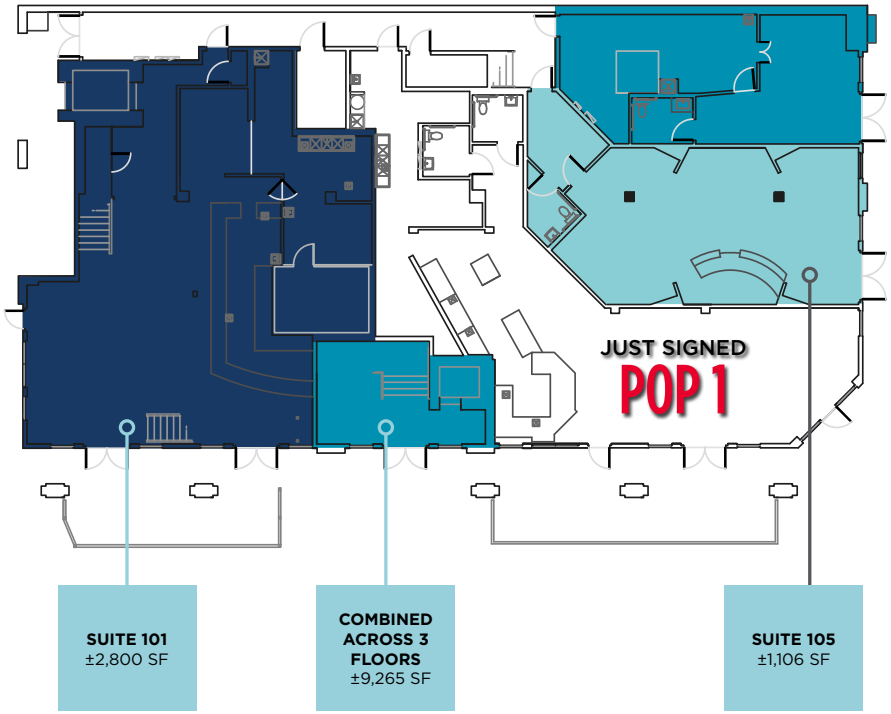
Traffic Counts: *ADOT

MILL AVENUE	±28,746 VPD
5TH STREET	±7,277 VPD
UNIVERSITY DRIVE	±32,080 VPD
RURAL ROAD/SCOTTSDALE ROAD	±38,793 VPD
LOOP 202	±220,724 VPD

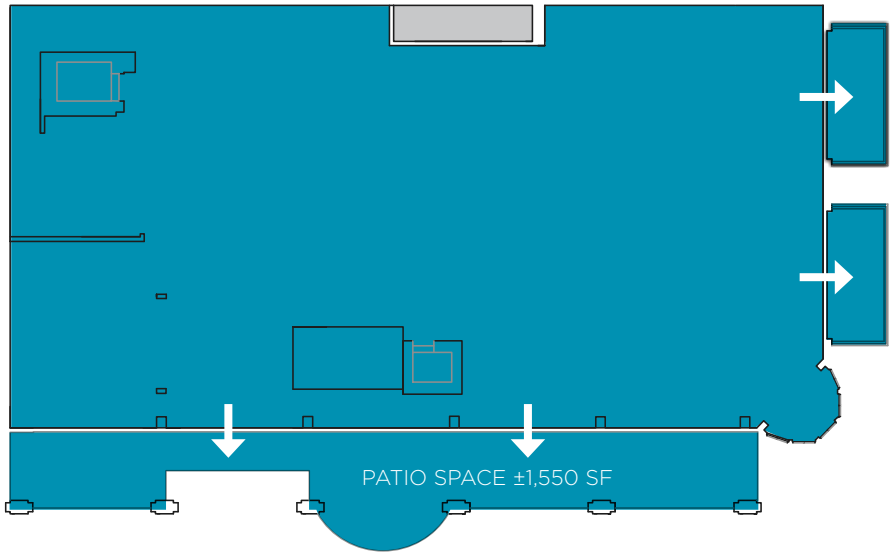


FLOOR PLANS

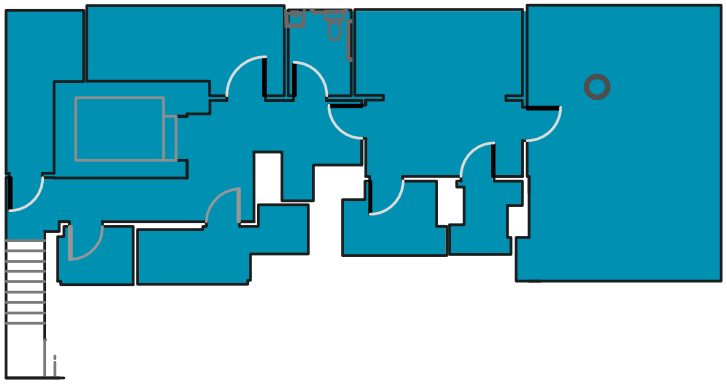
First Floor



Second Floor



Third Floor

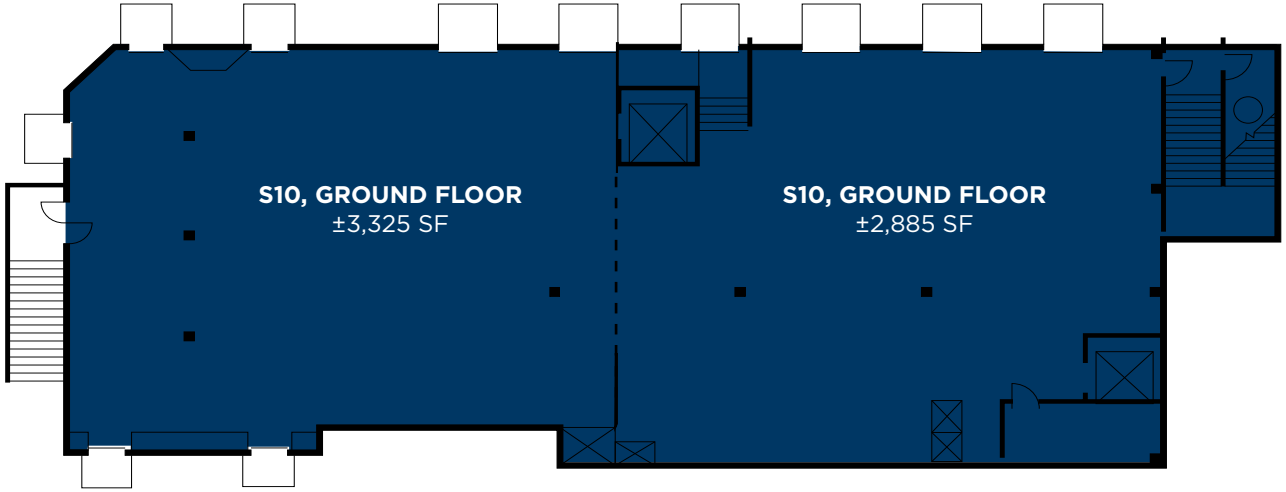


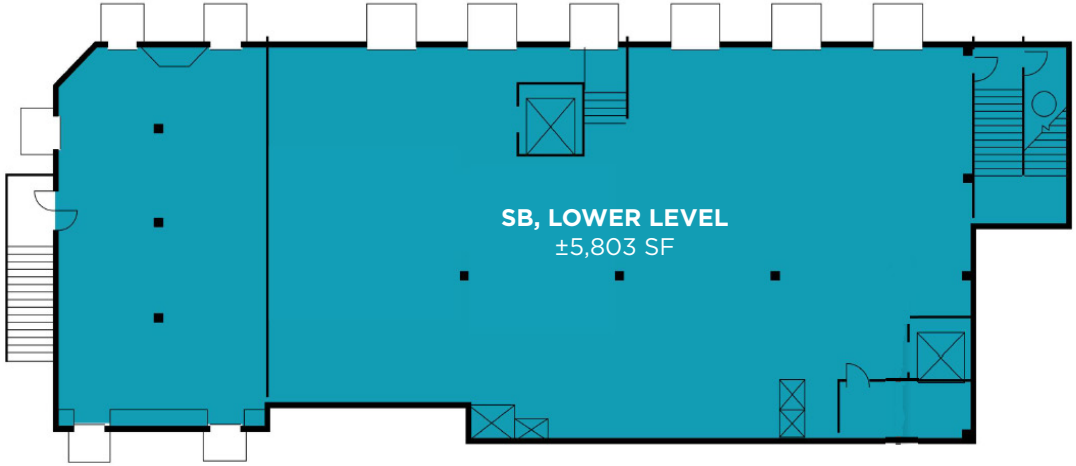
420 BUILDING

±15,916 SF Total

±13,171 SF Available

FLOOR PLANS



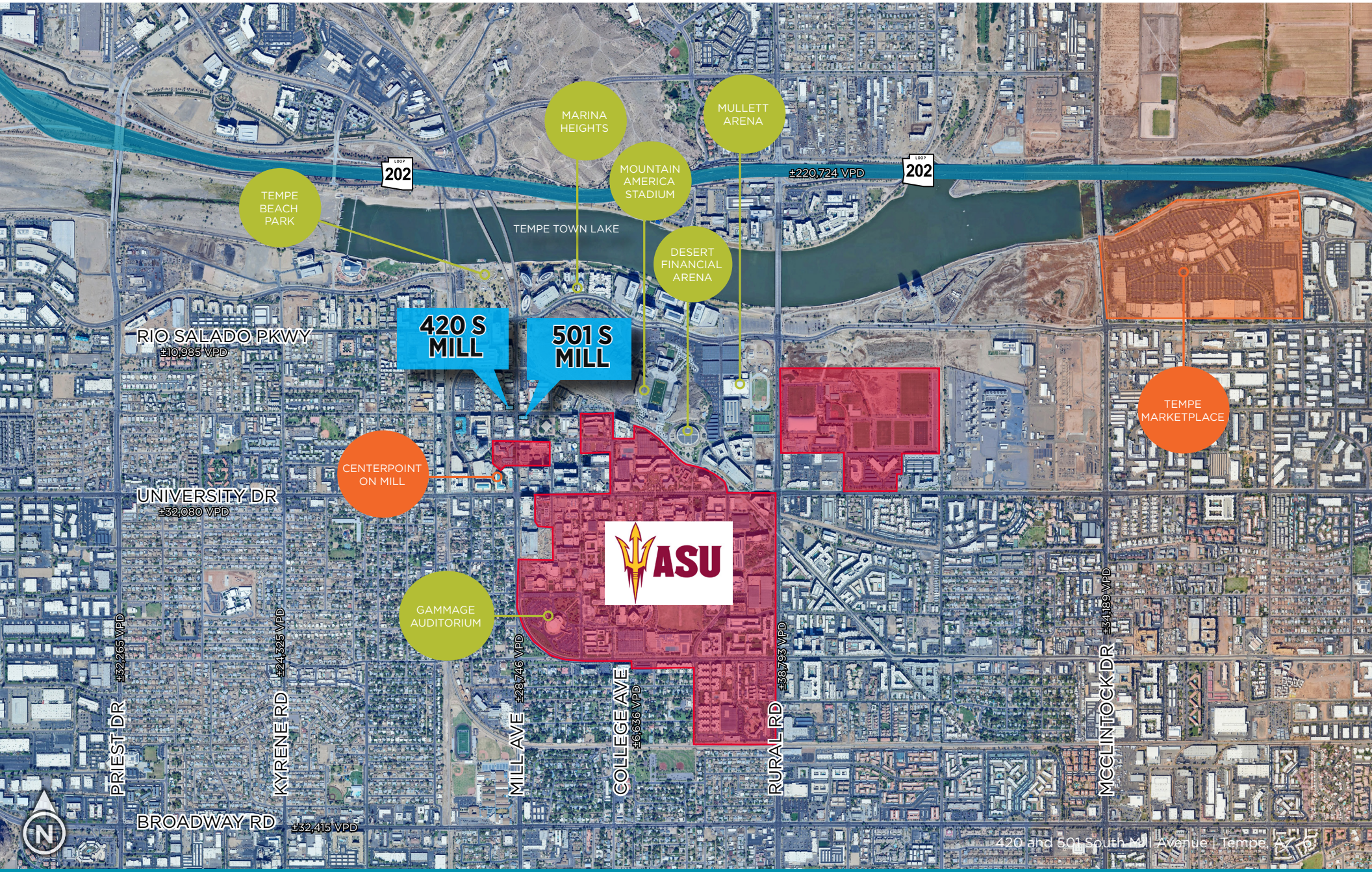


501 BUILDING

±22,900 SF Total

±5,741 SF Available

AREA OVERVIEW



NOTABLE TENANTS



EMPLOYERS

CARVANA (1) Deloitte. (2) StateFarm (3) amazon (4) ADP (5) wework. (6) SRP (7)

HOSPITALITY

OMNI HOTELS & RESORTS (8) WESTIN HOTELS & RESORTS (9) TEMPE MISSION PALMS (10) HACKETT HOUSE (11) AC HOTELS MARRIOTT (12) SONESTA HOTELS AND RESORTS (13) ASU Old Main (14)

RESTAURANTS

FILTHY ANIMAL (15) LOCALLY OWNED, LOCALLY SOURCED (16) culinary dropout (17) atterego (18) ChopShop (19) Snooze AN A.M. EATERY (20) NeonSpur (21)

RETAIL

WHOLE FOODS MARKET (22) Buffalo Exchange New & Recycled Fashion (23) NOWADAYS CREATIVE LAB (24) Local Roots Market (25) FAN OUTFITTERS (26) SUN DEVIL MARKETPLACE (27) URBAN OUTFITTERS (28)

ENTERTAINMENT

ASU Gammage Arizona State University (29) amc (30) Desert Financial Arena (31) ASU Mountain America Stadium (32) ASU ART MUSEUM (33) (34) UNITED ESCAPES OF AMERICA (35)

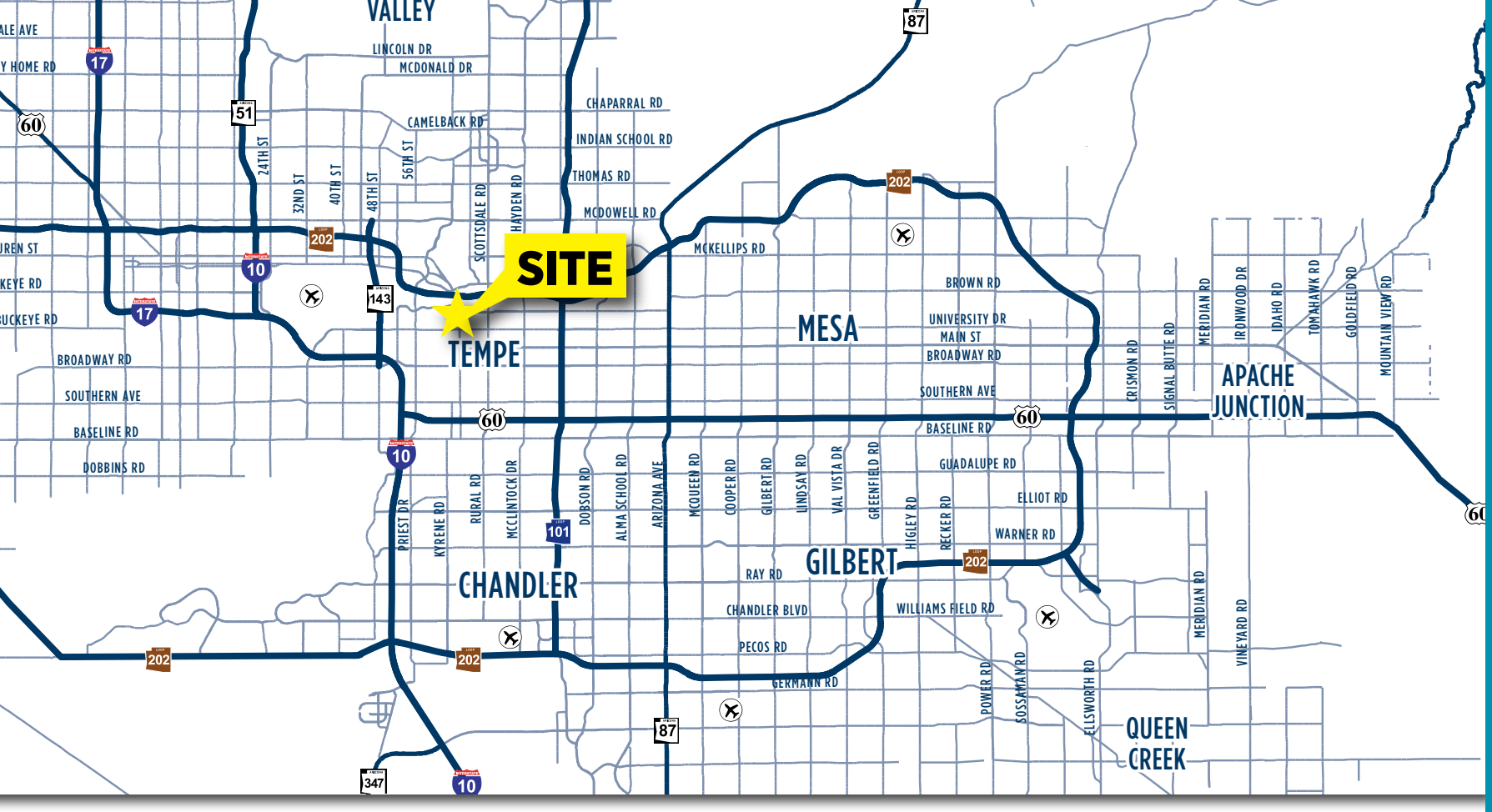
PROPERTY **PHOTOS**











CUSHMAN & WAKEFIELD

CAPSTONE ADVISORS

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