



1775 E. UNIVERSITY DR.
W/SWC University Dr. & McClintock Dr.
Tempe, AZ

FOR LEASE

2,720 SF End Cap Available

University Drive Frontage

Proximity to Arizona State
University, Mill Ave, Tempe's
Entertainment District

Aggressive Landlord

High Daytime Population

Strong Traffic Counts with
68,000 VPD at Intersection

Surrounded by
Student Housing

Loop 101 & 202
Easily Accessible



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
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REIN & GROSSEHME
COMMERCIAL REAL ESTATE

FOR LEASE

2,720 SF End Cap

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.

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DEMOGRAPHICS

(2017)

Population Estimates

1 Mile	23,438
3 Mile	143,840
5 Mile	334,840

Average Household Income

1 Mile	\$34,373
3 Mile	\$54,320
5 Mile	\$58,559

Households

1 Mile	10,373
3 Mile	58,070
5 Mile	139,133

TRAFFIC COUNT

(2017)

University Dr.	72,116
McClintock Dr.	63,692



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