



REIN & GROSSOEHME
COMMERCIAL REAL ESTATE

RESTAURANT FOR SALE

SWC Alameda Dr. & Mill Ave.
2700 S. Mill Ave., Tempe, AZ

FOR SALE

\$2,000,000 (\$318/SF)

\$1,660,000 for Building;
\$340,000 for Cell Tower
(Income at 7.5% Cap)

5,221 SF Freestanding
Restaurant Building

Cell Tower Income of
\$25,848 Per Year

Located on Mill Ave Just South
of Broadway

Beautiful Interior

ASU Tempe Enrollment:
51,869 Students

Highest 3 Mile Daytime
Employment Numbers in AZ

Near Tempe's Major
Developments:

- Mirabella at ASU
20 Story Senior Living
- The Local Apartment Complex
(286 Units),
with Whole Foods
- Novus Innovation Corridor
330 Acres, 3,700 Residences,
4 Million SF of Office
(www.novus.asu.edu)



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

JARED LIVELY

480.214.9411
Jared@RGcre.com



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DEMOGRAPHICS (2019)

Population Estimates

1 Mile 16,936

3 Mile 155,839

5 Mile 333,017

Average Household Income

1 Mile \$66,276

3 Mile \$45,636

5 Mile \$49,313

BUSINESS EMPLOYMENT

Businesses

1 Mile 1,006

3 Mile 8,063

5 Mile 16,927

Employees

1 Mile 11,061

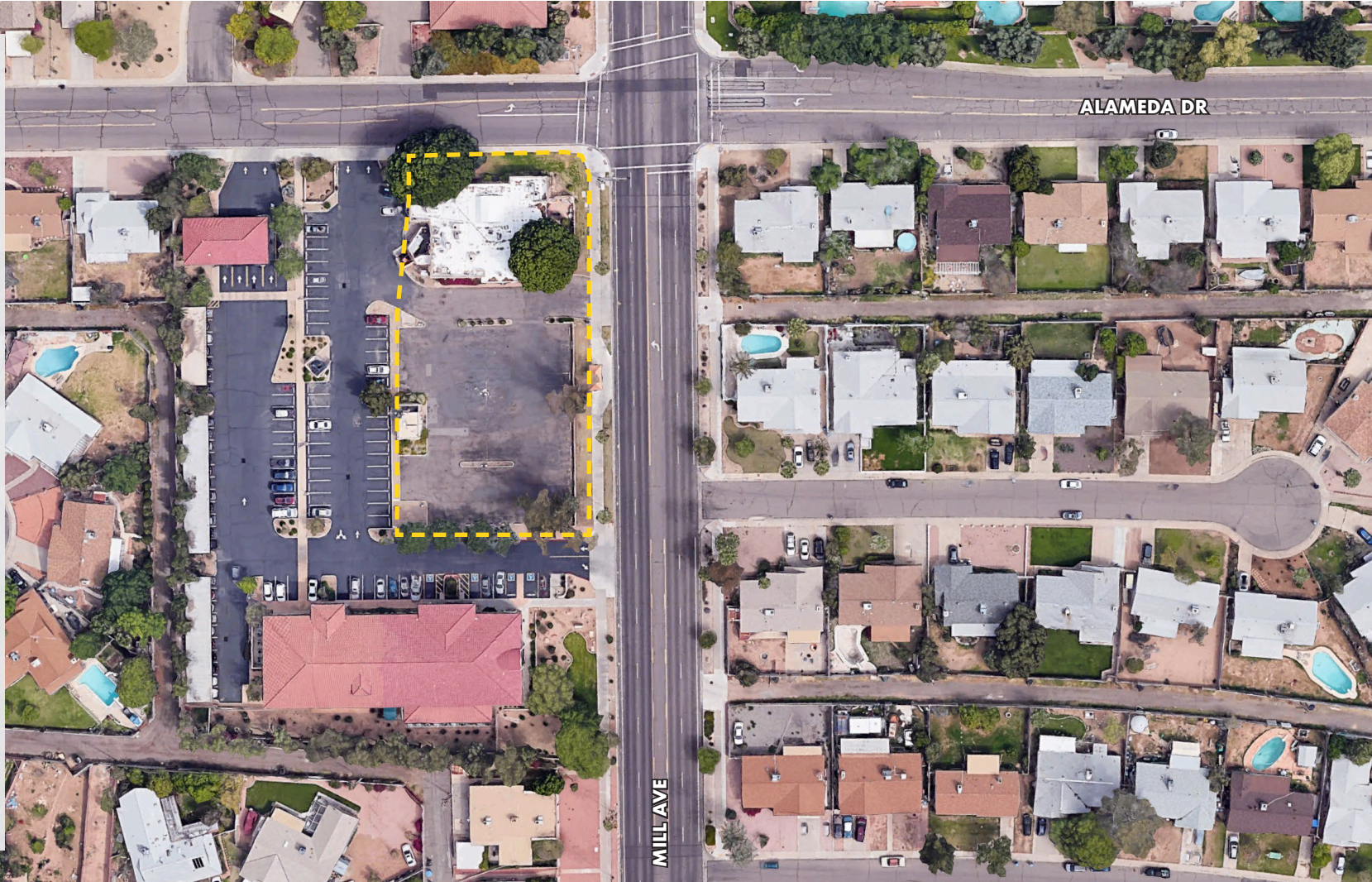
3 Mile 206,951

5 Mile 332,567

TRAFFIC COUNTS

N Mill Ave 37,863 VPD

S Mill Ave 35,881 VPD



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2 Walk-In Coolers/Freezers

20 Foot Hood System

Large Patio with Fountain



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