

FOR SALE 119 West University, Tempe AZ 85281



PROPERTY HIGHLIGHTS

Former C-store located at the SEC University Drive and Ash Avenue. Excellent visibility with strong foot and vehicle traffic. Located near Mill Avenue's entertainment, dining, and shopping district. Just minutes from Arizona State University, bringing in thousands of students, faculty and visitors. Perfect location for a new retail development.

BUILDING SF	4,536
LAND SF	17,998
YEAR BUILT	1968
PARKING	15 spaces
TRAFFIC COUNTS	±26,351 VPD

SIGNAGE TYPE	Monument
1-MILE (POP.)	23,324
3-MILE (POP.)	129,250
MED. INCOME	\$85,938
SPACE USE	Retail



JEFF SCHEIDEGGER

Account Manager +1 314-384-8662 Jeff.scheidegger@cushwake.com

Shane Carter

Director

+1 602-22-4442

Shane.carter@cushwake.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



FOR SALE 119 West University, **Tempe AZ 85281**

LEGAL INFORMATION

TAX PARCEL ID	132-42-014
2024 RE TAXES	\$24,258.84
ZONING	C-C





RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

JEFF SCHEIDEGGER

Account Manager +1 314-384-8662 Jeff.scheidegger@cushwake.com **Shane Carter**

Director

+1 602-22-4442

Shane.carter@cushwake.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance