

FOR SALE

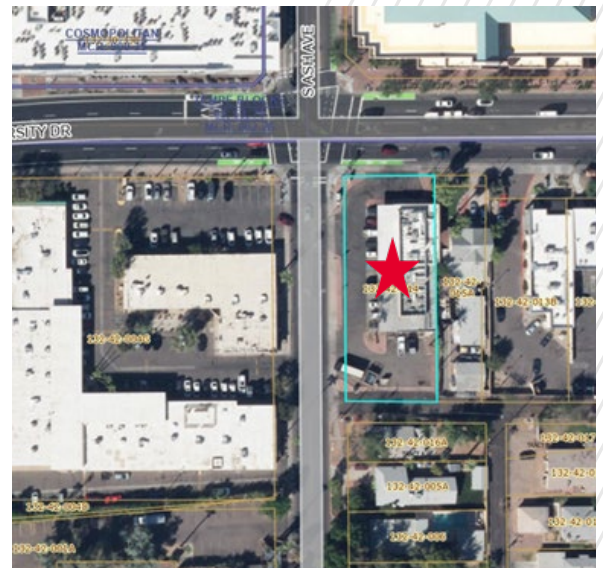
119 West University,
Tempe AZ 85281



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	SIGNAGE TYPE	Monument
LAND SF	17,998	1-MILE (POP.)	23,324
YEAR BUILT	1968	3-MILE (POP.)	129,250
PARKING	15 spaces	MED. INCOME	\$85,938
TRAFFIC COUNTS	±26,351 VPD	SPACE USE	Retail



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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:

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