



Available Retail & Restaurant Space

What is the Mill Avenue District?

It's the Valley's only true walkable, urban environment including Mill Avenue and Tempe Town Lake. Located in the heart of the metro area, the district features attractions, events, arts, sports, retail, dining, leisure, housing, and more. Day or night, everyone from students to business leaders, entrepreneurs to artists, can be found as part of the urban life in Downtown Tempe.

Why you should be here.

This is the place to make your business work. Downtown Tempe offers you diverse audiences, visitor and resident attractions, transportation access, and easy parking in the most exciting and active part of the Valley.

Quick Facts

The Mill Avenue District has:

- Over 4 million visitors annually
- Over 30,000 employees in the area
- Nearly 16,000 residents within walking distance
- Over 65,000 students, faculty and staff at the neighboring ASU main campus
- The American Planning Association designated Mill Avenue as one of 10 Great Streets in 2008
- The O'Neil Associations and ASBA Economic Indicators Monitor rated Tempe as having the best quality of life amongst downtowns in Arizona
- BusinessWeek named Tempe as one of the nation's best cities to start a business
- Tempe Town Lake has been named the top visitor destination in the state of Arizona by the Business Journal of Phoenix
- The International Downtown Association has recognized Downtown Tempe's parking program for its ease of use and functionality

For more information on the Mill Avenue District & Downtown Tempe, please contact:

Jimmy Cerracchio
Director of Business Development
Downtown Tempe Community
(480) 355-6076
jimmy@downtowntempe.com

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Available Retail & Restaurant Space

117 E. FIFTH ST., CITY HALL GARAGE



Broker: Micah Miranda, City of Tempe
Contact: 480-858-2218
micah_miranda@tempe.gov
Lease rate: Negotiable
Square Ft.: 12,074
Map Coordinates: E-8
Comments: Retail store front. Can divide to 5,023sf ground floor, 7,051sf 2nd floor, 550sf patio.

60 E. RIO SALADO PKWY., HAYDEN FERRY LAKESIDE, BUILDING 1



Broker: Brad Anderson, CB Richard Ellis
Contact: 602-735-1713
brad.anderson@cbre.com
Lease rate: \$25-30 per sq. ft. annually, very negotiable
Square Ft.: 2,714
Map Coordinates: B-7
Comments: Recently developed retail along Tempe Town Lake, divisible Bldg. 1

60 E. RIO SALADO PKWY., HAYDEN FERRY LAKESIDE, BUILDING 1



Broker: Brad Anderson, CB Richard Ellis
Contact: 602-735-1713
brad.anderson@cbre.com
Lease rate: \$25-30 per sq. ft. annually, very negotiable
Square Ft.: 8,155
Map Coordinates: B-7
Comments: Recently developed retail along Tempe Town Lake, divisible. Bldg. 1

80 E. RIO SALADO PKWY., HAYDEN FERRY LAKESIDE



Broker: Jim Fijan, CB Richard Ellis
Contact: 602-735-5583
jim.fijan@cbre.com
Lease rate: \$30 per sq. ft. annually, very negotiable
Square Ft.: 16,000
Map Coordinates: B-7
Comments: Recently developed retail along Tempe Town Lake, divisible. Bldg. 2

50 E. RIO SALADO PKWY., HAYDEN FERRY LAKESIDE



Broker: Brad Anderson, CB Richard Ellis
Contact: 602-735-1713
brad.anderson@cbre.com
Lease rate: \$35 per sq. ft. annually, very negotiable
Square Ft.: 4,600
Map Coordinates: B-7
Comments: Recently developed retail pavillion, divisible.

74 E. RIO SALADO PKWY., HAYDEN FERRY LAKESIDE



Broker: Adam Madison, Cushman Wakefield
Contact: 602-253-7900
adam.madison@cushwake.com
Lease rate: \$30 per sq. ft. annually, very negotiable
Square Ft.: 5,729
Map Coordinates: B-7
Comments: Recently developed retail along Tempe Town Lake, divisible. Parking garage retail location.

Available Retail & Restaurant Space

26 E. UNIVERSITY



Broker: Jose Ramirez, Urban Realty & Development
Contact: 602-363-4628
jose@oxurban.com
Lease rate: \$22 per sq. ft. annually, Negotiable
Square Ft.: 3,600
Map Coordinates: G-7
Comments: Retail store front location facing University Drive, across from ASU, parking behind building. Space is divisible.

699 S. MILL AVENUE, THE BRICKYARD, SUITE 119



Broker: Adam Hood, Colliers International
Contact: 602-222-5000
adam.hood@colliers.com
Lease rate: \$20 per sq. ft. annually, negotiable
Square Ft.: 11,856
Map Coordinates: F-5
Comments: Prime store front location facing Mill Avenue

699 S. MILL AVENUE, THE BRICKYARD, SUITE 117



Broker: Adam Hood, Colliers International
Contact: 602-222-5000
adam.hood@colliers.com
Lease rate: \$23 per sq. ft. annually, negotiable
Square Ft.: 1,480
Map Coordinates: F-5
Comments: Prime retail location facing Mill Avenue. Former salon & retail space.

699 S. MILL AVENUE, THE BRICKYARD, SUITE 107



ventilation.

Broker: Adam Hood, Colliers International
Contact: 602-222-5000
adam.hood@colliers.com
Lease rate: \$23 per sq. ft. annually, negotiable
Square Ft.: 1153
Map Coordinates: F-5
Comments: Restaurant location inside walkway. Includes grease trap, needs

699 S. MILL AVENUE, THE BRICKYARD, SUITE 106



Broker: Adam Hood, Colliers International
Contact: 602-222-5000
adam.hood@colliers.com
Lease rate: \$23 per sq. ft. annually, negotiable
Square Ft.: 1,201
Map Coordinates: F-5
Comments: Retail location inside walkway.

222 S. MILL AVENUE, TEMPE GATEWAY



Broker: Summer Davis, Cushman & Wakefield
Contact: 602-229-5840
summer.davis@cushwake.com
Lease rate: Negotiable
Square Ft.: 25,000
Map Coordinates: C-5
Comments: New office/retail project located at light-rail stop, facing Mill Ave.

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526 S. MILL AVE., STE. 101



Broker: Joseph Lewis
Contact: 480-968-4334
joseph@therealestatebrokers.biz
Lease rate: Negotiable
Square Ft.: 5500
Map Coordinates: D-5
Comments: High pedestrian traffic, renovated historic retail location facing Mill Ave. and 6th St. Includes basement storage.

51 W. THIRD ST., HAYDEN SQUARE, SUITE E 108



Broker: Brent Mallonee, Cassidy Turley BRE Commercial
Contact: 602-224-4437
bmallonee@brephoenix.com
Lease rate: Negotiable
Square Ft.: 1,711
Map Coordinates: D-5
Comments: Restaurant location, grease trap and hood in place. Across from Mill Ave. Light Rail stop.

560 S. College Ave. Ste. 101



Broker: Spike Lawrence, Lawrence & Geysler
Contact: 480-897-4422
spike@lawrenceandgeyser.com
Lease rate: Negotiable
Square Ft.: 2,000
Map Coordinates: E-8
Comments: Former bar space located on College, just a few blocks from Sun Devil stadium.

200 E. FIFTH St., TRANSIT CENTER



Broker: Micah Miranda, City of Tempe
Contact: 480-858-2218
micah_miranda@tempe.gov
Lease rate: Negotiable
Square Ft.: 3,614
Map Coordinates: D-9
Comments: Mixed-use project located at light-rail and bus terminal, 3 blocks from ASU.

100 W. UNIVERSITY DR., CENTERPOINT



Broker: Claudia Gilbert, CBRE
Contact: 602-735-5221
claudia.gilbert@cbre.com
Lease rate: Negotiable
Square Ft.: 7,254 Divisible
Map Coordinates: G-3
Comments: Ground floor available, converting to retail. FREE rent incentives.

100 W. UNIVERSITY DR., CENTERPOINT



Broker: Claudia Gilbert, CBRE
Contact: 602-735-5221
claudia.gilbert@cbre.com
Lease rate: Negotiable
Square Ft.: 9,913 Divisible
Map Coordinates: G-3
Comments: Ground floor available, converting to retail. FREE rent incentives.

Available Retail & Restaurant Space

100 W. UNIVERSITY DR., CENTERPOINT



Broker: Claudia Gilbert, CBRE
Contact: 602-735-5221
claudia.gilbert@cbre.com
Lease rate: Negotiable
Square Ft.: 2,709 Divisible
Map Coordinates: G-3
Comments: Ground floor available, converting to retail. FREE rent incentives.

640 S. MILL AVE., CENTERPOINT, BUILDING B-2, SUITE 117



Broker: Brian Polachek, SRS Real Estate Partners
Contact: 602-682-6000
brian.polachek@srsre.com
Lease rate: Negotiable
Square Ft.: 828
Map Coordinates: F-4
Comments: Store front location facing 6th St. Building B-2

680 S. MILL AVE., CENTERPOINT, BUILDING B-1, SUITE 109



Broker: Brian Polachek, SRS Real Estate Partners
Contact: 602-682-6000
brian.polachek@srsre.com
Lease rate: Negotiable
Square Ft.: 2,783
Map Coordinates: F-4
Comments: Prime store front location facing Mill Ave. Building B-1

690 S. MILL AVE., BUILDING C, SUITE 125



Broker: Brian Polachek, SRS Real Estate Partners
Contact: 602-682-6000
brian.polachek@srsre.com
Lease rate: Negotiable
Square Ft.: 2,240
Map Coordinates: F-4
Comments: Retail location facing Mill, Building C.

690 S. MILL AVE., BUILDING C, SUITE 121



Broker: Brian Polachek, SRS Real Estate Partners
Contact: 602-682-6000
brian.polachek@srsre.com
Lease rate: Negotiable
Square Ft.: 1,463
Map Coordinates: F-4
Comments: Retail location facing Mill, Building C.

690 S. MILL AVE., BUILDING C, SUITE 110



Broker: Brian Polachek, SRS Real Estate Partners
Contact: 602-682-6000
brian.polachek@srsre.com
Lease rate: Negotiable
Square Ft.: 418
Map Coordinates: F-4
Comments: Restaurant space including venting and grease trap, just west of Mill.

Available Retail & Restaurant Space

690 S. MILL AVE., BUILDING C, SUITE 101



Broker: Brian Polachek, SRS Real Estate Partners
Contact: 602-682-6000
brian.polachek@srsre.com
Lease rate: Negotiable
Square Ft.: 6,850
Map Coordinates: F-4
Comments: Restaurant space including venting and grease trap, facing Mill. Can be divided

740 S. MILL AVE., BUILDING D, SUITE 110



Broker: Brian Polachek, SRS Real Estate Partners
Contact: 602-682-6000
brian.polachek@srsre.com
Lease rate: Negotiable
Square Ft.: 1,200
Map Coordinates: F-4
Comments: Retail location facing Mill Ave.

740 S. MILL AVE., BUILDING D, SUITE 185



Broker: Brian Polachek, SRS Real Estate Partners
Contact: 602-682-6000
brian.polachek@srsre.com
Lease rate: Negotiable
Square Ft.: 5,500
Map Coordinates: F-4
Comments: 2-story restaurant location on 7th St. just off Mill Ave. Hood and grease trap installed.

740 S. MILL AVE., BUILDING D, SUITE 120



Broker: Brian Polachek, SRS Real Estate Partners
Contact: 602-682-6000
brian.polachek@srsre.com
Lease rate: Negotiable
Square Ft.: 5,004
Map Coordinates: F-4
Comments: Retail location facing Mill Ave. Divisible.

740 S. MILL AVE., BUILDING D, SUITE 130



Broker: Brian Polachek, SRS Real Estate Partners
Contact: 602-682-6000
brian.polachek@srsre.com
Lease rate: Negotiable
Square Ft.: 2,354
Map Coordinates: F-4
Comments: Retail location facing Mill Ave.

740 S. MILL AVE., BUILDING D, SUITE 220



Broker: Brian Polachek, SRS Real Estate Partners
Contact: 602-682-6000
brian.polachek@srsre.com
Lease rate: Negotiable
Square Ft.: 2,635
Map Coordinates: F-4
Comments: Former salon on Mill Ave. Equipment included. 2nd floor. Building D



Available Retail & Restaurant Space

715 S. Forest Avenue



Broker: Frank Boydsten
Contact: 480-473-0422
Lease rate: Negotiable
Square Ft.: 2,500
Map Coordinates: F-4
Comments: Former print shop, walking distance from ASU campus. Space is air conditioned with restroom, water, and trash service included.

