

For Lease

947 S Mill Ave | Tempe, AZ



University Gateway Building

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- * Last space remaining.
- * Prime opportunity for Nighttime Sit-Down Dining concepts

Property Specifications

RESTAURANT END-CAP + PATIO

3,412 SF

ZONING

MU-ED

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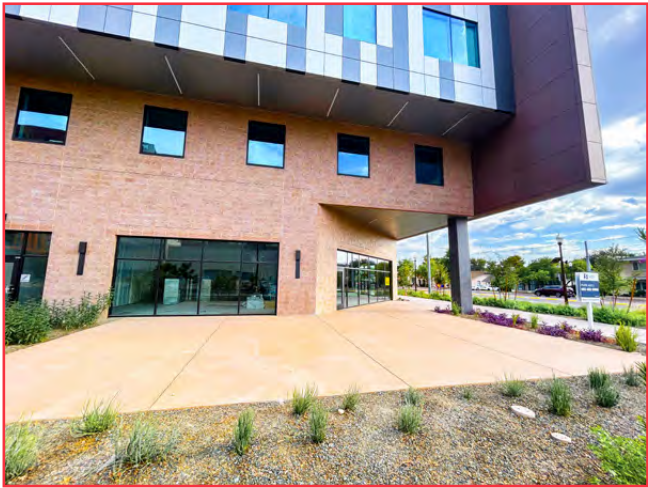


About the Property

- Ground Floor Retail / Restaurant Space Available in a new 5-story, 130,000 SF Class A office & academic building
- Wraps a new 1,200-space parking garage
- Retail shell delivered, ready for tenant improvements; academic space opened Fall 2024
- Upstairs office and classroom features include e-sports theater, music therapy clinic, and advanced creative studios
- Steps from Omni Conference Center (330 rooms) and Mirabella (300-unit high-rise). Walkable to ASU Gammage Auditorium, Omni Hotel, and Tempe Street Car

Join These Retailers







- 1 ASU Tempe Campus**
Approximately 60,000 students
- 2 Omni Conference Center**
Full-service hotel with 330 rooms and 30,000 SF of event space
- 3 Mirabella**
Intergenerational housing with around 300 units
- 4 Gammage Auditorium**
Iconic venue for live performances and cultural events
- 5 Westin**
Four-star hotel featuring approximately 290 guest rooms
- 6 Nelson Fine Arts Center**
Features the ASU Art Museum and the 485-seat Galvin Playhouse
- 7 Mill Avenue Student Housing**
760 bed student housing project





Area Snapshot

1 MILE

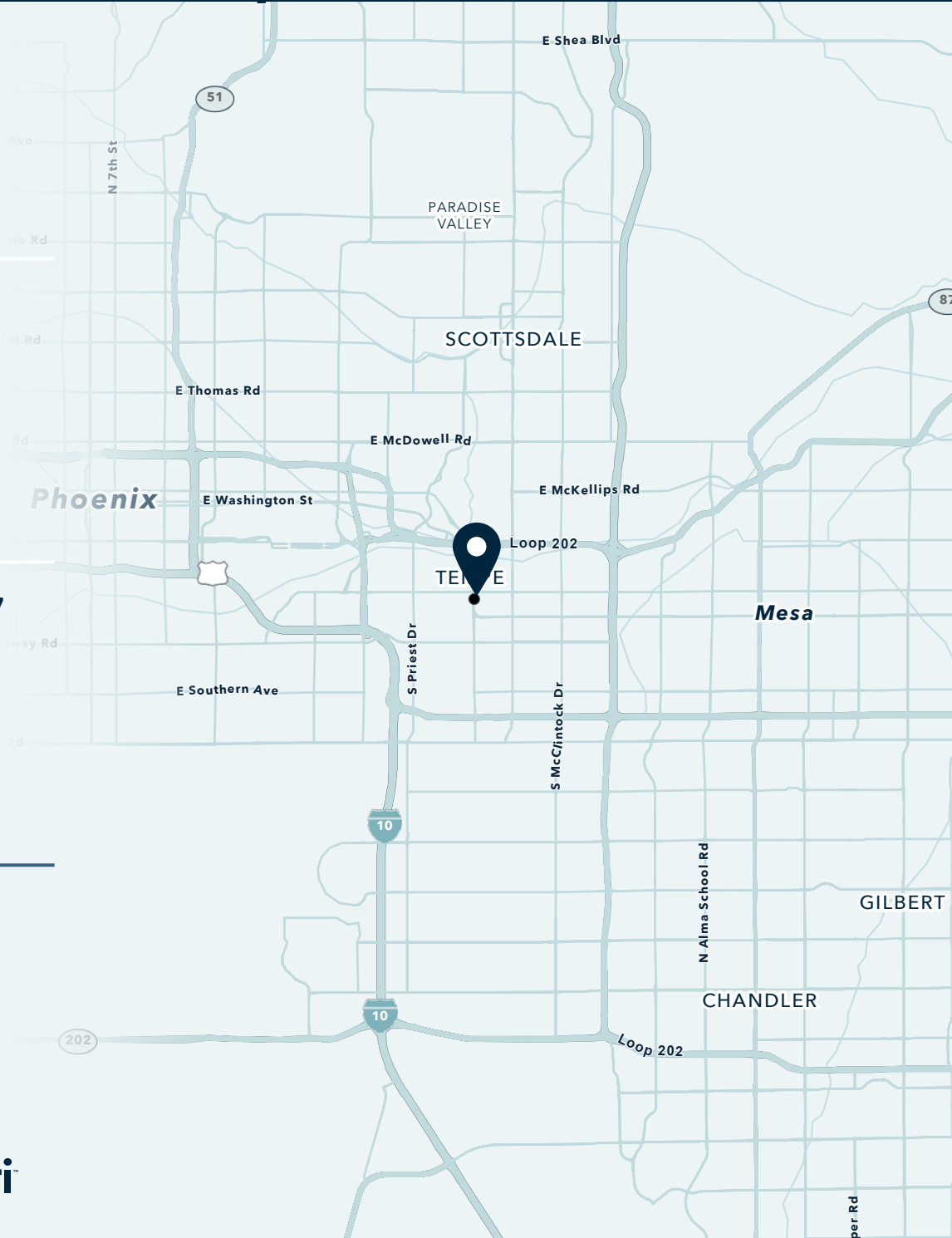
29,482	31,628	\$82,001	53,313
2026 Population	2031 Population	Average Household Income	Daytime Population

3 MILES

130,923	140,830	\$91,055	189,607
2026 Population	2031 Population	Average Household Income	Daytime Population

5 MILES

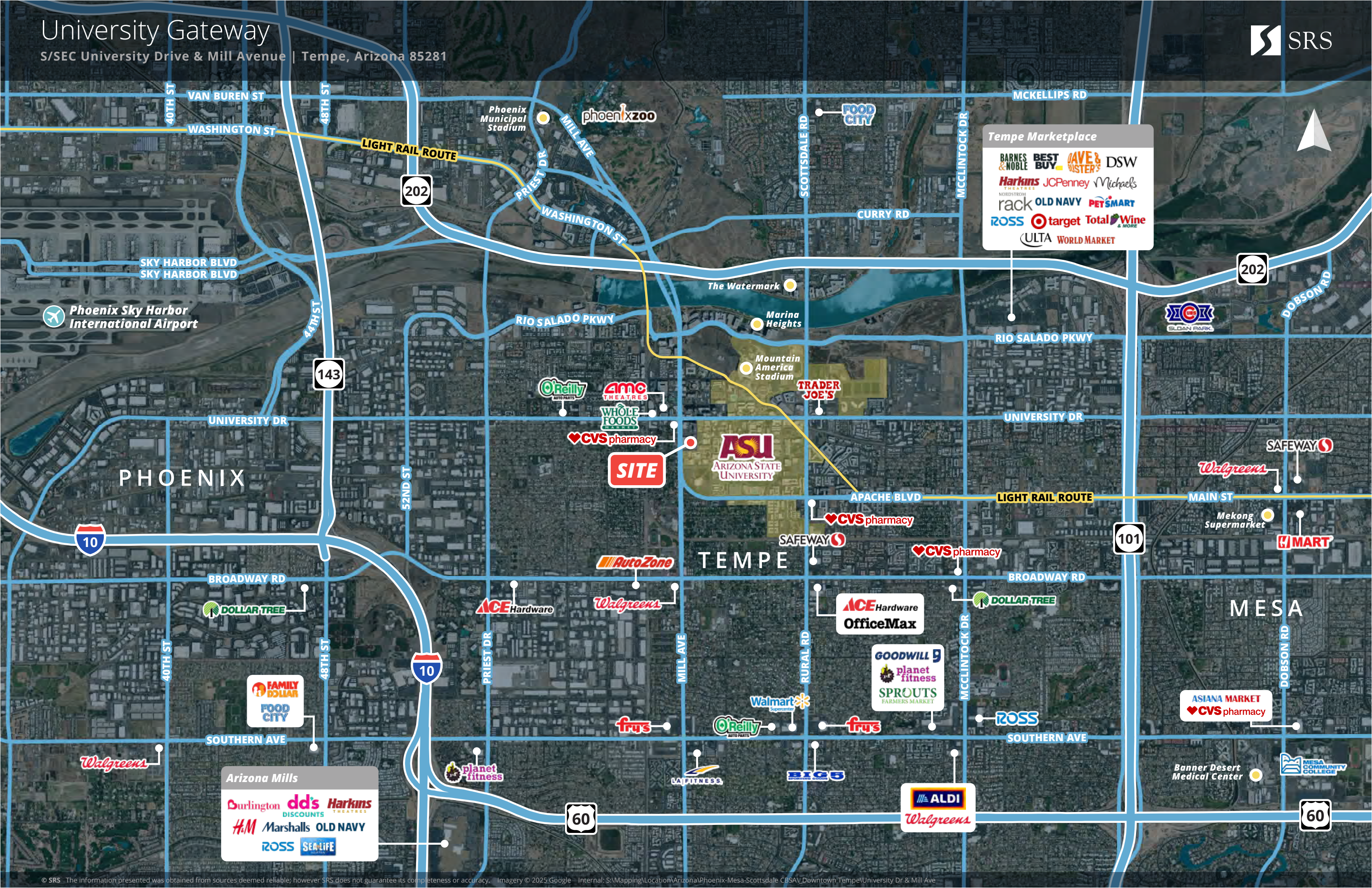
346,736	366,118	\$106,411	464,731
2026 Population	2031 Population	Average Household Income	Daytime Population



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

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