

BROADWAY PLAZA

1,800 - 4,894 SF AVAILABLE

S MILL AVE

E BROADWAY RD

FOR LEASE | RETAIL

BROADWAY PLAZA

19-85 East Broadway Road, Tempe, AZ 85282

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coberealestate.com

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PROPERTY SUMMARY

Available SF:	1,800 - 4,894 SF
Lease Rate:	\$23 SF/yr (NNN)
Lot Size:	2.62 Acres
Building Size:	43,437 SF
Year Built:	1999
Zoning:	C-G
Cross Streets:	Mill Ave & Broadway Rd

PROPERTY OVERVIEW

Broadway and Mill Retail Plaza offers a rare opportunity to lease one of three spaces in one of Tempe's most established retail corridors. Situated on the corner of Broadway Road and Mill Avenue, the property benefits from **great visibility, strong traffic counts**, and direct access to a dense mix of residential, student, and professional populations. The center is positioned **less than one-half mile from Arizona State University's Tempe campus** and **within the highly sought-after "Golden Triangle" formed by US-60, I-10, Loop 101, and Loop 202**, providing **convenient regional connectivity for customers and employees alike**.

PROPERTY HIGHLIGHTS

- **Corner Location:** Prime retail location at the intersection of Broadway Road and Mill Avenue with excellent visibility and accessibility.
- **Dense Consumer Base:** Surrounded by residential neighborhoods, Arizona State University, major employers, and established retailers.
- **Regional Freeway Access:** Convenient connectivity to Loop 202, Loop 101, US-60, and I-10.
- **Strong Traffic Exposure:** High daily traffic counts along Broadway Road and Mill Avenue provide outstanding visibility.
- **Flexible Suite Availability:** Three available spaces ranging from approximately 1,800 SF to 4,894 SF.

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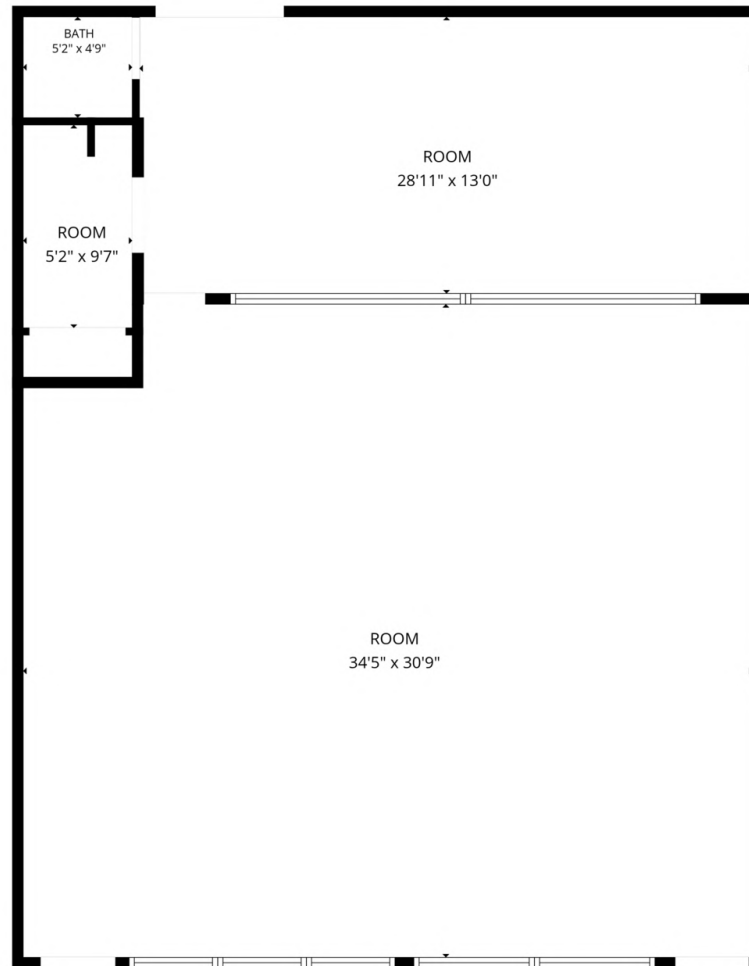
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1,800 SF

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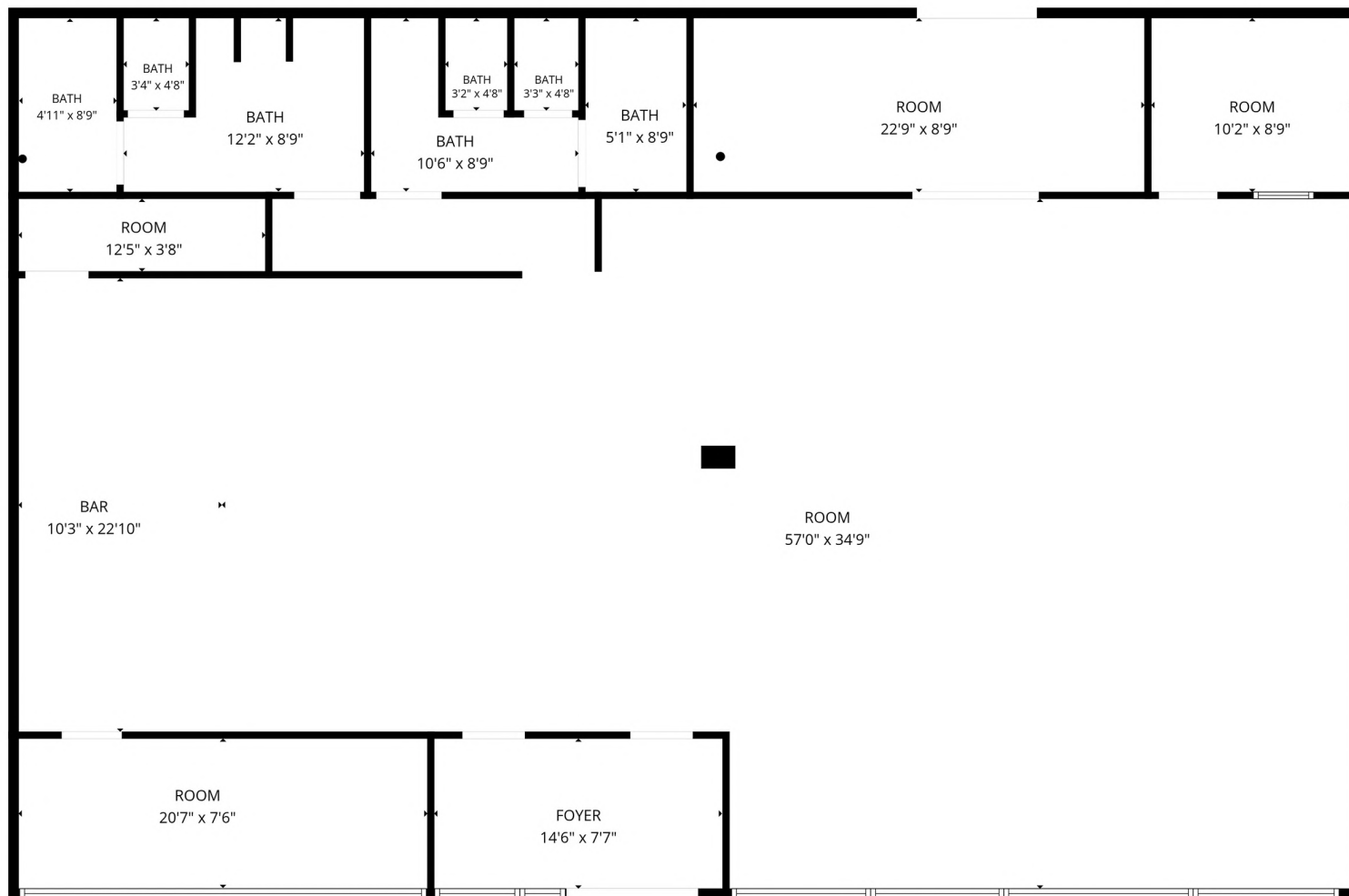
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3,200 SF

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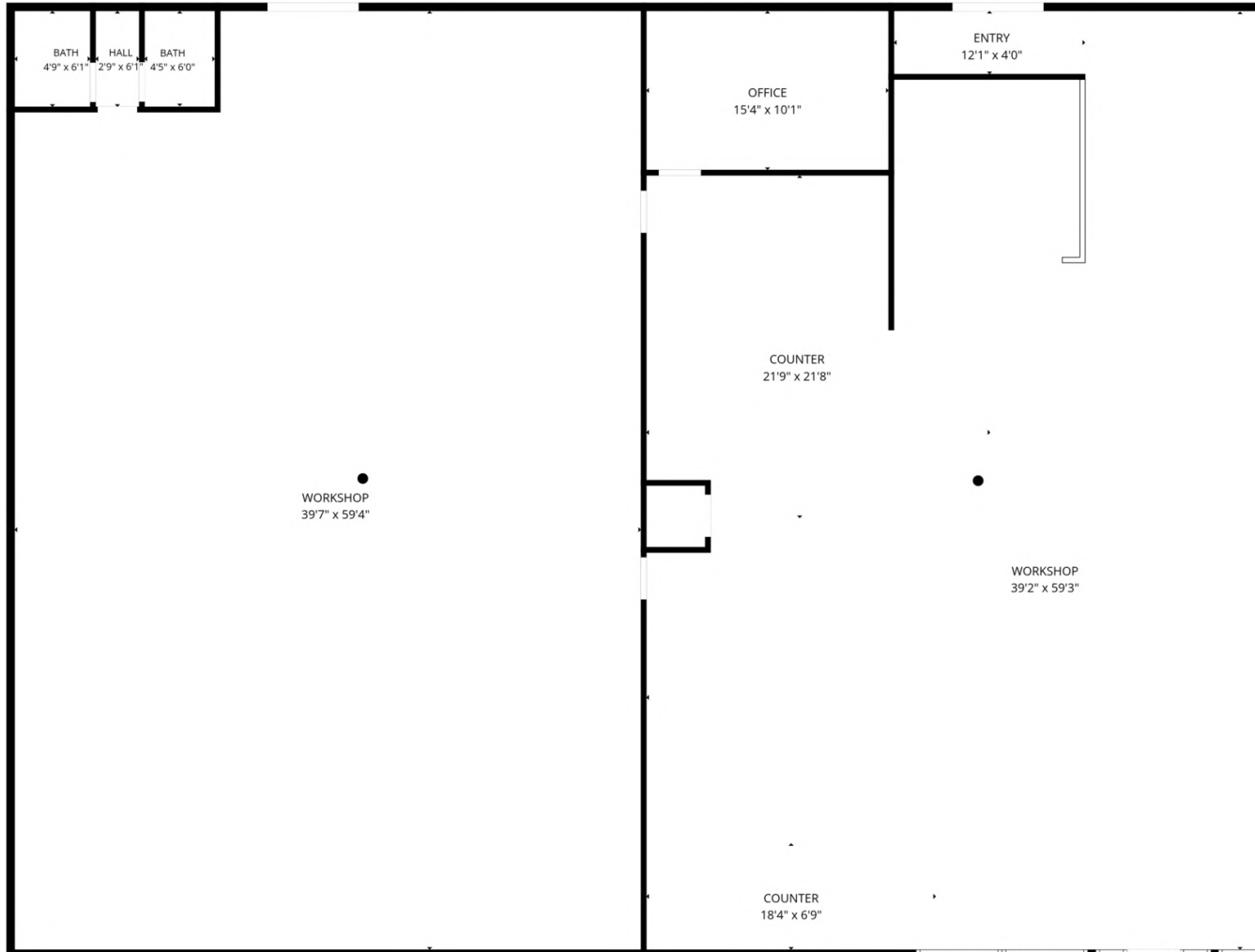
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4,894 SF

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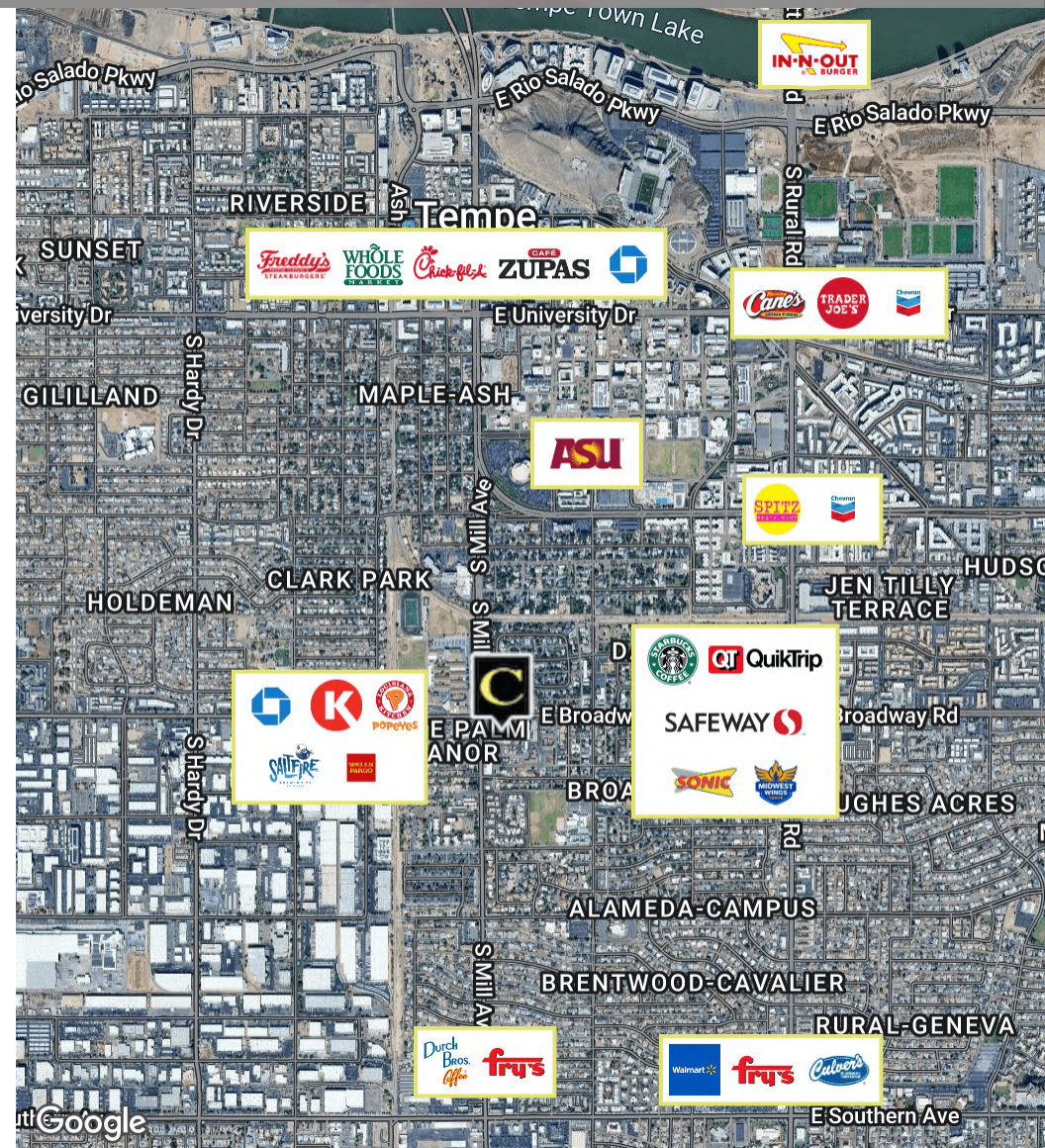
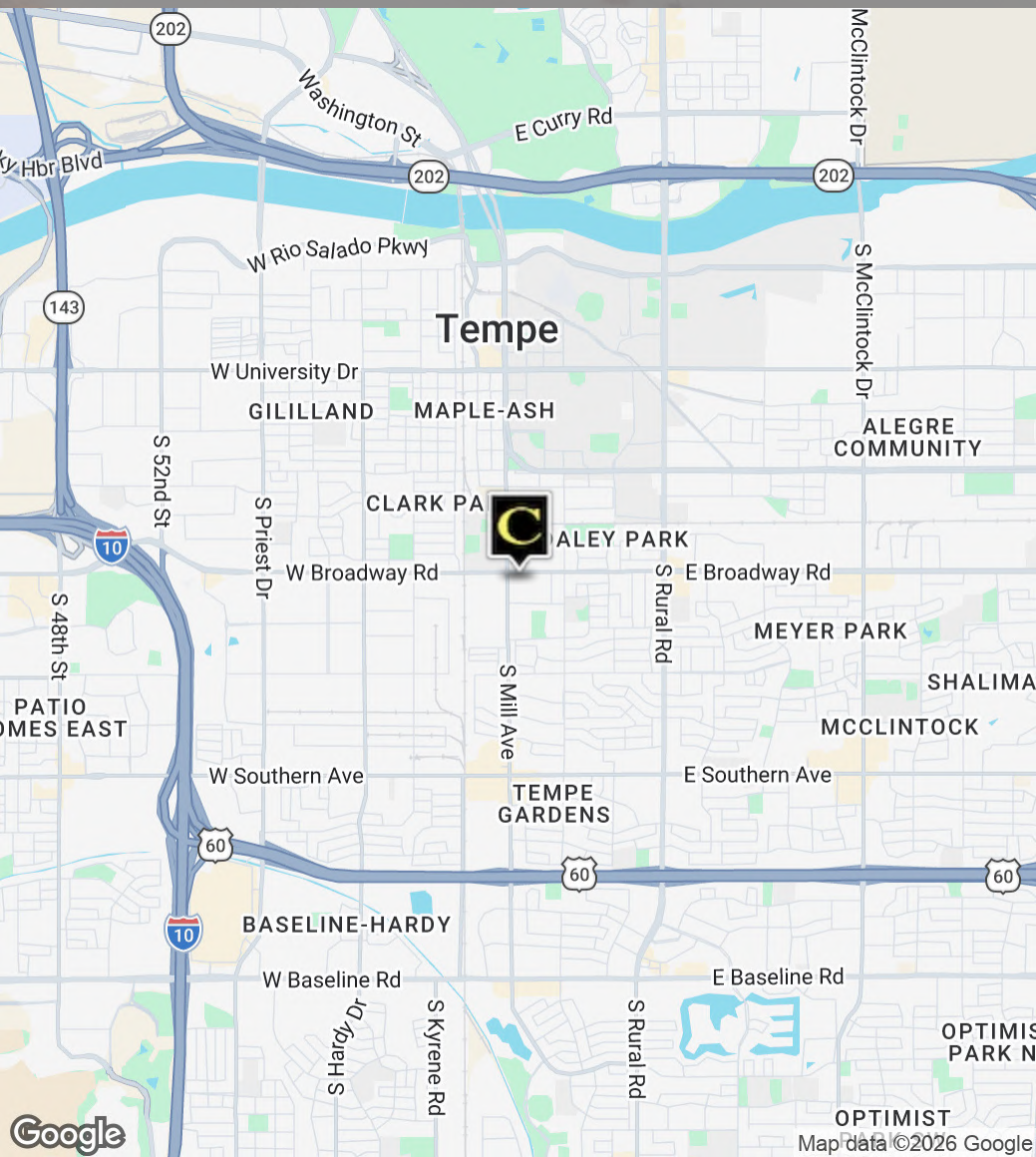
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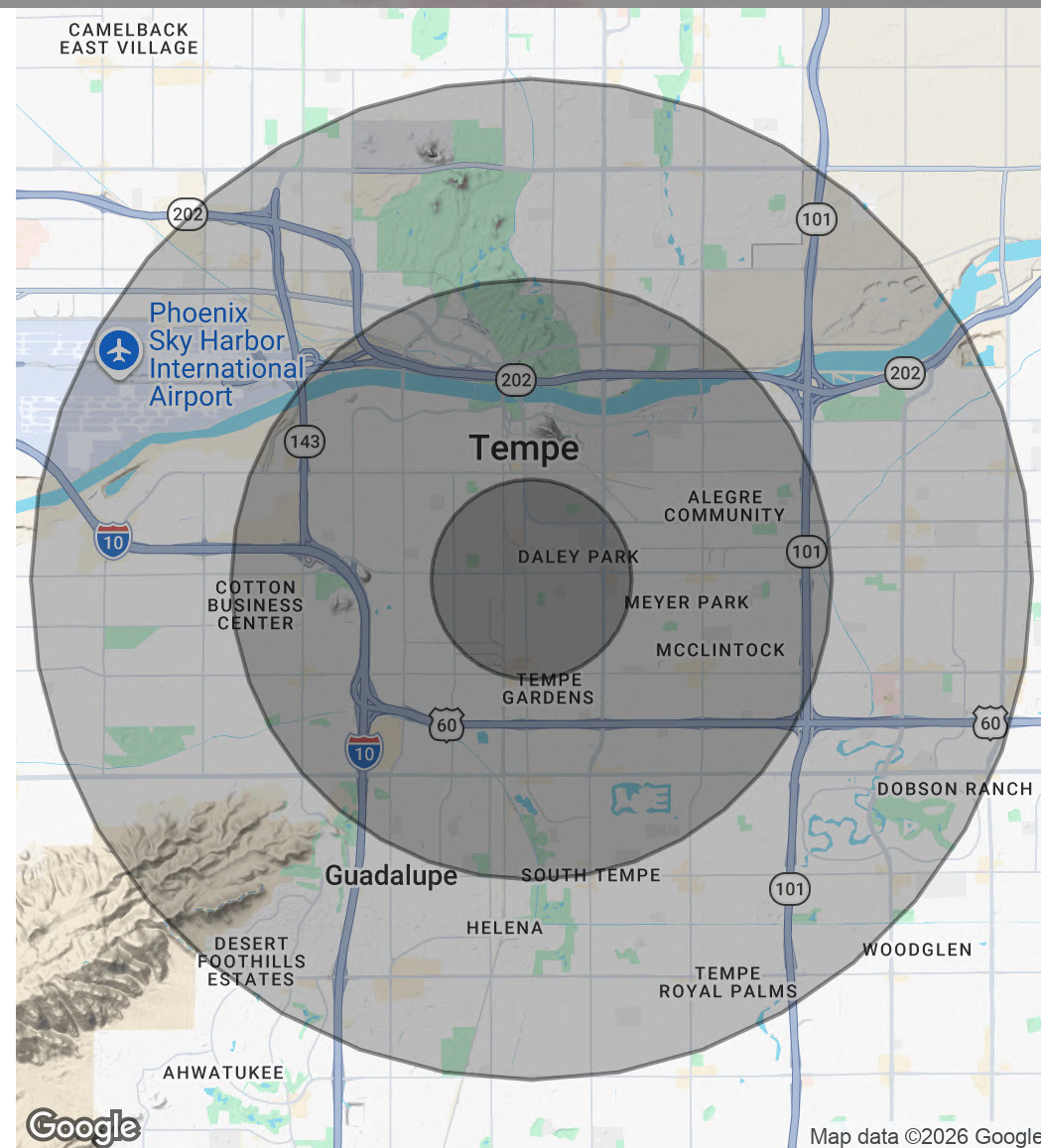
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,658	139,979	322,189
Average Age	28.0	30.4	33.4
Average Age (Male)	29.4	30.3	32.8
Average Age (Female)	27.8	31.0	34.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,382	56,837	134,829
# of Persons per HH	3.5	2.5	2.4
Average HH Income	\$97,279	\$86,028	\$92,852
Average House Value	\$491,443	\$363,092	\$377,471

2023 American Community Survey (ACS)



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