

Huntington Square

RETAIL NEIGHBORHOOD SPACE

3109-3227 S MILL AVE | TEMPE, AZ 85282

AVAILABLE
STE 3109
±1,620 SF



AVAILABLE
STE B7
±930 SF



AVAILABLE
STE B15
±1,785 SF



S MILL AVE

E SOUTHERN AVE

AVAILABLE
FOR LEASE

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



Retail Neighborhood Center Space in a Prime Tempe, AZ Location

AVAILABLE FOR LEASE

Originally built in 1981 and renovated in 1998, **Huntington Square** is a prominent ±39,379-square-foot retail neighborhood center. It is strategically situated at the highly visible, signalized intersection of S Mill Ave and E Southern Ave in Tempe, AZ. The property features flexible storefront retail configurations to accommodate a variety of commercial and service-oriented concepts.

Supported by C-2 and GCD zoning, this center offers incoming tenants strong co-tenancy alongside recognizable national and regional brands. The site also ensures excellent customer convenience with a parking ratio of 2.62/1,000 and five dedicated access points to both major arterial roads.

Property Summary

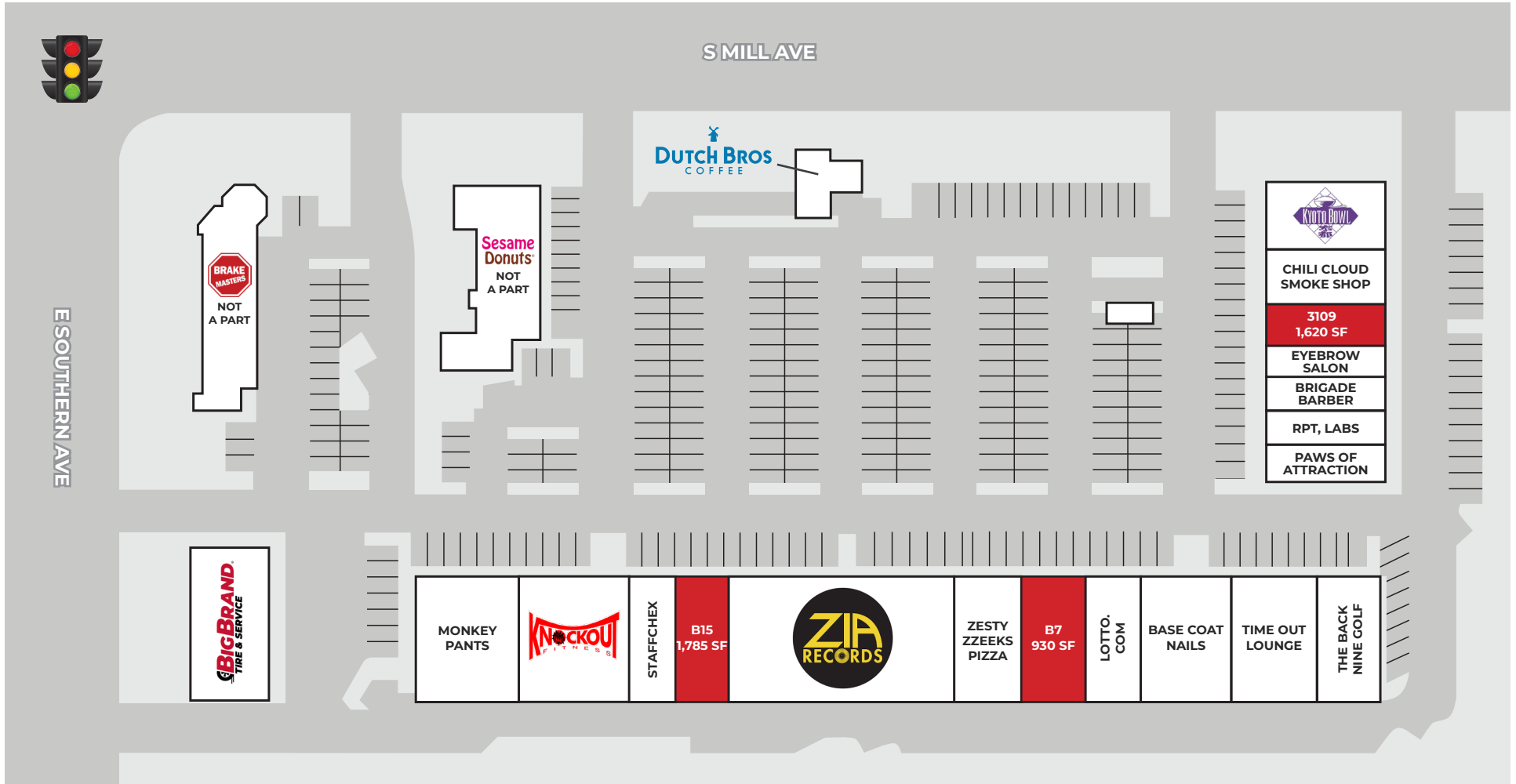
Address	3109-3227 S Mill Ave Tempe, AZ 85282
Project Size	±39,379 SF
Year Built	1981 (Renovated in 1998)
Zoning	C-2, GCD
Parking Ratio	2.62/1,000

Highlights

- 5 access points from S Mill Ave & E Southern Ave
- Ample Parking
- Building Signage Available
- High Traffic Counts (53,209 VPD at Intersection)
- National Tenants (Dutch Bros., Zia Records, Subway, Knockout Fitness, etc.)



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 09 01 26

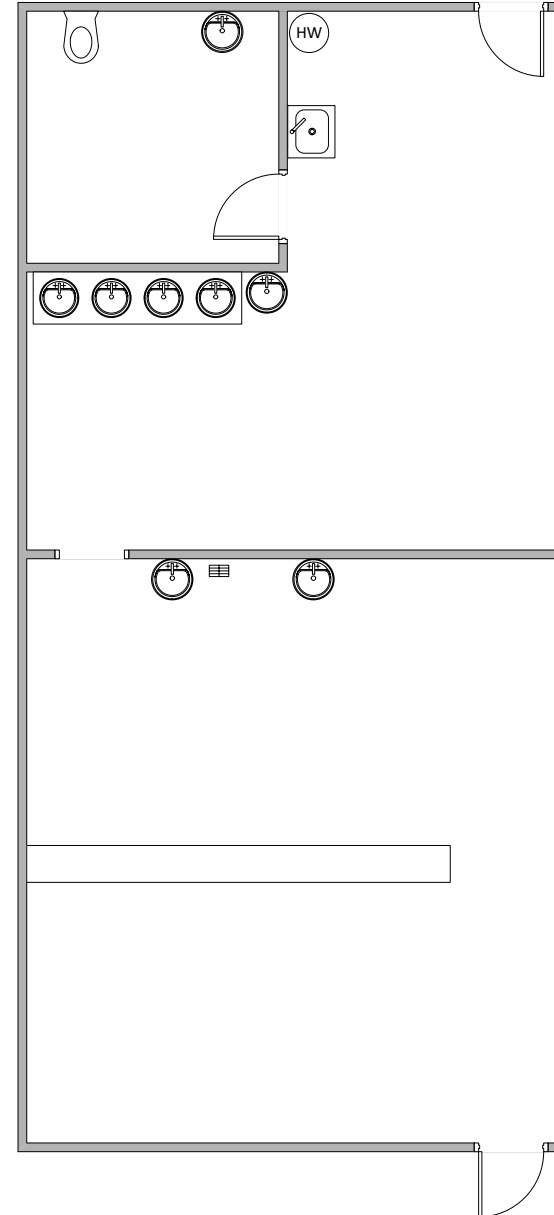
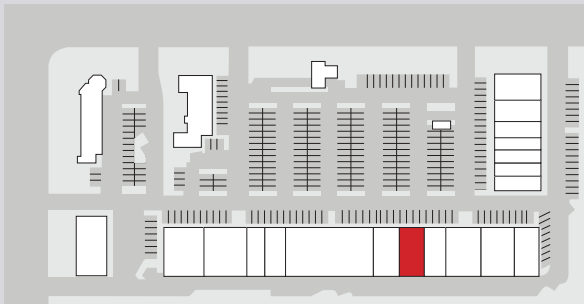


AVAILABLE

Suite B7

±930 SF | \$22.00/SF/Yr (NNN)

- Storefront Retail Space
- Former Smoothie Shop



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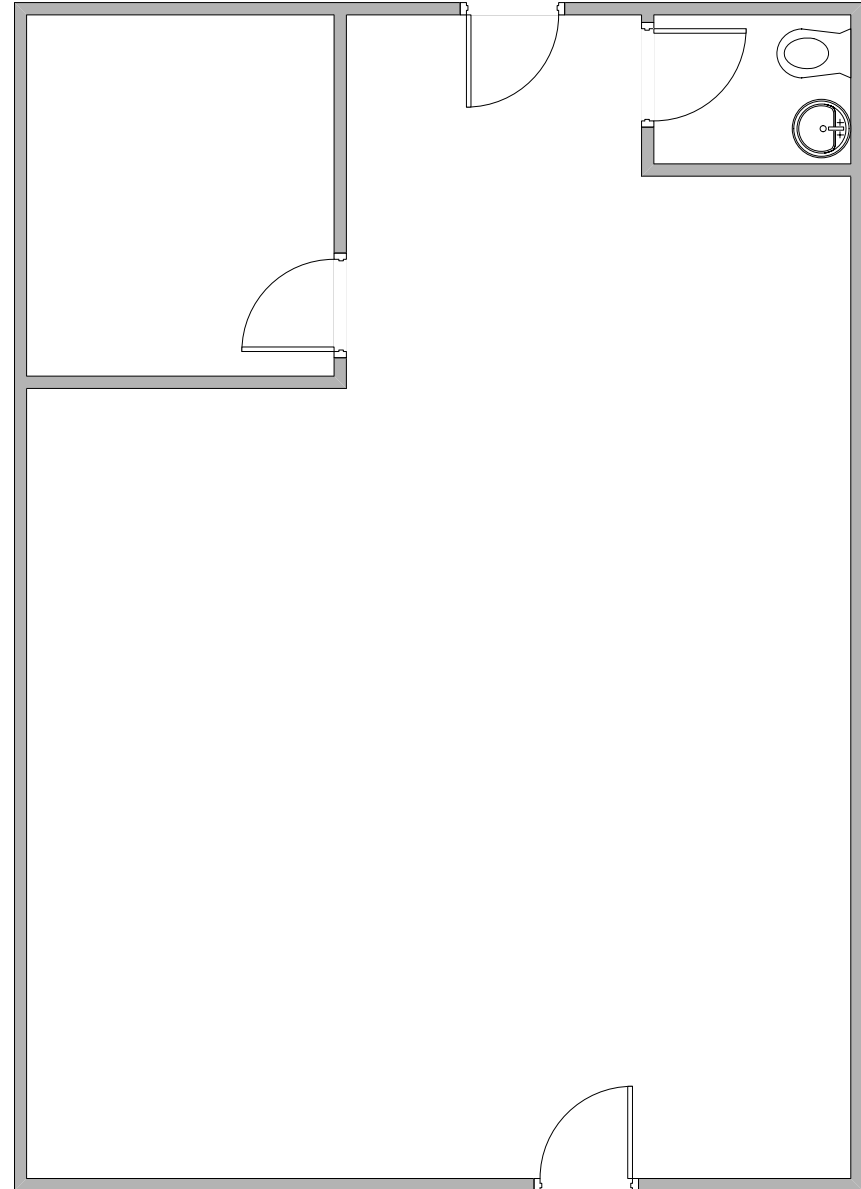
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AVAILABLE

Suite B15

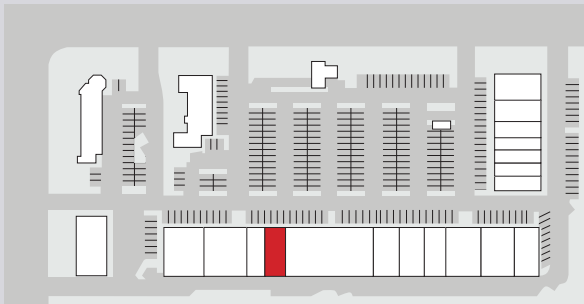
±1,785 SF | \$22.00/SF/Yr (NNN)

- Storefront Retail Space



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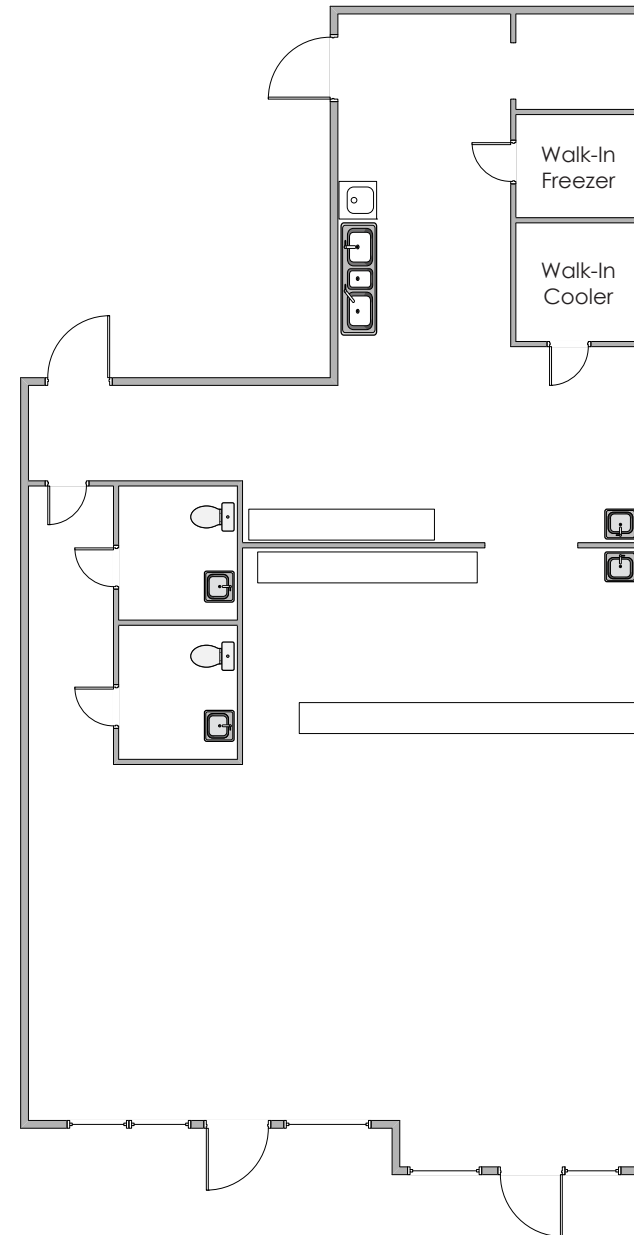
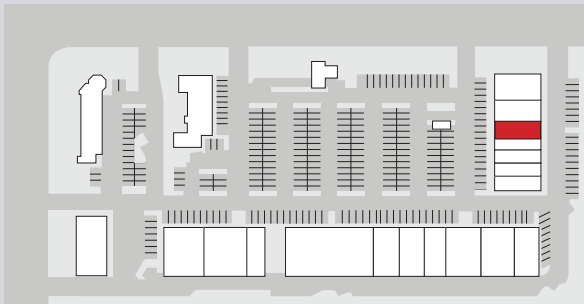


AVAILABLE

Suite 3109

±1,620 SF | Contact Broker

- Storefront Retail Space
- 1 Office
- 2 Restrooms
- 2 Walk-In Freezers



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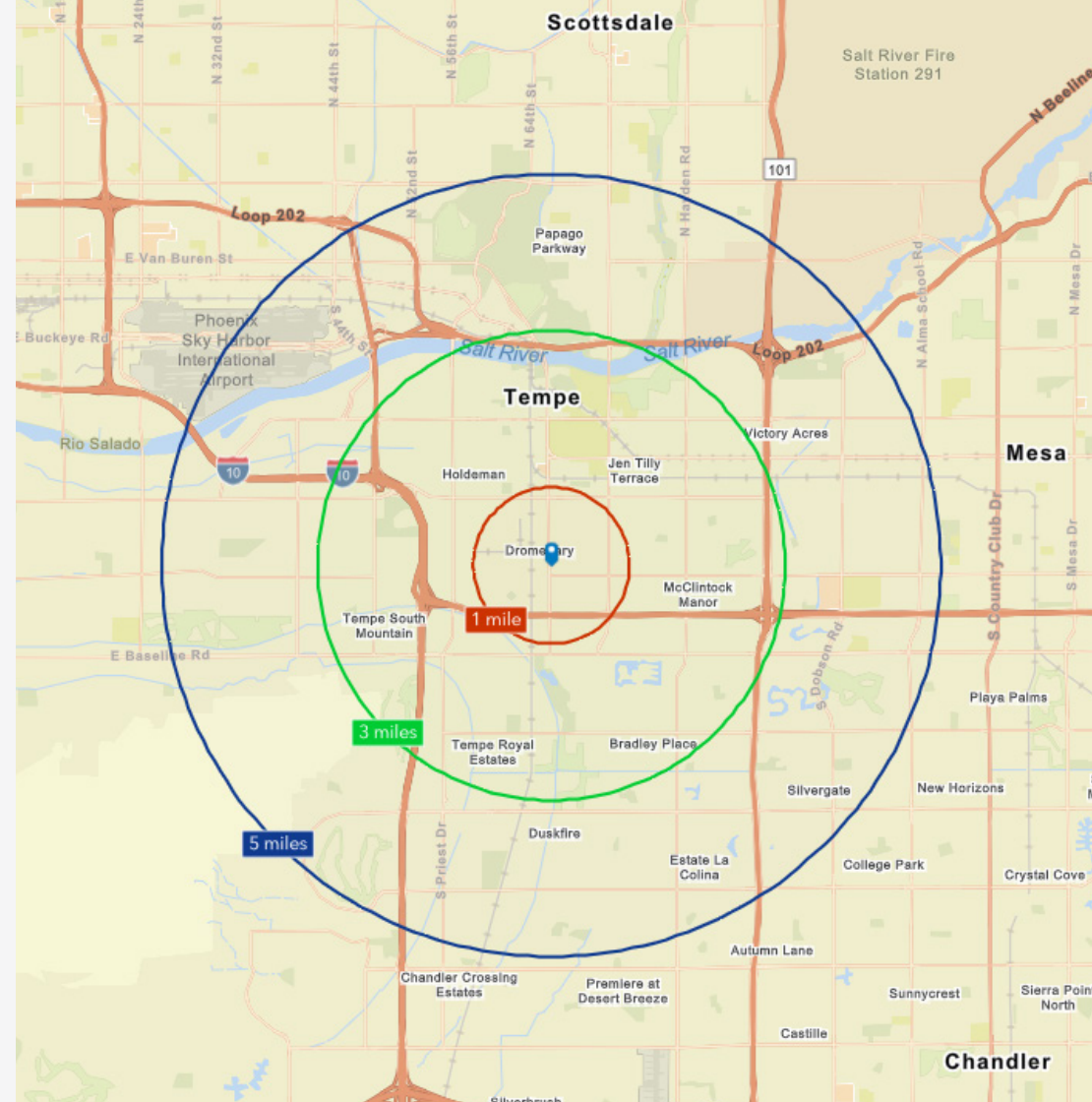


Prime Tempe Location

Positioned in the heart of an established and dense Tempe community, just 0.6 miles from the US-60, this center offers an exceptional retail environment with strong, localized consumer backing. The property draws from a population of over 163,000 residents and boasts \$1.9 billion in total consumer spending within a 3-mile radius. Fronting the major arterial corridors of S Mill Ave and E Southern Ave, the center captures tremendous exposure to 53,209 vehicles per day at the intersection. This strategic placement sits near vibrant community hubs like Arizona State University, offering tenants a wealth of surrounding amenities alongside robust daytime employment.

Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	14,514	163,434	324,107
Annual Growth 2020 - 2025	0.4%	0.8%	0.7%
2025 Households	6,183	66,913	135,586
Median Age	33.6	31.8	33.9
Bachelor's Degree or Higher	41%	40%	38%
Avg HH Income	\$96,803	\$90,912	\$98,850
Total Consumer Spending	\$189.6M	\$1.9B	\$4.1B
Daytime Employment	12,381	107,809	220,465
Businesses	1,388	9,868	20,292
Median Home Value	\$488,084	\$434,019	\$440,110



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