

Campus Center

📍 1634 SW Washburn Ave, Topeka, KS

YOUR NAME HERE

1,299 SF – 6,460 SF Available Drive-Thru Opportunity

Major Remodel Underway

Casey's

Prime location across the street from Washburn University
over 7,000 students currently enrolled

Great access from all four sides with a total of six entrances



RED MOUNTAIN
GROUP

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For Lease

1,299 SF – 6,460 SF Available Drive-Thru Opportunity



Property Highlights

- **Signalized Intersection**
- **127 Parking Spaces**
- **7,374 Students Attend Washburn University**
Directly Across Street (7.6% increase over the prior year)

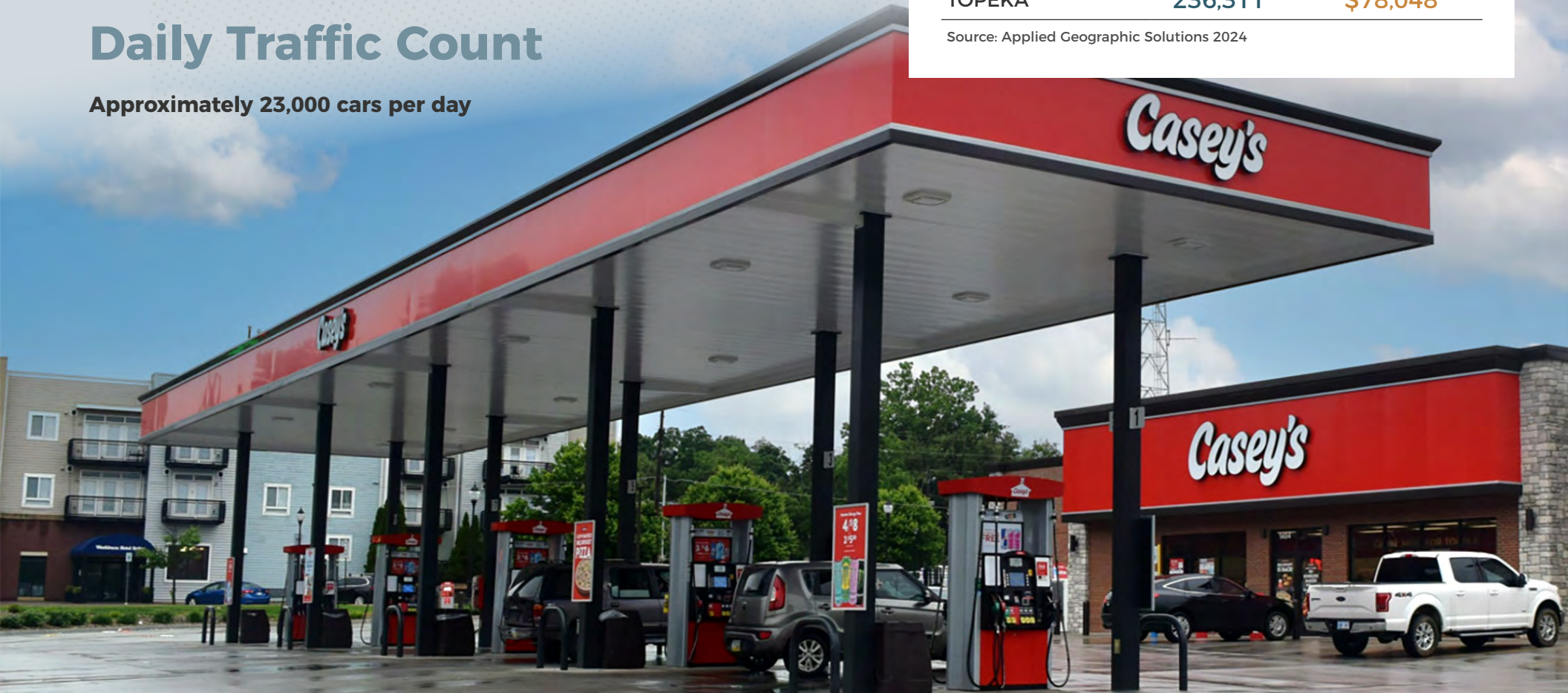
Daily Traffic Count

Approximately 23,000 cars per day

Demos

		
RADIUS	POPULATION	AVG HH INCOME
5 MILE	130,467	\$78,976
SHAWNEE COUNTY	180,333	\$77,929
TOPEKA	236,311	\$78,048

Source: Applied Geographic Solutions 2024



Site Plan



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1234 E 17th Street, Santa Ana, CA 92701

Aerial

CAMPUS CENTER

SW 17TH ST



SW 21ST ST



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