

# CAMPUS CENTER

1,299 – 6,460 SF AVAILABLE

FOR LEASE

1634 SW Washburn Ave | Topeka, KS



BRENDA BENTER  
SR VICE PRESIDENT LEASING  
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JAI DYN PHONRATH  
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**RED MOUNTAIN**  
GROUP  
ANYTHING IS POSSIBLE

# SITE PLAN

CAMPUS CENTER



#	TENANT	SF
1328	AVAILABLE	2,458 SF
1332	AVAILABLE	1,442 SF
1336	AVAILABLE	2,560 SF
1618	Chef's Kiss	
1620	AVAILABLE	1,299 SF
1634	Wild Side Smoke Shop	

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[www.redmountaingroupinc.com](http://www.redmountaingroupinc.com)

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# AREA INFO

CAMPUS CENTER



**1,299 - 6,460 SF AVAILABLE**

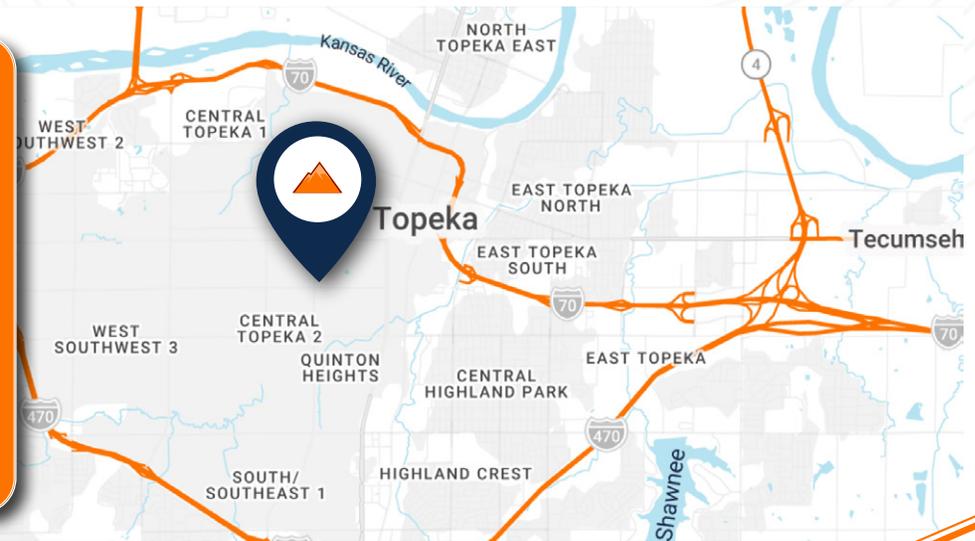
**UP TO 6,460 SF DRIVE-THRU OPPORTUNITY AVAILABLE**

Prime location across the street from Washburn University with over 7,000 students enrolled. Brand new Casey's gas station. Located at a signalized intersection with great access from all four sides with a total of six entrances.

### MAJOR TENANTS IN AREA:



	 POPULATION	 DAYTIME POPULATION	 TOTAL HOUSEHOLDS	 AVG HH INCOME
1 Mile	14,094	9,993	5,966	\$65,847
3 Miles	78,380	78,694	34,585	\$70,731
5 Miles	128,761	120,234	55,652	\$80,837



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# AREA MAP



**SUBJECT PROPERTY**  
1634  
SW Washburn Ave  
Topeka, KS

**MARGARITA'S JALISCO**

**FAT SHACK**  
LATE RIGHT DONE RIGHT

**boost mobile**

Interstate 70 Approx 1.5 miles

SW 17th St

**PAPA JOHN'S**

**WASHBURN**

SW Washburn Ave

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