

# University Pointe

919 East Lemon Street  
Tempe, AZ 85281  
(480) 966-9000  
www.universitypointe.com

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June 10, 2015

Re: Liquor License Application 1035 East Lemon Street – El Pasiano Market

To Whom It May Concern,

I am currently the Manager of the ownership of several apartment complexes that are located within one half mile of the proposed liquor license located at 1035 East Lemon Street, Tempe AZ (please see attached list of properties and ownership). Our properties are mainly situated on Lemon Street and one abuts the site of the proposed liquor license.

Over the last few years we have worked diligently and have spent considerable time, money and resources to reposition and "clean up" the area along Lemon Street. We have worked closely with City of Tempe and local law enforcement agencies to change an area that was once known for high crime to one that it is now safe to walk and bustling with activity. The change along Lemon Street is a good case study of local government and motivated owner's working together to revitalize an area that has been in decline for several years.

While we have made great strides in the area the one property that has remained a reminder of the "old Lemon Street" is the market located at 1035 East Lemon Street. Our onsite employees and tenants feel safe walking along Lemon but avoid the corner of El Pasiano Market especially at night because of the individuals that congregate and loiter in front of the market. We have had several instances of our tenants being harassed as they walk pass the market. The current ownership has clearly shown they cannot responsibly handle their current limited liquor license.

Granting a liquor license to the El Pasiano Market will only further serve to exasperate a problem that already exists. There are currently four (4) liquor stores / markets that are less than a half a mile from the proposed site. The area is well served and there is no need to provide an additional liquor outlet for the area residents.

For the reasons stated above I respectfully request that the council object to the license for 1035 Lemon Street.

University Pointe



Mark Kahan  
Manager

RECEIVED  
JUN 10 2015  
CITY OF TEMPE

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919 E Lemon St, Tempe, AZ, 85281- Lemon Street 232, LLC

914 E Lemon St, Tempe, AZ, 85281 - 37th Drive, LLC & 1000 Orange Street, LLC

1011 E Lemon St, Tempe, AZ, 85281- Lemon Street 232, LLC

1019 E Lemon St, Tempe, AZ, 85281 - Lemon Street 232, LLC

1031 E Lemon St, Tempe, AZ, 85281-1031 Lemon Street, LLC

1402 S Terrace Road, Tempe, AZ, 85281 - 1160 36th Place, LLC

1224 E Lemon St, Tempe, AZ, 85281- Vista Magnolia, LLC

1122 E Lemon St, Tempe, AZ, 85281 - Vista Magnolia, LLC

1230-1236 E Lemon St, Tempe, AZ, 85281 - AJM Ventures, LLC

1206 E Lemon St, Tempe, AZ, 85281 -Backrows Holdings # 2, LLC