

NORTHWEST CORNER ELLIOT RD & RURAL RD

TEMPE, ARIZONA

±2,160 SF
AVAILABLE

±1,020 SF
AVAILABLE

±1,290 SF
AVAILABLE



RURAL RD ± 22,000 VPD

 VELOCITYRETAILGROUP



◆ **FOR LEASE: ±1,290 SF, ±1,020 SF, & ±2,160 SF SHOP SPACES AVAILABLE**

Property Highlights

- Retail Shop Space Available in Desirable South Tempe Trade Area
- Multiple Access Points along Rural Rd & Elliot Rd
- Over 51K VPD at the Intersection
- Close Proximity to the I-10, Loop 101, Loop 202 & US 60
- Excellent Demographics and Daytime Employment Area

Traffic Counts

Elliot Road	30,000 CPD
Rural Rd	22,000 CPD
Total	52,00 VPD

Nearby Tenants









SITE PLAN

SUITE	SQFT	TENANT
A-14	2,310	ANAYA'S FRESH MEXICAN
A-13	1,290	AVAILABLE
A-12	2,040	CREPE BAR
A-10	1,800	MAPLE LEAF CHIROPRACTIC
A-9	1,200	CLOCKWORK PIZZA
A-8	1,020	AVAILABLE
A-7	1,020	WATER & ICE
A-6	1,080	VIP NAILS
A-5	1,080	AMERICAN FAMILY INSURANCE
A-4	2,160	AVAILABLE
A-1	2,400	RURAL ANIMAL CLINIC
B-8	6,000	ALEGRIAS CHILD CARE
B-7	1,200	BESTIES BAKESHOP
B-6	1,020	MASSAGE HALL
B-5	1,020	THE TOOTHPLACE
B-4	1,080	HAMMER & STAIN
B2/3	3,180	GOLF ENVY
B-1	1,500	IKE'S LOVE & SANDWICHES



Brian Gast
602.682.8155
brian.gast@velocityretail.com

Heather Prinsloo
602.682.8108
heather.prinsloo@velocityretail.com

Parker Jones
602.682.8182
parker.jones@velocityretail.com

Ryan Lane
602.682.8164
ryan.lane@velocityretail.com

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RURAL RD ± 22,000 VPD

KYRENE NORTE ELEMENTARY
± 500 STUDENTS

WESTERN CANAL

KYRENE DE LOS NINOS ELEMENTARY
± 600 STUDENTS

CORBELL
PARK

KEN MCDONALD
GOLF COURSE

AVAILABLE

 **DOLLAR TREE**

 

  McClintock
Animal Care Center
Small Animal & Exotic Practice
 

ELLIOT RD ± 30,000 VPD

 



 **SPROUTS**
tavern & eatery FARMERS MARKET

 

 **PNC**
ORIGINAL
BISCUITS
RESTAURANTS
BIG O TIRES

KYRENE MIDDLE SCHOOL
± 750 STUDENTS

MCCLINTOCK DR ± 25,000 VPD



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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE		1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	10,391	122,630	345,786
	2026 TOTAL HOUSEHOLDS	4,285	50,962	143,552
	MEDIAN HOUSEHOLD INCOME	\$167,870	\$133,682	\$117,661
	2026 MEDIAN HOME VALUE	\$585,532	\$496,240	\$459,836
	2026 TOTAL EMPLOYEES	3,434	64,697	187,677
	2026 TOTAL BUSINESSES	650	7,357	19,709



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THE GAST TEAM

602.682.8108

FOR LEASING INFORMATION:

BRIAN GAST

Tel: 602.682.8155
brian.gast@velocityretail.com

HEATHER PRINSLOO

Tel: 602.682.8108
heather.prinsloo@velocityretail.com

PARKER JONES

Tel: 602.682.8182
parker.jones@velocityretail.com

RYAN LANE

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2415 E. CAMELBACK RD SUITE 400 | PHOENIX, AZ 85016 | VELOCITYRETAIL.COM