

**2ND GEN
RESTAURANT
SPACE
AVAILABLE!**

SUBJECT

Elliott Rd

COSTCO PLAZA

New
Ownership
**CITIVEST
COMMERCIAL**

**Southeast Corner of Elliott Rd and Priest Dr
Tempe, Arizona**

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◆ COSTCO ANCHORED CENTER - ±1,300 SF 2ND GENERATION RESTAURANT SPACE

Property Highlights

- Built out 2nd Gen restaurant with existing hood and grease trap!
- Located 1/2 mile east of Interstate 10
- Anchored by Costco, The Dump, and The Pickler
- New Ownership
- Strong population and Daytime population
- Rental Rate: Call to Discuss

Traffic Counts

Elliot Rd	29,085 CPD
Priest Dr	23,963 CPD
Total	53,048 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	8,999	108,713	265,718
Estimated Households	4,140	46,501	108,800
Med Household Income	\$102,028	\$129,507	\$130,219
Daytime Population	14,832	63,267	169,709

Source: SitesUSA

Nearby Tenants



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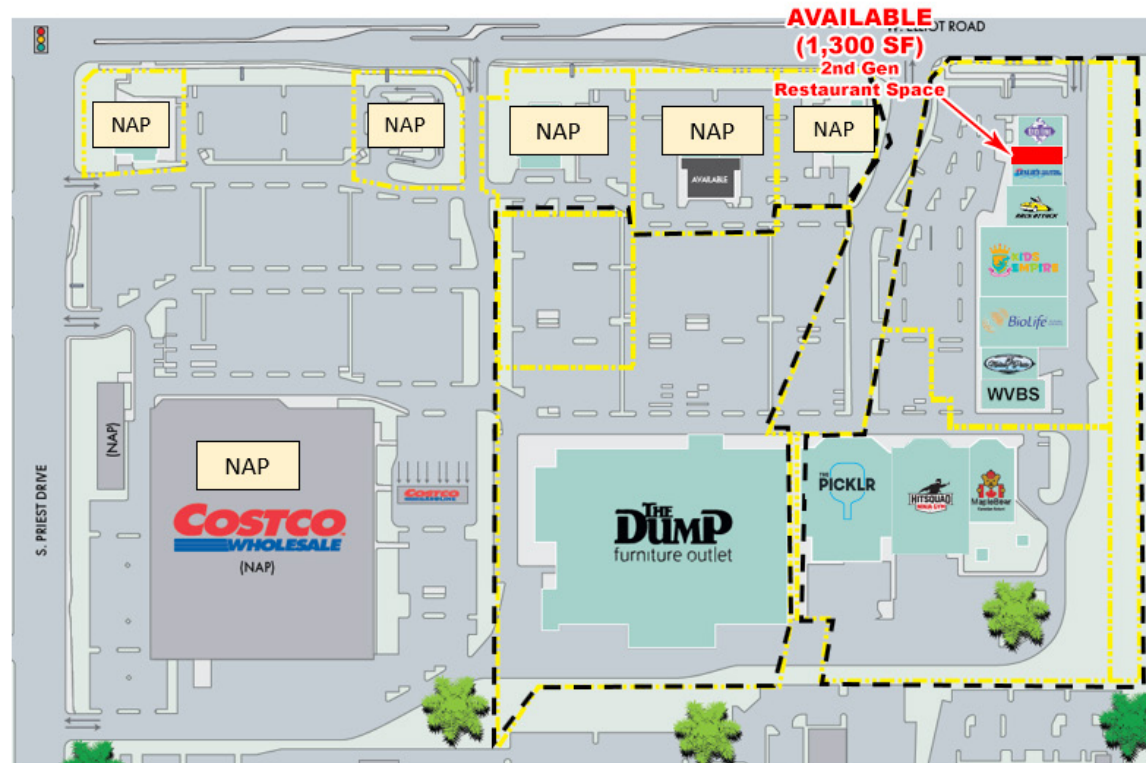
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CONCEPTUAL SITE PLAN

--- Shopping Center



20	MAPLE BEAR TEMPE	10,000 SF	105-107	BODY FIT TRAINING	3,375 SF
23	HIT SQUAD	20,000 SF	111	RACK ATTACK	5,100 SF
27	THE PICKLR	25,760 SF	113	KI'DS EMPIRE	12,533 SF
31	THE DUMP	103,909 SF	115-117	BIO LIFE PLASMA SERVICES L.P.	14,500 SF
35	OREGANO'S PIZZA BISTRO	5,400 SF	119	WEST VALLEY BARBER SUPPLY	2,000 SF
36	TACO BELL	3,500 SF	124	SMART FILM	4,500 SF
101	KYOTO BOWL CORP.	2,575 SF			
103	AVAILABLE	1,300 SF			

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DEMOGRAPHICS



2025 POPULATION

1 MILE: 8,999
3 MILES: 108,713
5 MILES: 265,718



MEDIAN HOUSEHOLD INCOME

1 MILE: \$102,028
3 MILES: \$129,507
5 MILES: \$130,219



2025 TOTAL HOUSEHOLDS

1 MILE: 4,140
3 MILES: 46,501
5 MILES: 108,800



TOTAL BUSINESSES

1 MILE: 1,027
3 MILES: 6,406
5 MILES: 16,230



MEDIAN HOME VALUE

1 MILE: \$441,988
3 MILES: \$478,245
5 MILES: \$465,506



NUMBER OF EMPLOYEES

1 MILE: 14,832
3 MILES: 63,267
5 MILES: 169,709

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