

AVAILABLE!

S ALMA SCHOOL RD

W GUADALUPE RD

FOR SUBLEASE | RETAIL

GUADALUPE RANCH

1309 W Guadalupe Rd, Mesa, AZ 85202

Noah Branham Advisor | 480.610.2400 | noah@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Available SF:	1,000 SF
Lease Rate:	\$1.20/SF/month (NNN)
Building Size:	6,000 SF
Year Built:	1980
Zoning:	LC
Market:	Dobson Ranch
Cross Streets:	Guadalupe Rd & Alma School Rd

PROPERTY OVERVIEW

Located at a high-traffic main intersection in Mesa, this property offers outstanding visibility and accessibility. **The site sits adjacent to several national retailers**, including McDonald's, Safeway, and Firestone Complete Auto Care, along with multiple established food chains that consistently drive consumer traffic to the area. **With ~50,000 vehicles per day passing through the intersection**, your business benefits from exceptional exposure and daily brand impressions. The surrounding area features a strong mix of retail that support steady customer flow.

PROPERTY HIGHLIGHTS

- High-traffic main intersection location in Mesa with approximately 53,152 vehicles per day, delivering exceptional visibility and daily brand exposure.
- Adjacent to national retailers including McDonald's, Safeway, and Firestone Complete Auto Care
- Convenient freeway access – 1.5 miles from US-60 and 2 miles from Loop 101
- Strong surrounding demographics with nearby schools, dense residential neighborhoods, and complementary retail and service businesses supporting steady daytime and evening traffic.
- Offered as a sublease opportunity through September 30, 2030

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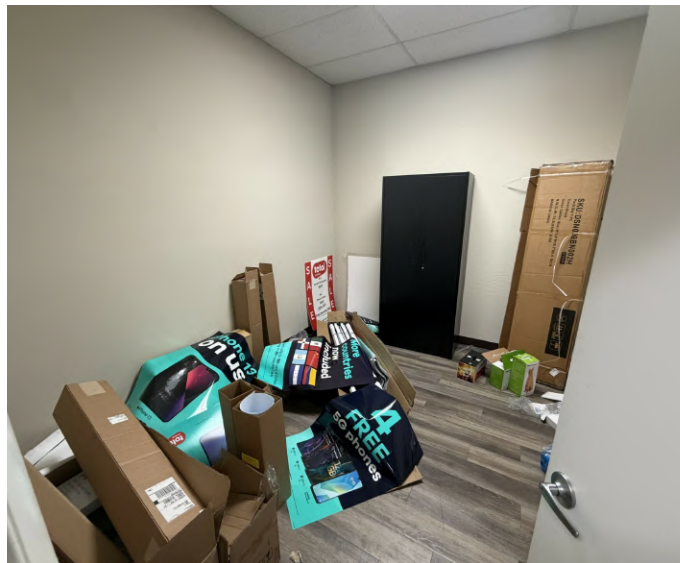
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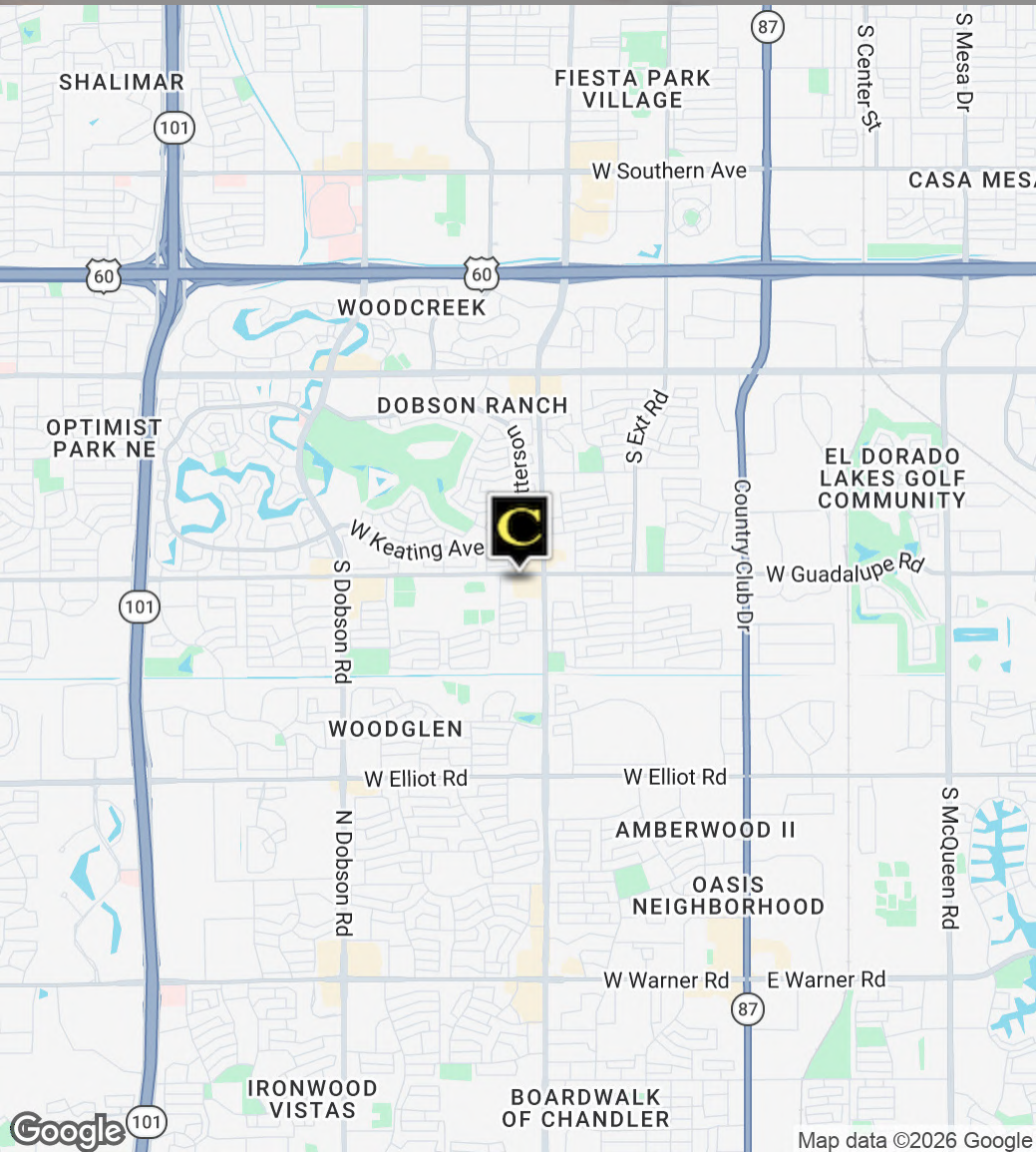
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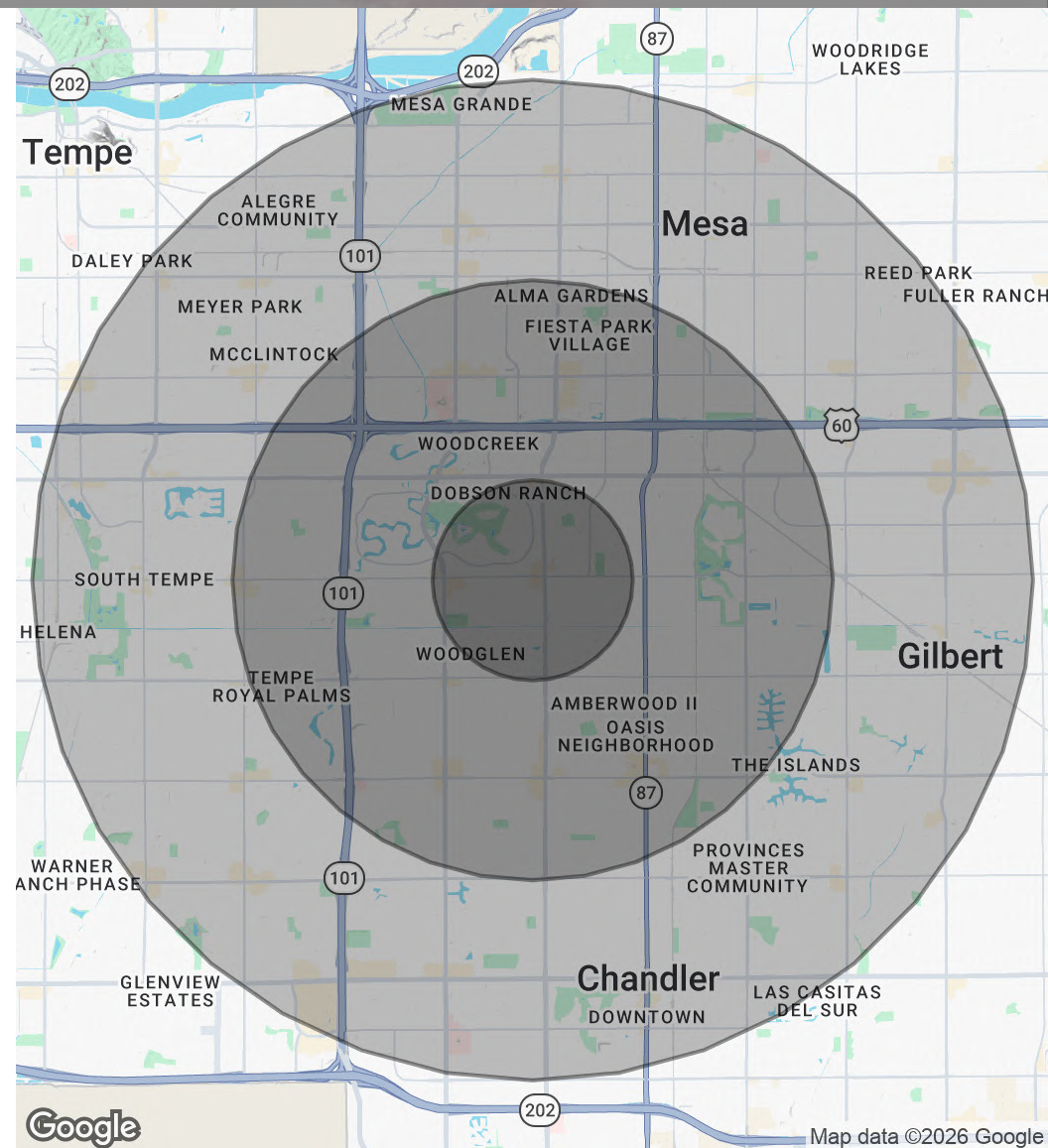
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,810	144,487	422,569
Average Age	40	39	37
Average Age (Male)	39	38	37
Average Age (Female)	41	40	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,090	58,238	165,390
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$113,304	\$100,012	\$102,255
Average House Value	\$428,597	\$415,264	\$434,039

Demographics data derived from AlphaMap



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