

FRY'S FOOD & DRUG

RETAIL PROPERTY FOR LEASE

PUEBLO ANOZIRA

SEC McClintock Dr & Guadalupe Rd | Tempe, AZ 85283

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LOCATION DESCRIPTION

SEC McClintock Dr & Guadalupe Rd - Tempe

PROPERTY HIGHLIGHTS

- Pueblo Anozira serves a highly populated trade area in Tempe, and attracts families from nearby thriving, professional residential areas.
- Convenient access to the area's major freeways—US 60 and Loop 101.
- Anchored by Fry's Food & Drug, Petco and Dollar Tree. The center also has a great mix of smaller tenants including Starbucks, Pei Wei, Panera, Filiberto's, Orange Theory & Pacific Dental.
- Excellent demographics - Annual household income over \$136K within 1 mile.

AREA CO-TENANTS



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Pueblo Anozira

LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,527 - 1,987 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION	PLANS
A-101	OPTIMYZE	1,556 SF	-	-
A-102	ORANGETHEORY FITNESS	3,547 SF	-	-
A-105	GRAZE CRAZE	766 SF	-	-
A-106	ABE'S SHOE REPAIR	501 SF	-	-
A-107	DOLLAR TREE	11,524 SF	-	-
A-111	Available	1,987 SF	OCCUPIED - MTM	-
A-112	BACKFIT HEALTH & SPINE	3,211 SF	-	-
C-103	PATHWAYS PRESCHOOL	5,364 SF	-	-
C-107	PACIFIC DENTAL SERVICES	4,971 SF	-	-
ANCHOR	FRY'S FOOD	61,143 SF	-	-
D-110	Available	1,872 SF	-	View Here
D-111	JET'S PIZZA	1,800 SF	-	-
D-112	PETCO	15,000 SF	-	-
D-116	OASIS AUTO CENTER	4,600 SF	-	-
F-101	LUSH HAIR LOFT	1,222 SF	-	-

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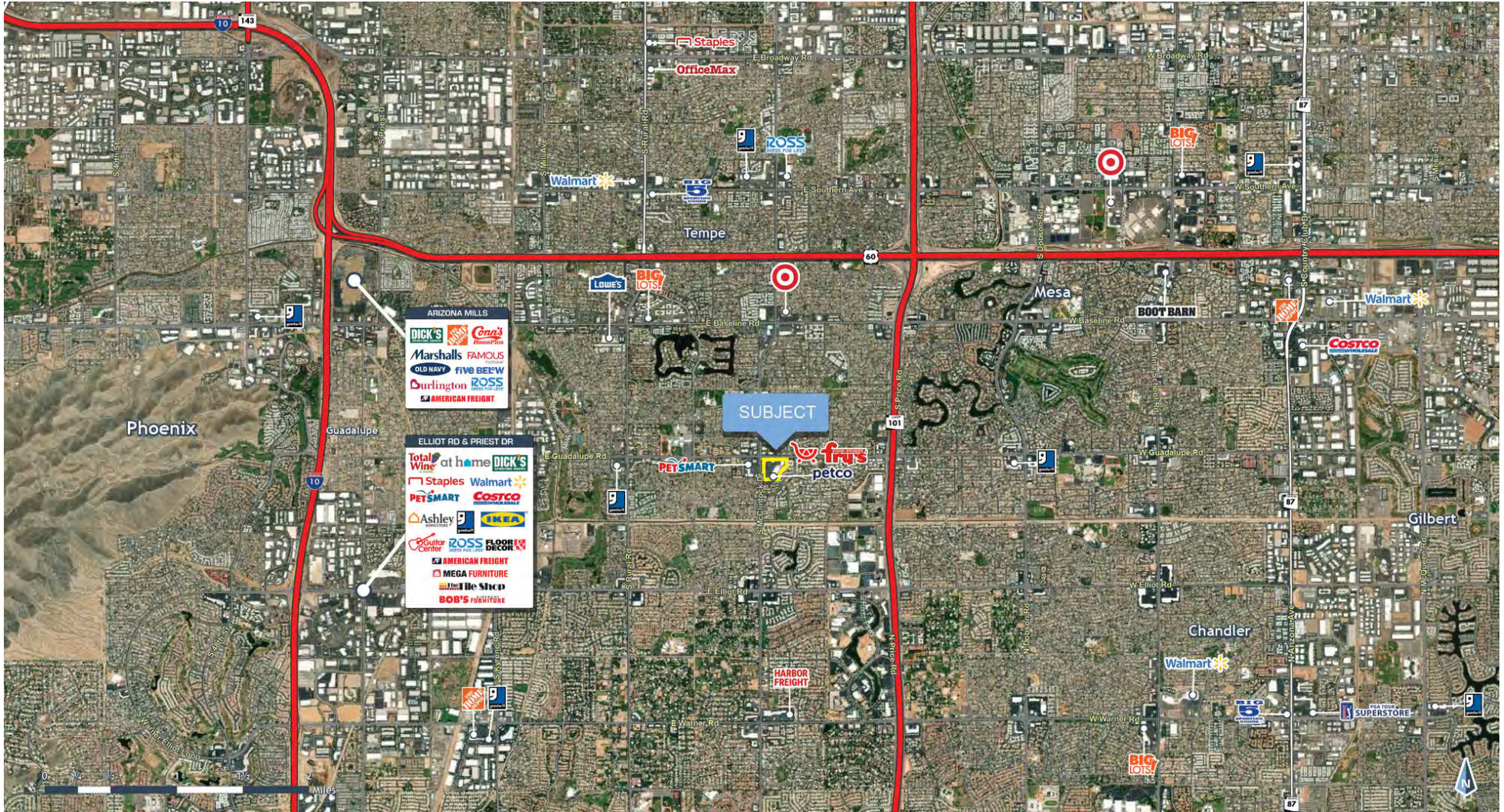
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SUITE	TENANT	SIZE	DESCRIPTION	PLANS
F-102	CLUB PILATES	1,700 SF	-	-
F-103	POSH NAIL LOUNGE	2,275 SF	-	-
F-104	GREAT CLIPS	935 SF	-	-
F-105	COOKIE CO.	1,400 SF	-	-
F-106	PRIME IV	1,400 SF	-	-
F-107	NATIONWIDE VISION	1,220 SF	-	-
F-110	PANERA BREAD	4,240 SF	-	-
F-112	PEI WEI	2,390 SF	-	-
G-101	STARBUCKS	1,600 SF	-	-
G-102	THE HABIT BURGER	1,986 SF	-	-
1821	CHASE BANK	4,500 SF	-	-
1827	JAMBA JUICE	1,500 SF	-	-
1845	FILIBERTO'S	3,000 SF	-	-
PAD C-101	SUBWAY	1,775 SF	-	-
PAD C-103	DAY'S FINE JEWELRY	889 SF	-	-
PAD C-104	Available	1,527 SF	PAD END-CAP	View Here
6505	FRANCIS & SON'S CAR WASH	4,500 SF	-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	12,769	131,086	394,420
Median Age	43.6	37.8	33.3



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$107,344	\$85,863	\$71,655
Average	\$136,797	\$114,802	\$98,229



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	420	4,985	16,447
Employees	4,036	57,223	242,760
Daytime Population	11,036	126,277	451,445



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	32.5%	27.7%	26.9%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	78.7%	72.5%	69.2%
Services	11.6%	14.0%	15.2%
Blue Collar	9.7%	13.6%	15.6%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	5,186	53,663	163,114
Median Home Value	\$386,984	\$376,146	\$359,784

* 2023 Demographic data derived from ESRI

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