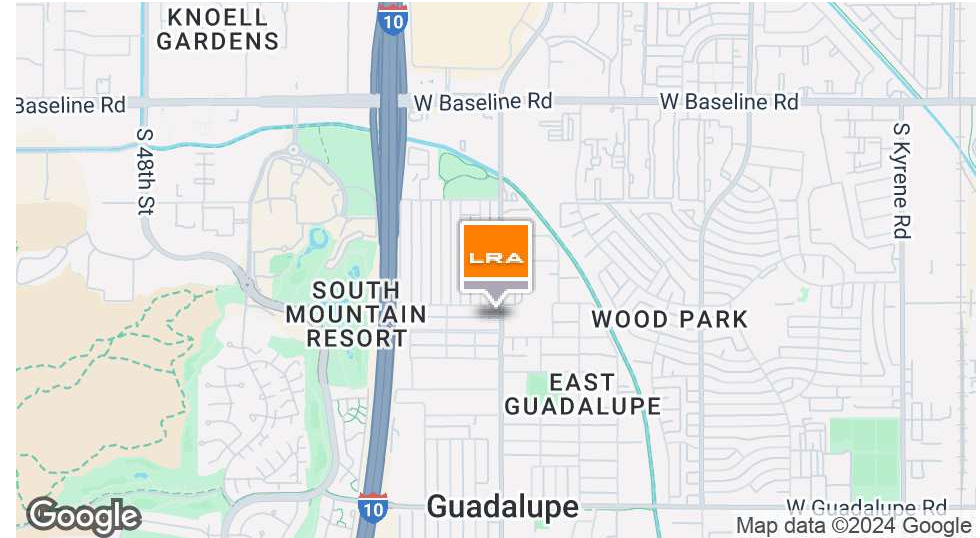


8410 S Avenida Del Yaqui

8410 S Avenida Del Yaqui | Guadalupe, AZ 85283



OFFERING SUMMARY

Lease Rate:	\$22.50 SF/yr (MG)
Building Size:	1,300 SF
Available SF:	1,300 SF
Lot Size:	7,756 SF
Number of Units:	7
Year Built:	1988
Zoning:	C-1

PROPERTY OVERVIEW

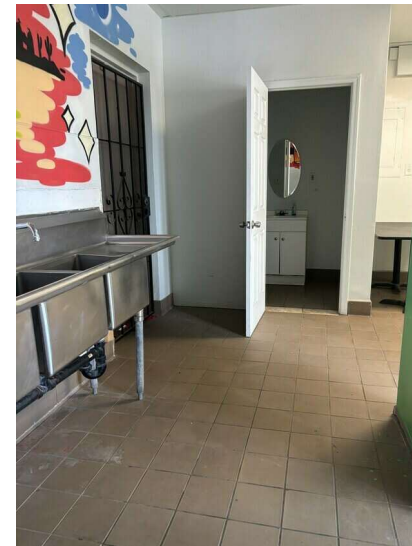
Located on the main road in Guadalupe (Avenida Del Yaqui), the property has excellent exposure. Perfect for any retail (restaurant or food user) or office users. Near the I10 & US-60 for easy access. Near many large employers and centrally located. 1/2 mile from AZ Mills. Previously a juice bar/smoothie user.

PROPERTY HIGHLIGHTS

- Located on the main road in Guadalupe
- Street frontage/great visibility
- Former juice bar
- Close to the I-10 and US-60

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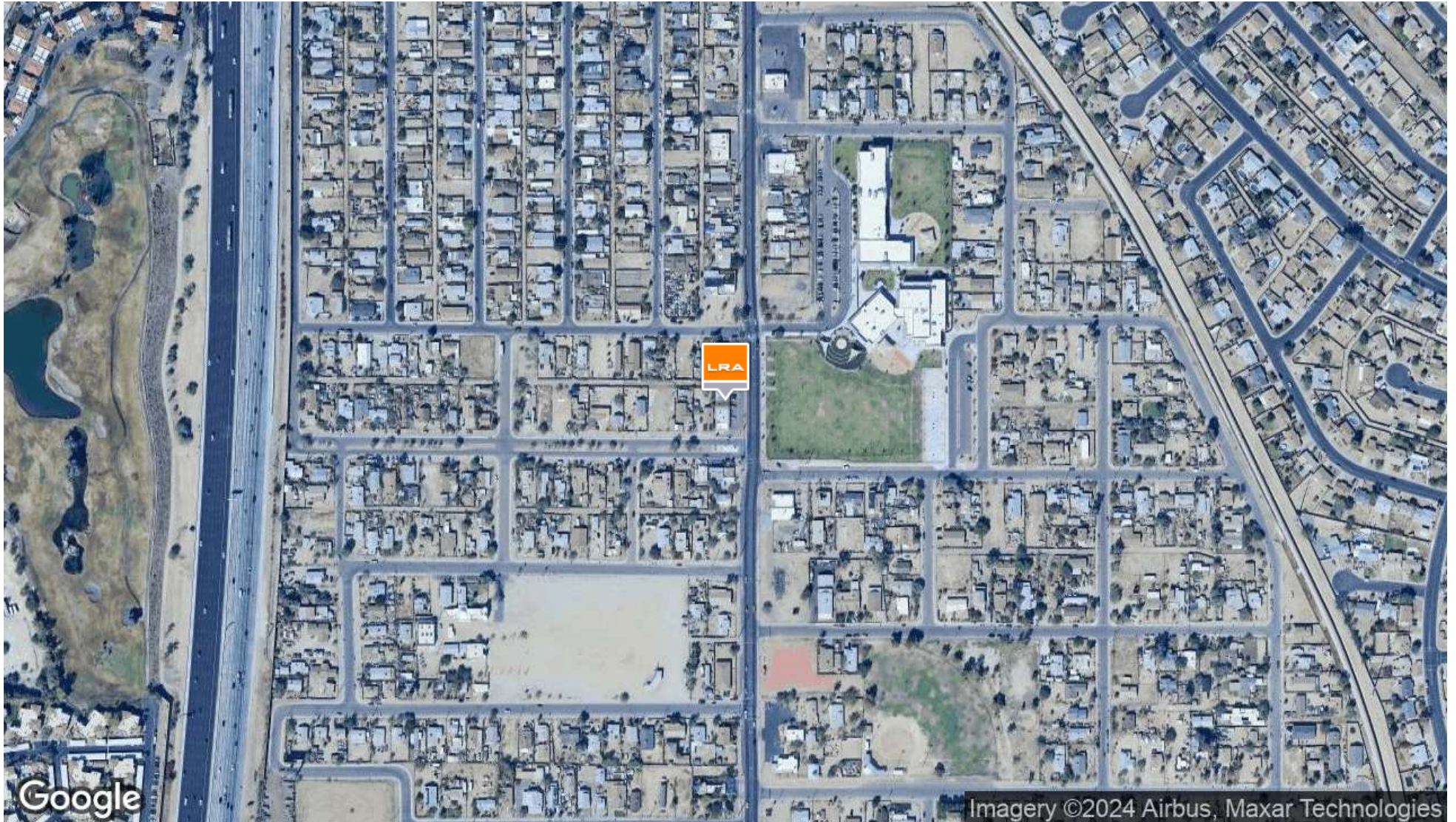


LRA

FOR LEASE | RETAIL

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,212	5,567	19,012
Average Age	37	37	36
Average Age (Male)	37	36	35
Average Age (Female)	38	37	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	611	1,898	7,505
# of Persons per HH	3.6	2.9	2.5
Average HH Income	\$79,023	\$83,507	\$87,444
Average House Value	\$278,073	\$292,478	\$317,888

Demographics data derived from AlphaMap

