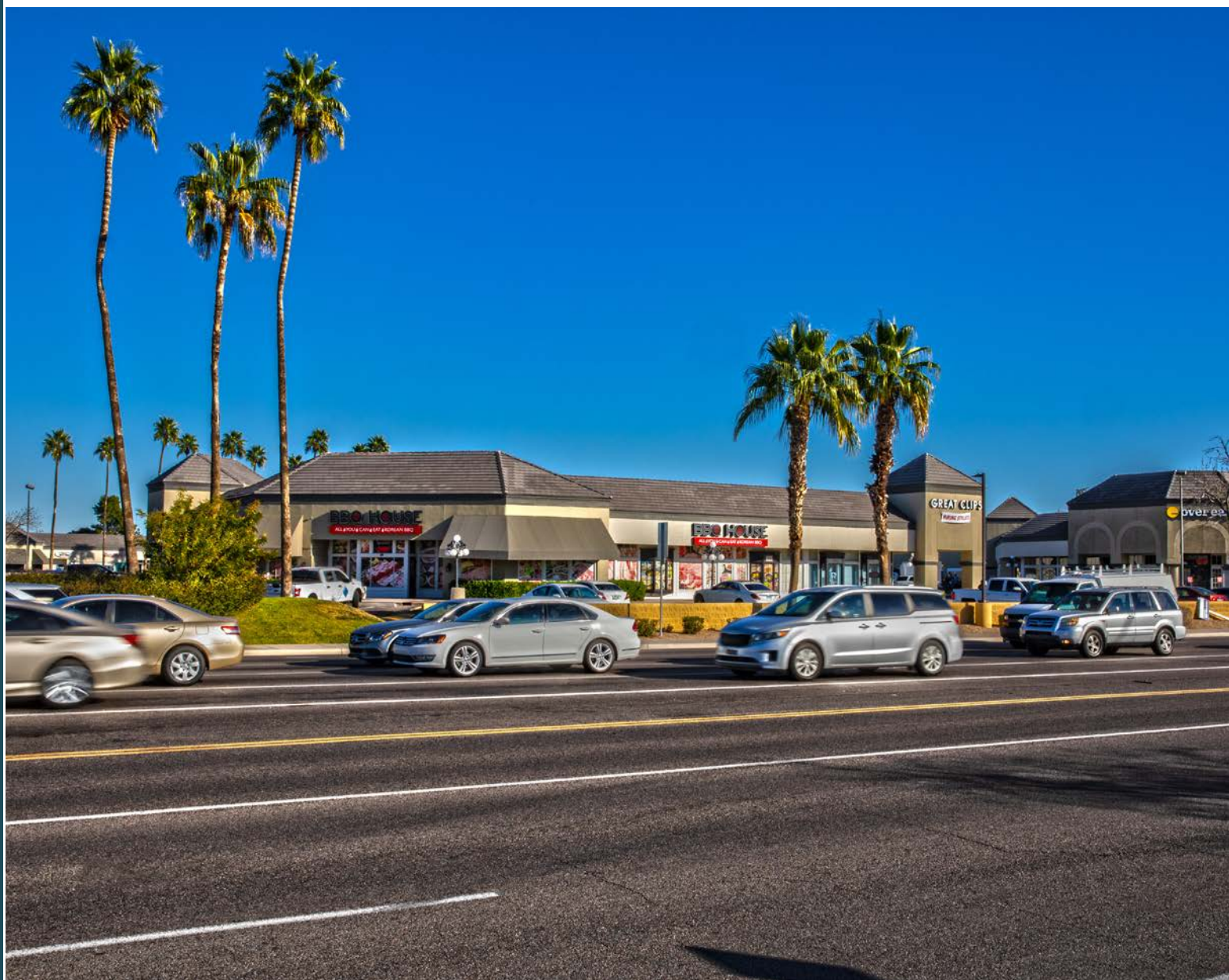




southeast corner

DOBSON RD & GUADALUPE RD



EXCLUSIVELY LIST BY

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HIGHLIGHTS

- ◆ Dense residential communities surround the shopping center, with a total population of over 430,000 residents within a 5-mile radius, providing excellent customer potential
- ◆ High income trade area with an average household income of over \$120,000 within 1-mile
- ◆ Property borders Chandler to the south, Tempe to the west, and Gilbert to the east, which are some of the most desirable and in-demand locations in Arizona
- ◆ Easy access along both Guadalupe Road and Dobson Road with $\pm 41,306$ vehicles per day at the intersection
- ◆ Close proximity to two major freeways including Loop 101 (1-mile from property) with $\pm 239,786$ vehicles per day and US-60 (1.5-miles from property) with $\pm 278,575$ vehicles per day

TRAFFIC COUNT

DOBSON RD

N $\pm 21,665$ VPD (NB & SB)

S $\pm 19,334$ VPD (NB & SB)

GUADALUPE RD

E $\pm 21,605$ VPD (EB & WB)

W $\pm 21,769$ VPD (EB & WB)

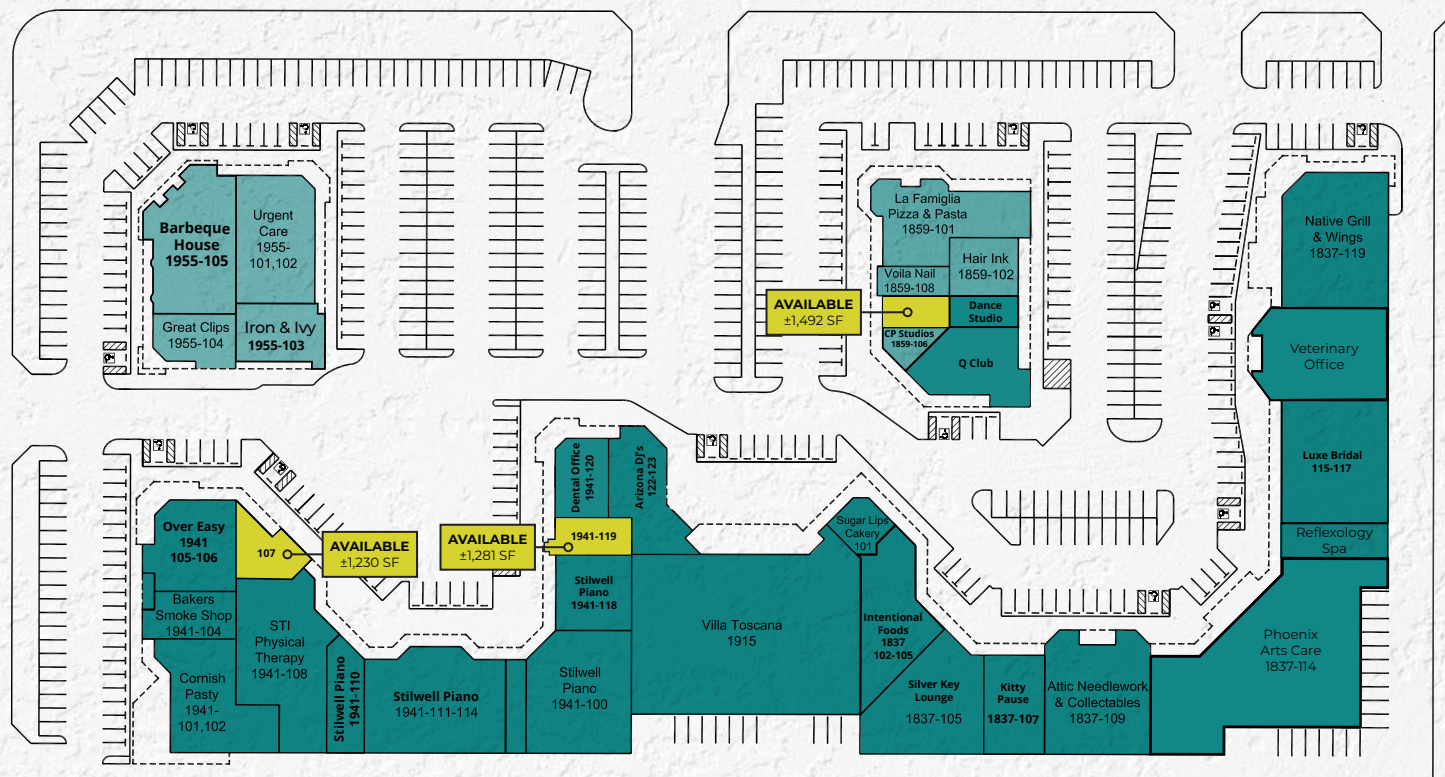
ADOT 2025



SITE PLAN

Guadalupe Road

Dobson Road



SPACE	TENANT	SF
1837		
101	Sugarlips Cakery	1,373
102-105	Intentional Foods	4,505
106	Sliver Key Lounge	5,038
107	Kitty Pause	2,592
109	Attic Needleworks	4,531
110-113	Phoenix Art Care	12,568
114	Reflexology Spa	1,470
115-117	Luxe Bridal	5,211
118	Veterinary Office	5,074
119-122	Native Grill & Wings	7,716
1859		
101	La Famigila	4,000

SPACE	TENANT	SF
102-103	Hair Ink	1,700
104	Dance Studio	1,550
105	Q Club	2,831
106	CP Studios	1,100
107	AVAILABLE	1,492
108	Nail Salon	800
1915		
102	Villa Tuscana Rec Hall	15,135
1941		
101-102	Cornish Pasy Co.	5,270
104	Bakers Smoke Shop	1,695
105-106	Over Easy	3,665
107	AVAILABLE	1,230

SPACE	TENANT	SF
108-109	STI Physical Therapy	4,531
110-114	Stilwell Piano	14,590
117	Chiro	1,022
118	Stilwell Piano	1,230
119	AVAILABLE	1,281
120	Dental Office	1,700
122-123	AZ DJs Entertainment	2,250
1955		
102	Banner Urgent Care	4,500
103	Iron & Ivy	2,046
104	Great Clips	1,744
105-107	BBQ House	5,000

DEMOGRAPHICS



POPULATION

	1-Mile	3-Mile	5-Mile
2026 Total Population	15,821	142,684	430,609
2031 Total Population	15,887	146,529	450,249



DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
2026 Total Daytime Pop	14,103	148,470	469,269
Workers	7,540	86,968	281,363
Residents	6,563	61,502	187,906



2026 INCOMES

	1-Mile	3-Mile	5-Mile
Median HH Income	\$102,032	\$91,265	\$85,253
Average HH Income	\$120,678	\$116,051	\$111,530
Per Capita Income	\$50,652	\$49,256	\$45,508



HOUSING UNITS

	1-Mile	3-Mile	5-Mile
2026 Housing Units	6,792	63,733	186,893
Owner Occupied	70.9%	59.2%	49.0%
Renter Occupied	29.1%	40.8%	51.0%



HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2026 Households	6,618	60,530	174,551
2031 Households	6,725	63,013	185,526

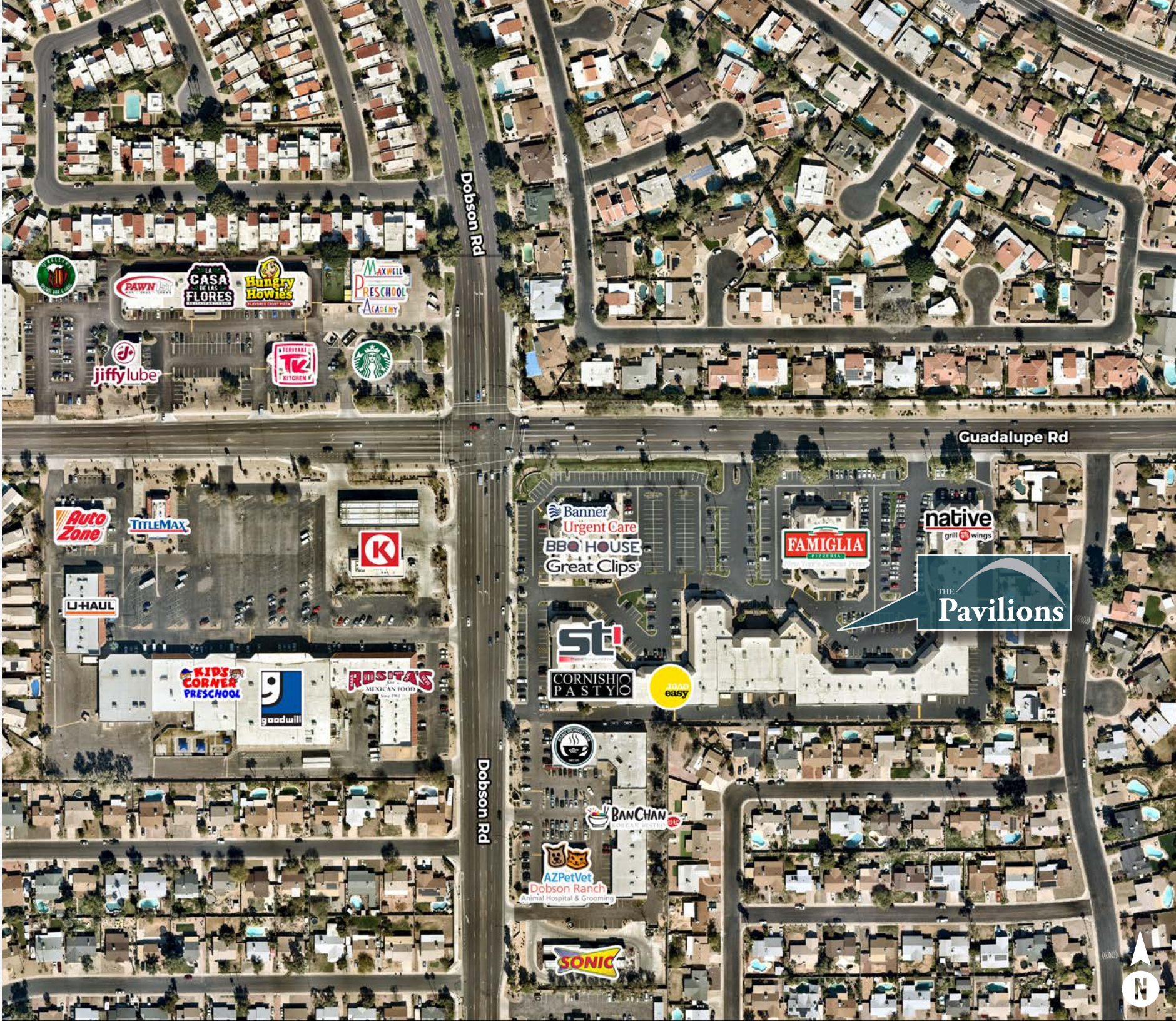


BUSINESSES

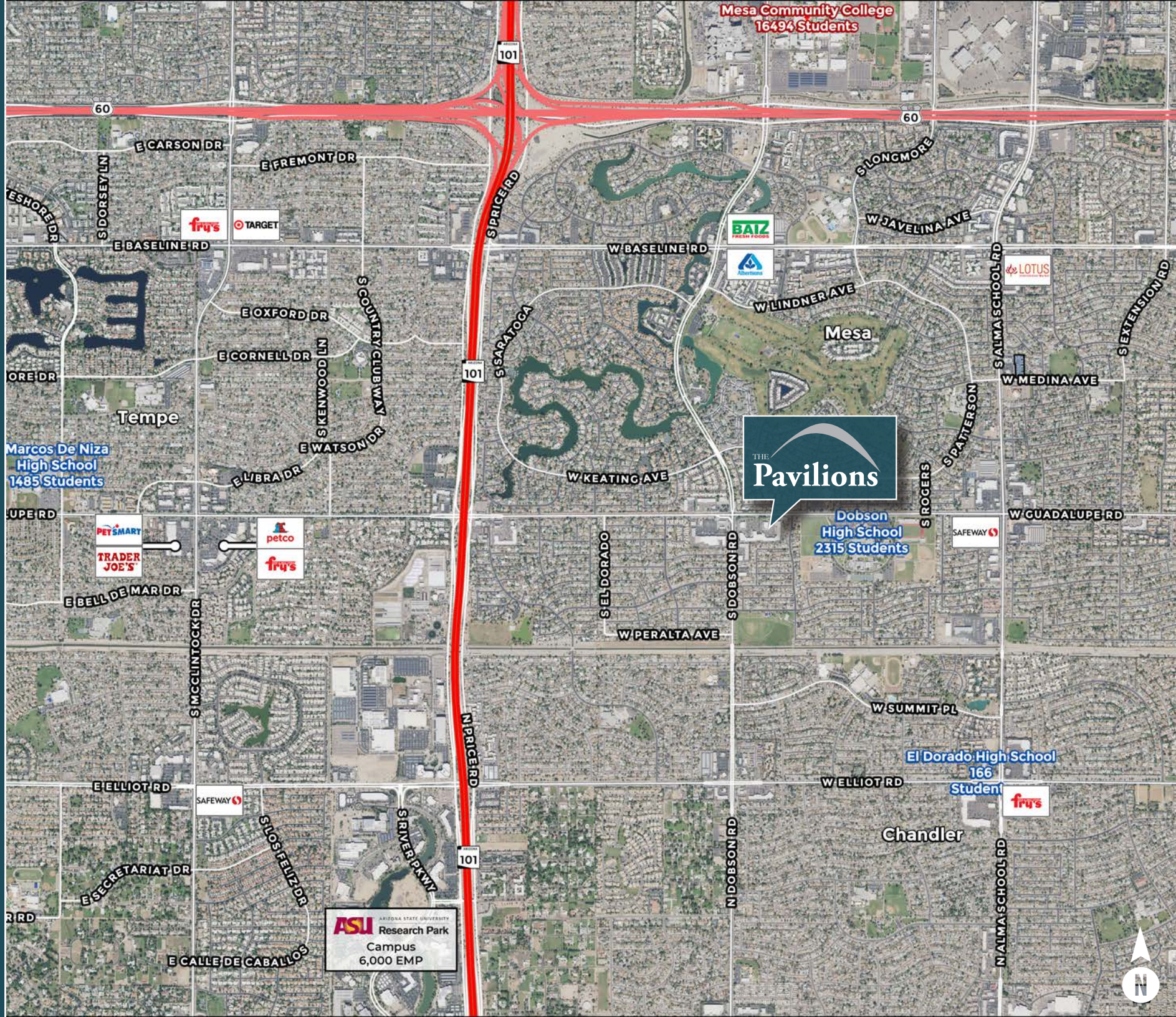
	1-Mile	3-Mile	5-Mile
2026 Businesses	565	5,711	17,540

2026 ESRI ESTIMATES

AERIAL



AERIAL





exclusively listed by

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