

NORTHWEST CORNER ELLIOT RD & RURAL RD

TEMPE, ARIZONA

±1,290 SF AVAILABLE

±1,020 SF AVAILABLE

ANAYA'S
Crepe
MAPLE LEAF Chiropractic
Water & Ice
VIP NAILS
FOREVER YOGA
AMERICAN FAMILY INSURANCE
Besties
MASSAGE DENTIST
HAMMER & STAIN TEMPE
GOLF ENVY
MIKE'S



VELOCITYRETAILGROUP

Rural Rd **±21,577 CPD**





◆ FOR LEASE: ±1,290 SF AND ±1,020 SF SHOP SPACES AVAILABLE

Property Highlights

- Retail Shop Space Available in Desirable South Tempe Trade Area
- Multiple Access Points along Rural Rd & Elliot Rd
- Over 51K VPD at the Intersection
- Close Proximity to the I-10, Loop 101, Loop 202 & US 60
- Excellent Demographics and Daytime Employment Area

Traffic Counts

Elliot Road	29,918 CPD
Rural Rd	21,577 CPD
Total	51,495 VPD

Nearby Tenants



Brian Gast
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Heather Prinsloo
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Parker Jones
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Ryan Lane
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FIESTA PLAZA

Suite	Tenant	SF
A-14	ANAYA'S FRESH MEXICAN	2,310
A-13	AVAILABLE	1,290
A-12	CREPE BAR	2,040
A-10	MAPLE LEAF CHIROPRACTIC	1,800
A-9	CLOCKWORK PIZZA	1,200
A-8	AVAILABLE	1,020
A-7	WATER & ICE	1,020
A-6	VIP NAILS	1,080
A-5	AMERICAN FAMILY INSURANCE	1,080
A-4	FOREVER YOGA	2,160
A-1	RURAL ANIMAL CLINIC	2,400
B-8	ALEGRIAS CHILD CARE	6,000
B-7	BESTIE'S BAKESHOP	1,200
B-6	MASSAGE HALL	1,020
B-5	THE TOOTHPLACE	1,020
B-4	HAMMER & STAIN	1,080
B2/3	GOLF ENVY	3,180
B-1	IKE'S LOVE & SANDWICHES	1,500





SUBJECT →

29,918 CPD

21,577 CPD

24,566 CPD

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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	10,391	122,630	345,786
	2026 TOTAL HOUSEHOLDS	4,285	50,962	143,552
	MEDIAN HOUSEHOLD INCOME	\$167,870	\$133,682	\$117,661
	2026 MEDIAN HOME VALUE	\$585,532	\$496,240	\$459,836
	2026 TOTAL EMPLOYEES	3,434	64,697	187,677
	2026 TOTAL BUSINESSES	650	7,357	19,709



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