



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 425,000 residents within a 5-mile radius, providing excellent customer potential
- ◆ High income trade area with an average household income of over \$115,000 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**  $\pm 19,896$  VPD (NB & SB)

**S**  $\pm 22,066$  VPD (NB & SB)

### GUADALUPE RD

**E**  $\pm 21,410$  VPD (EB & WB)

**W**  $\pm 20,798$  VPD (EB & WB)

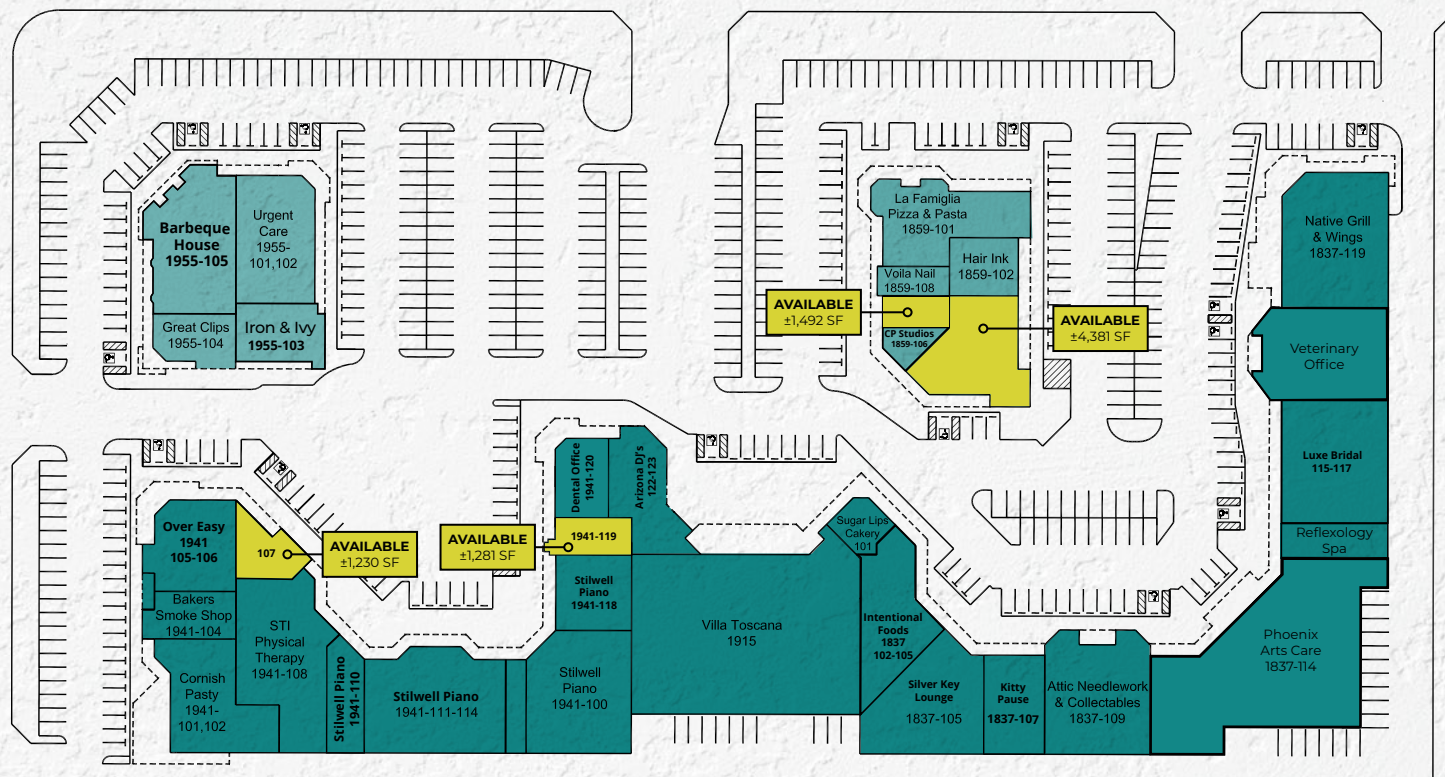
ADOT 2022



# 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
105	AVAILABLE	4,381
106	CP Studios	1,100
107	AVAILABLE	1,492
108	Nail Salon	800
1915		
102	Villa Toscana 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
108-109	STI Physical Therapy	4,531

SPACE	TENANT	SF
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
2025 Total Population	15,731	140,659	425,033
2030 Total Population	15,498	141,743	438,627



## DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
2025 Total Daytime Pop	13,449	143,044	458,593
Workers	7,138	82,189	270,137
Residents	6,311	60,855	188,456



## 2025 INCOMES

	1-Mile	3-Mile	5-Mile
Median HH Income	\$99,112	\$87,660	\$81,450
Average HH Income	\$116,828	\$111,982	\$107,290
Per Capita Income	\$48,676	\$47,187	\$43,340



## HOUSING UNITS

	1-Mile	3-Mile	5-Mile
2025 Housing Units	6,679	61,924	181,650
Owner Occupied	72.4%	60.8%	50.3%
Renter Occupied	27.6%	39.2%	49.7%



## HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2025 Households	6,533	59,256	170,848
2030 Households	6,511	60,494	179,144



## BUSINESSES

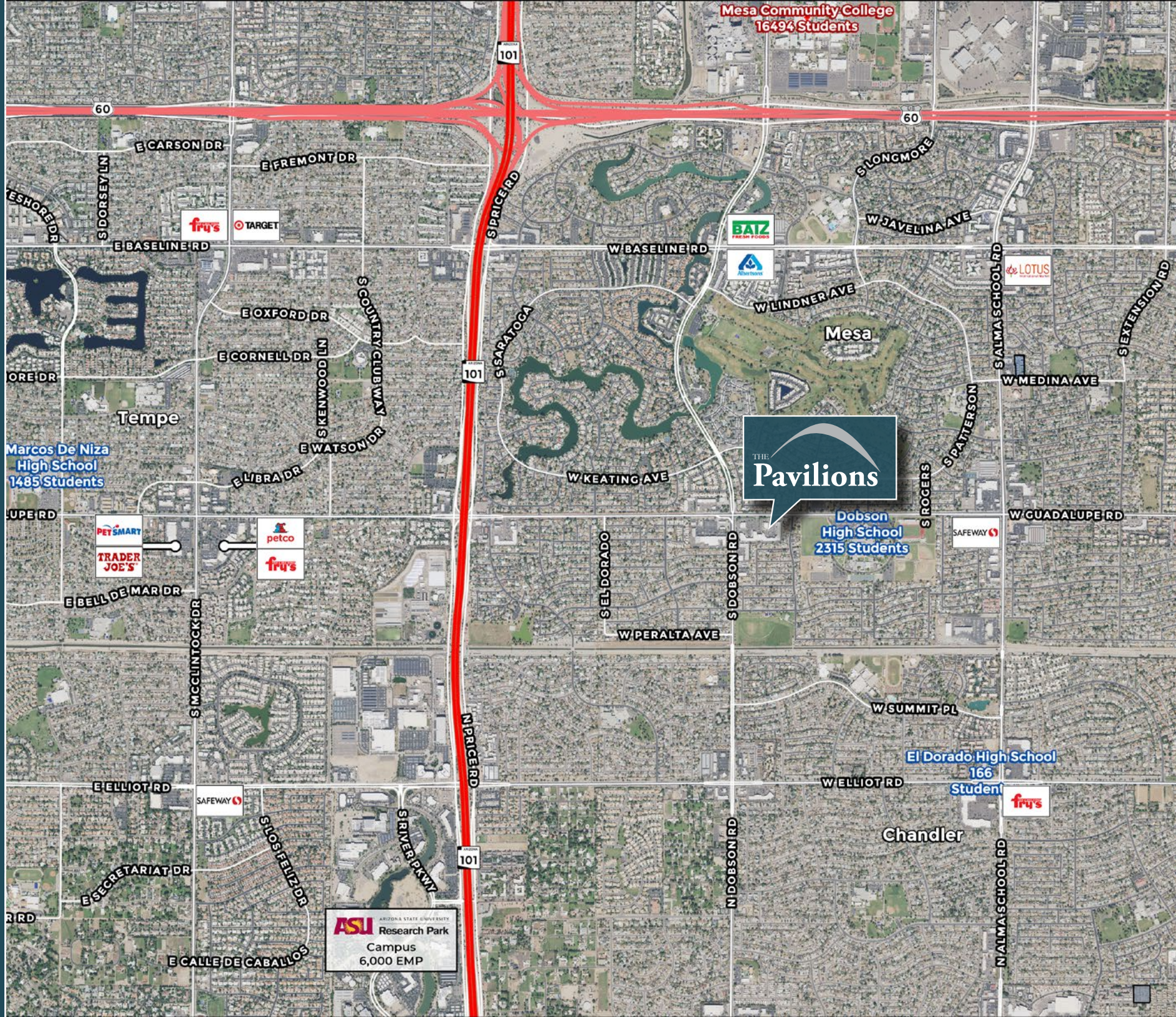
	1-Mile	3-Mile	5-Mile
2025 Businesses	537	5,674	17,351

2025 ESRI ESTIMATES

This aerial map shows the intersection of Dobson Rd and Guadalupe Rd. The map is divided into four quadrants by these streets. In the top-left quadrant, businesses include Casa de las Flores, Hungry Howies, Maxwell's Preschool Academy, jiffy lube, and Starbucks. In the top-right quadrant, there are residential areas with many houses and swimming pools. In the bottom-left quadrant, businesses include Auto Zone, TitleMax, U-Haul, Kids Corner Preschool, Goodwill, and Rosita's Mexican Food. In the bottom-right quadrant, businesses include Banner Urgent Care, BBO House, Great Clips, St. Cornish Pastery, Banchan, AZ Pet Vet, Sonic, Famiglia Pizzeria, and Native Grill & Wings. A large blue arrow points to The Pavilions building, which is located near the intersection of Dobson Rd and Guadalupe Rd.

This aerial map shows the intersection of Dobson Rd and Guadalupe Rd. The map is divided into four quadrants by these streets. In the top-left quadrant, businesses include Jiffy Lube, Casa de las Flores, Hungry Howies, Maxwell's Preschool Academy, Starbucks, and a pawn shop. In the top-right quadrant, there are residential areas with many houses and swimming pools. In the bottom-left quadrant, businesses include Auto Zone, TitleMax, U-Haul, Kids Corner Preschool, Goodwill, and Rosita's Mexican Food. In the bottom-right quadrant, businesses include Banner Urgent Care, BBO House, Great Clips, Famiglia Pizzeria, Native Grill & Wings, St. Cornish Pastio, Banchan, AZ Pet Vet, Sonic, and The Pavilions. A large blue arrow points to The Pavilions building.

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