

**8257** E GUADALUPE ROAD  
MESA, AZ 85212  
PLAZA AT GUADALUPE &  
HAWES

**FOR LEASE**

**Kyle Duffy**, Advisor  
kduffy@levrose.com  
480.289.4226

**Danielle Davis**, Partner  
ddavis@levrose.com  
480.294.6017

**Branden Mondragon**, Senior Advisor  
bmondragon@levrose.com  
480.289.4234





# OFFERING DETAILS

## LEASE RATE

Call for pricing

## BUILDING SIZE

±35,283 SF

## AVAILABILITY

SUITE 103

±1,176 SF

SUITE 115

±1,176 SF

## PROPERTY HIGHLIGHTS:

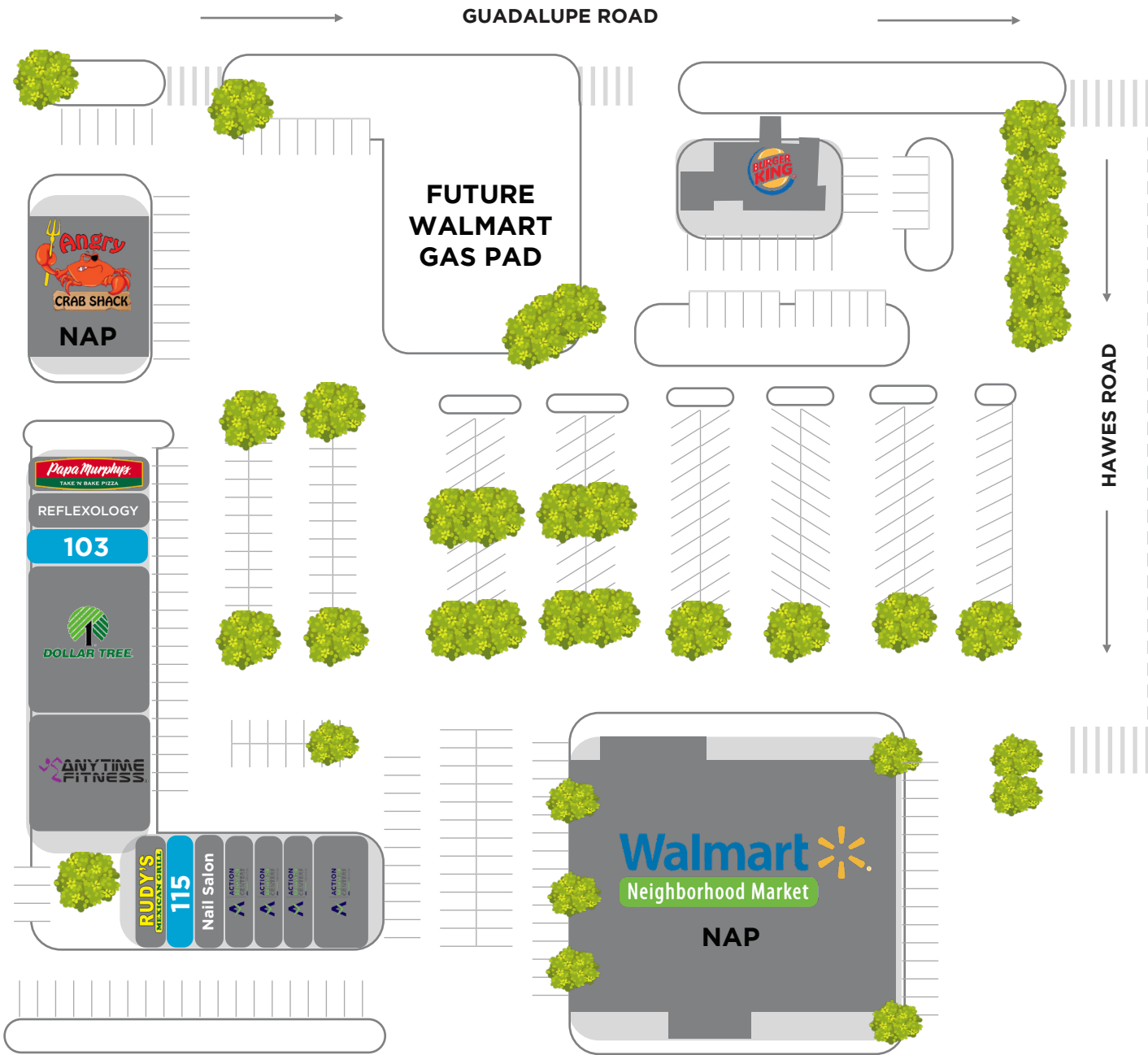
- Join Wal-Mart Neighborhood Market, Dollar Tree, Anytime Fitness and Angry Crab
- Positioned in rapidly expanding area of Mesa.
- Located just 3/4 mile west of Loop 202 Freeway
- Average household income over \$90K in 2-mile radius
- Over 17,000 daytime employees in 3-mile radius



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

# SITE PLAN

PAD		
	6,160 SF	Angry Crab
101	1,176 SF	Papa Murphy's Pizza
102	1,372 SF	Reflexology
103	1,176 SF	Available
104-109	7,840 SF	Dollar Tree
110-113	6,335 SF	Anytime Fitness
114	2,413 SF	Rudy's Mexican Grill
115	1,176 SF	Available
116	1,176 SF	Honey Go Nails
117	1,438 SF	Action Behavior Centers
118	1,307 SF	Action Behavior Centers
119	1,176 SF	Action Behavior Centers
120/121	2,548 SF	Action Behavior Centers





# EXTERIOR IMAGES



**LEV ROSE**  
COMMERCIAL REAL ESTATE

TCN

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# AERIAL OVERVIEW

LEV ROSE  
COMMERCIAL REAL ESTATE



SUNLAND VILLAGE  
EAST GOLF  
COURSE

S HAWES RD ±2,733 VPD

E GUADALUPE RD ±11,837 VPD

Walmart  
Neighborhood Market

BURGER  
KING

CVS  
pharmacy

Filiberto's  
MEXICAN FOOD

SUBWAY

AutoZone

BOULDER CREEK  
ELEMENTARY  
SCHOOL

ARIZONA ARENAL  
SOCCER FIELDS  
PALOMA CHURCH



SITE

EDGECONNEX DATA  
CENTER

Proposed for construction of a 2-story, 167,812 SF  
warehouse to store data processing equipment.



1.2 MILES AWAY FROM SITE



LOOP  
202

SANTAN FREEWAY ±103,887 VPD

LOOP  
202

E-202 PROJECT

Proposed for 1,080,240 SF of  
distribution-intensive industrial in two  
single-story buildings on 65.75 net acres

8 total truckwells with 176 total dock doors and 16 total grade doors.  
Lot coverage of 38% (of acreage), 873 parking spaces for a ratio of  
0.81 per 1,000 SF, 330 trailer spaces.

\*Not pictured, immediately south of EdgeConnex Data Center\*

N  
5

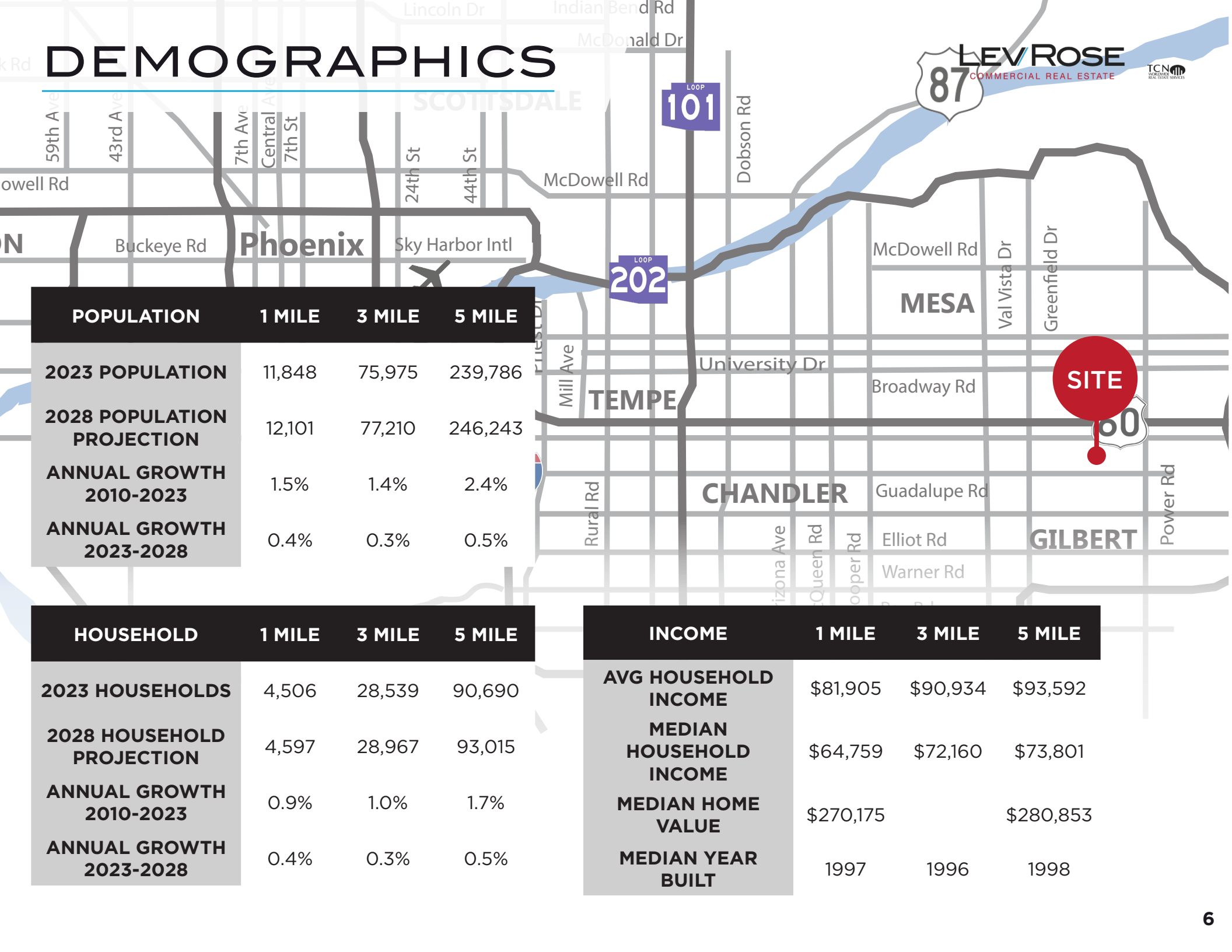


# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 POPULATION	11,848	75,975	239,786
2028 POPULATION PROJECTION	12,101	77,210	246,243
ANNUAL GROWTH 2010-2023	1.5%	1.4%	2.4%
ANNUAL GROWTH 2023-2028	0.4%	0.3%	0.5%

HOUSEHOLD	1 MILE	3 MILE	5 MILE
2023 HOUSEHOLDS	4,506	28,539	90,690
2028 HOUSEHOLD PROJECTION	4,597	28,967	93,015
ANNUAL GROWTH 2010-2023	0.9%	1.0%	1.7%
ANNUAL GROWTH 2023-2028	0.4%	0.3%	0.5%

INCOME	1 MILE	3 MILE	5 MILE
AVG HOUSEHOLD INCOME	\$81,905	\$90,934	\$93,592
MEDIAN HOUSEHOLD INCOME	\$64,759	\$72,160	\$73,801
MEDIAN HOME VALUE	\$270,175		\$280,853
MEDIAN YEAR BUILT	1997	1996	1998





# DEVELOPMENTS



ELLIOT 202 | INDUSTRIAL PROJECT OVER 1M SF UNDER CONSTRUCTION



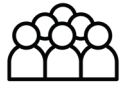
ELLIOT GATEWAY 200,365 SF OF INDUSTRIAL SPACE PLANNED



ELLSWORTH & ELLIOT 360K SF MEDICAL OFFICE PROPOSED



# MESA CITY OVERVIEW



**504K +**  
TOTAL POPULATION



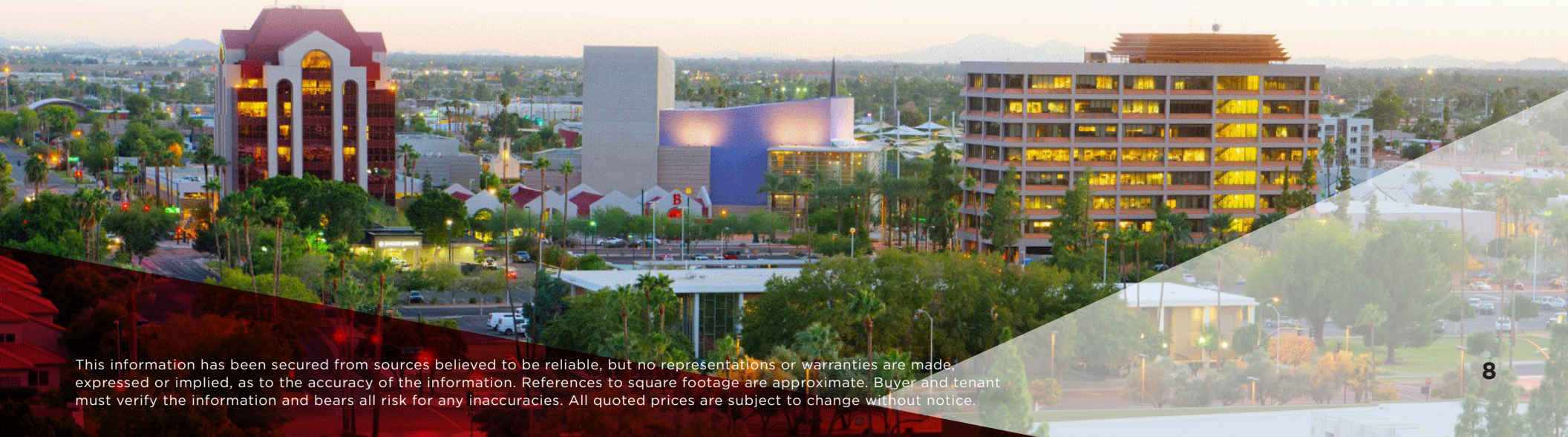
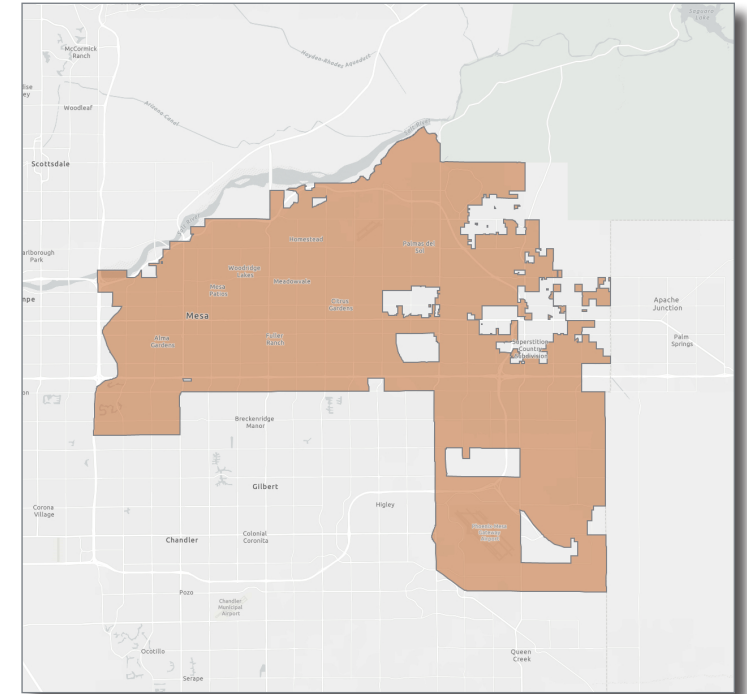
**\$94K +**  
AVG HH INCOME

## LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

## HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# LEV ROSE

COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES