

7 E GUADALUPE ROAD
MESA, AZ 85212
2 PLAZA AT GUADALUPE &
8 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

LEVROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL REAL ESTATE SERVICES

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



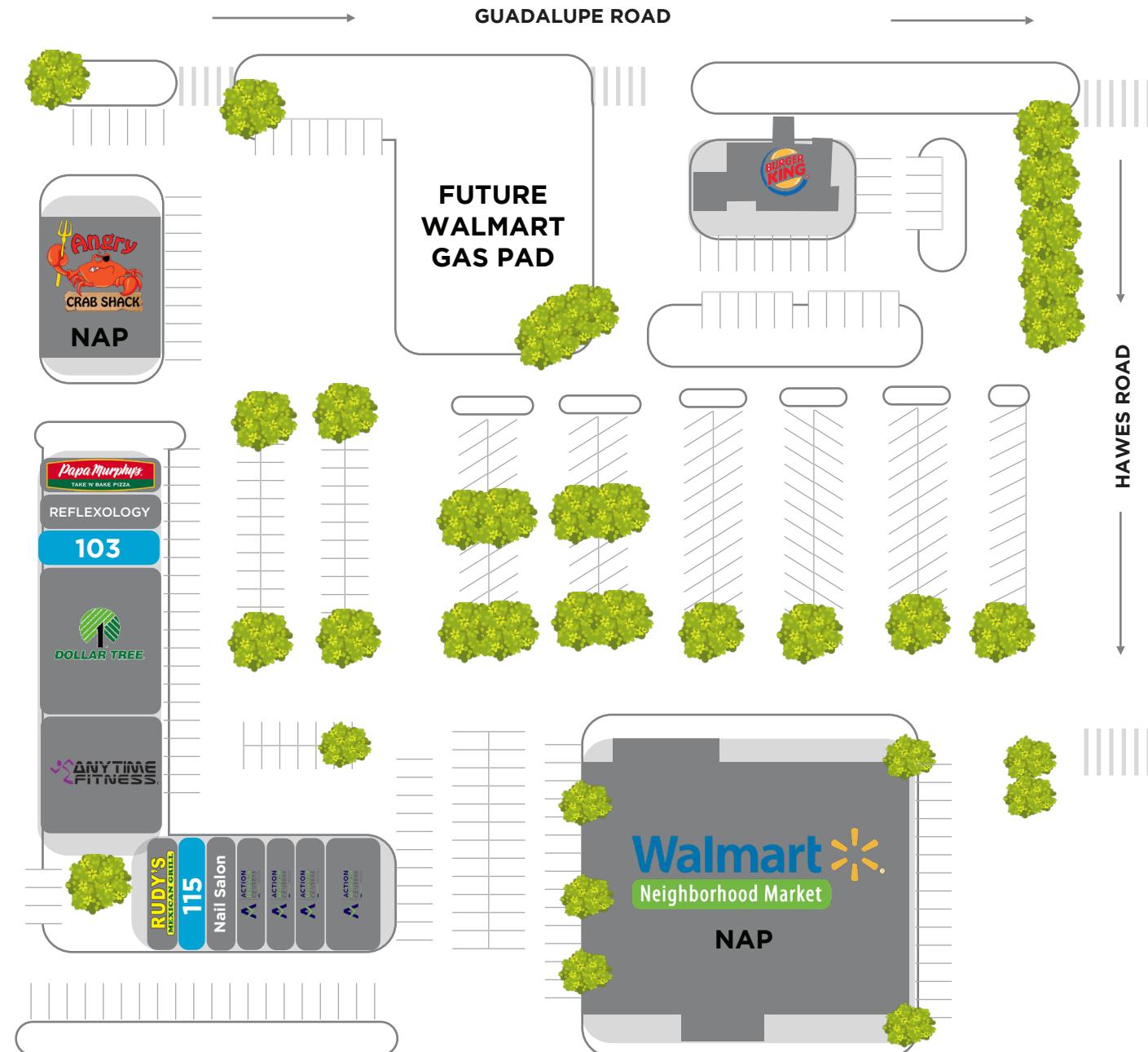
This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies.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

SITE PLAN

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL
REAL ESTATE SERVICES

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
COMMERCIAL
REAL ESTATE
SERVICES

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

LEVROSE
COMMERCIAL REAL ESTATE

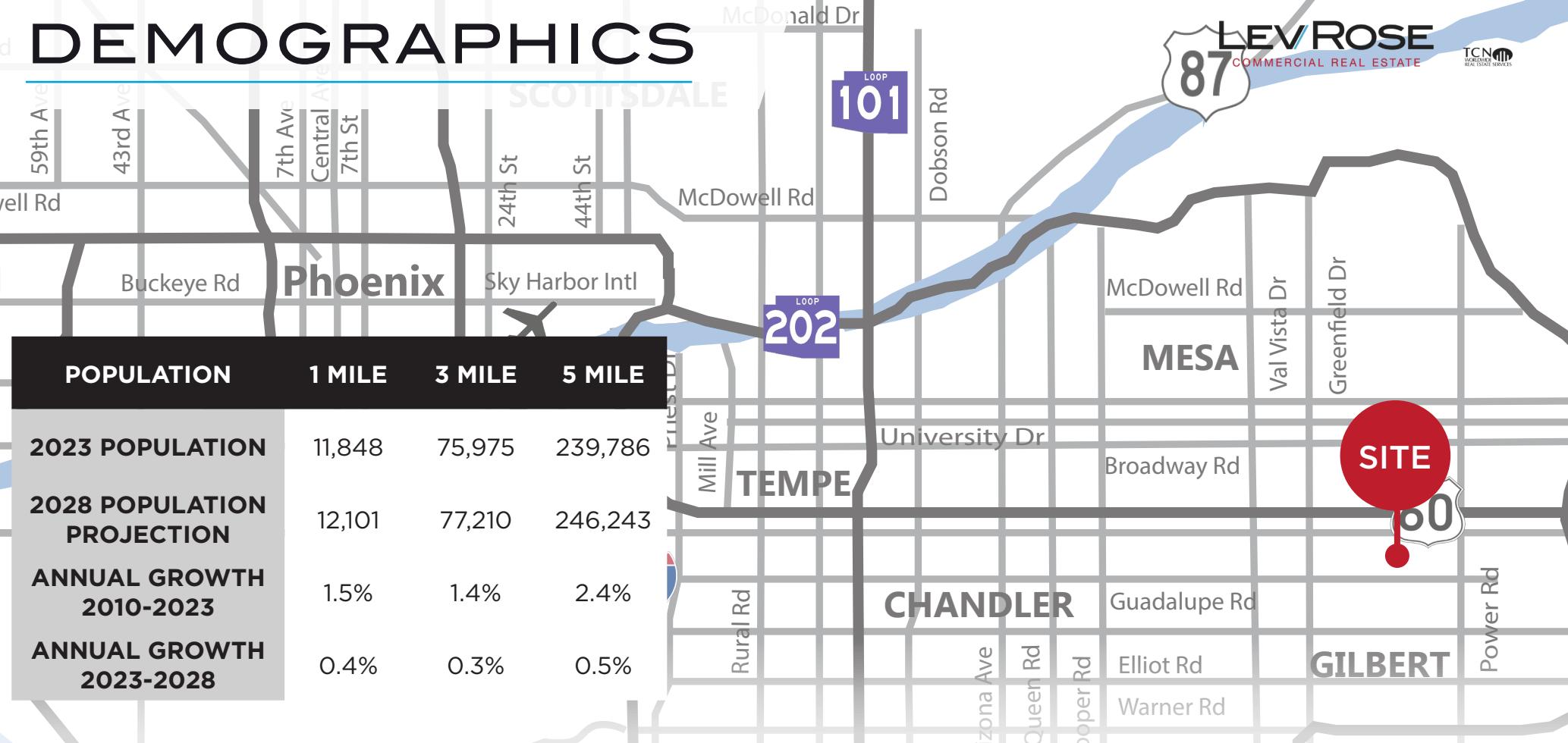
TCN
COMMERCIAL
REAL ESTATE SERVICES



Demographics

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL REAL ESTATE SERVICES



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

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL
REAL ESTATE SERVICES



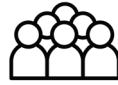
ELLIOT 202 | INDUSTRIAL PROJECT OVER 1M SF UNDER CONSTRUCTION



ELLIOT GATEWAY 200,365 SF OF INDUSTRIAL SPACE PLANNED



ELLSWORTH & ELLIOT 360K SF MEDICAL OFFICE PROPOSED



504K +
TOTAL POPULATION



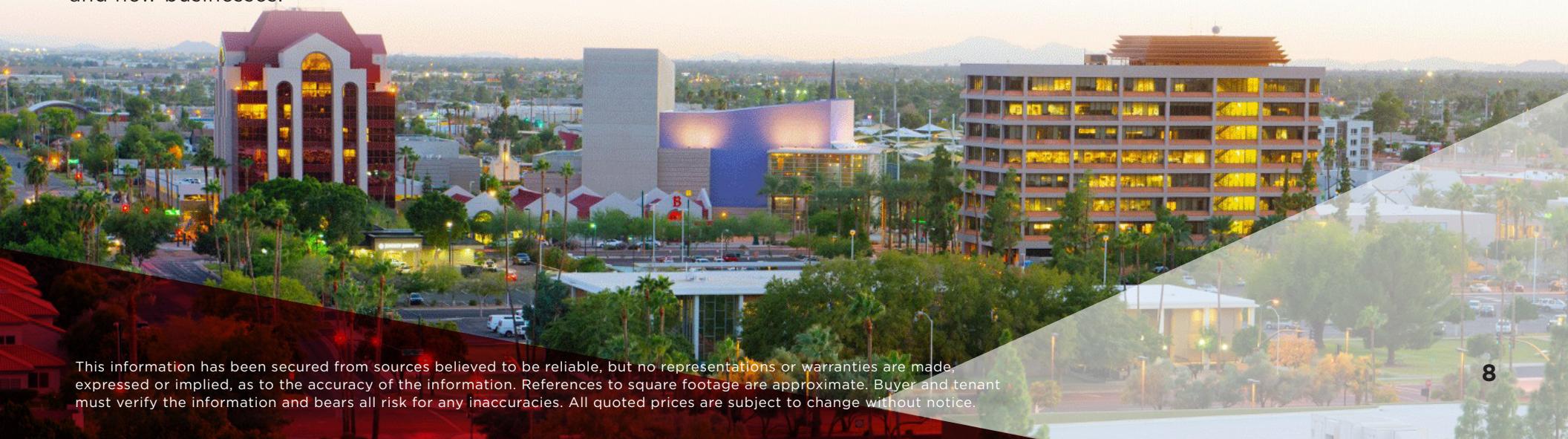
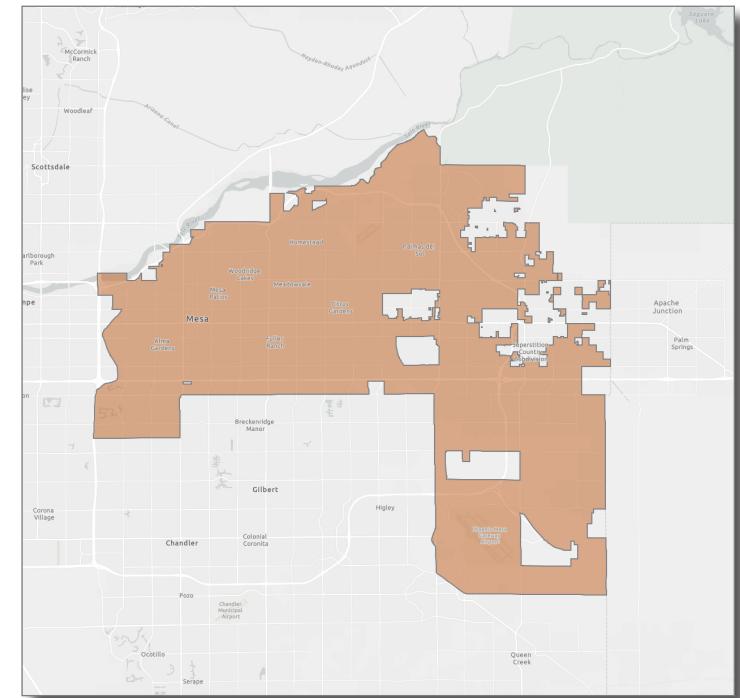
\$94K +
AVG HH INCOME

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

