

DOBSON SQUARE & PEPPERTREE PLAZA

2120 & 2050 W. GUADALUPE ROAD, MESA, AZ 85202

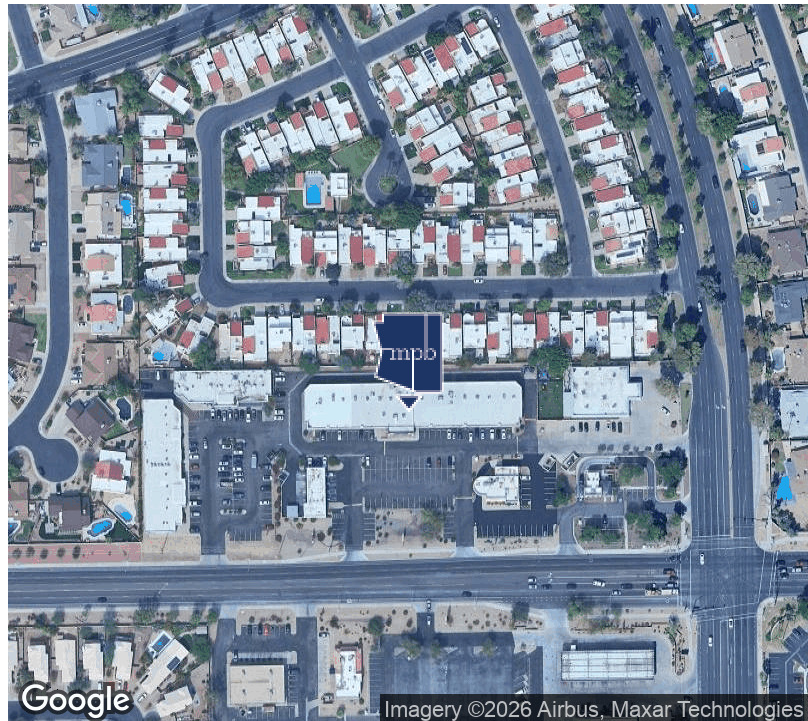


LOCATION DESCRIPTION

Dobson Square & Peppertree Plaza underwent extensive renovations in 2021, offering a refreshed and modernized retail environment. The site is ideally situated on the north west corner of Dobson and Guadalupe roads - a highly visibly intersection with approximately $\pm 50k$ VPD. With close proximity to the Loop 101 & US 60 Freeways the site benefits from the estimated 383,100 residences living within a five mile radius.

PROPERTY HIGHLIGHTS

- Monument signage along Guadalupe Rd
- Established trade area
- Dense residential area with an approximate 429,000 residence in a 5-mile radius
- Close proximity to Loop 101 and US 60 Freeways



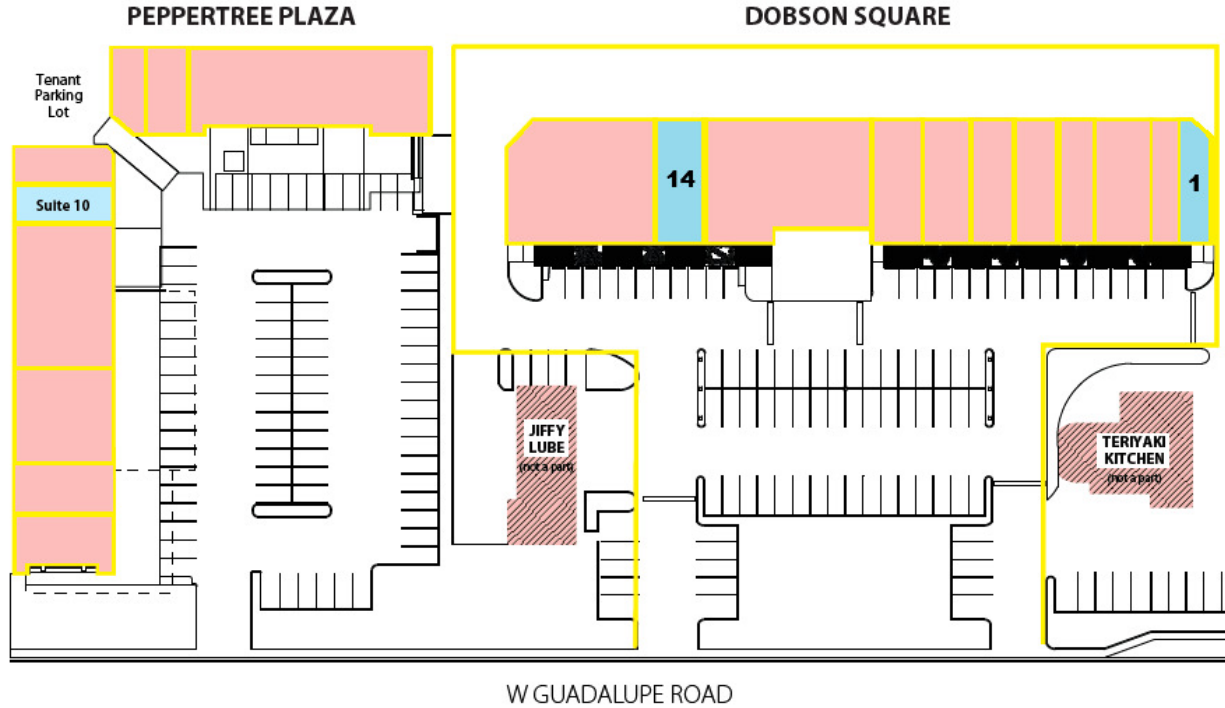
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	997 - 1,300 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Dobson Square	Available	1,300 SF	NNN	Negotiable	Former Barbershop
Dobson Square	Available	1,227 SF	NNN	Negotiable	Former Tax office
Dobson Square	-	6,200 SF	NNN	Negotiable	Full restaurant buildout with an event hall and bar
Peppertree Plaza	Available	997 SF	NNN	Negotiable	Ideal for small office or retail user



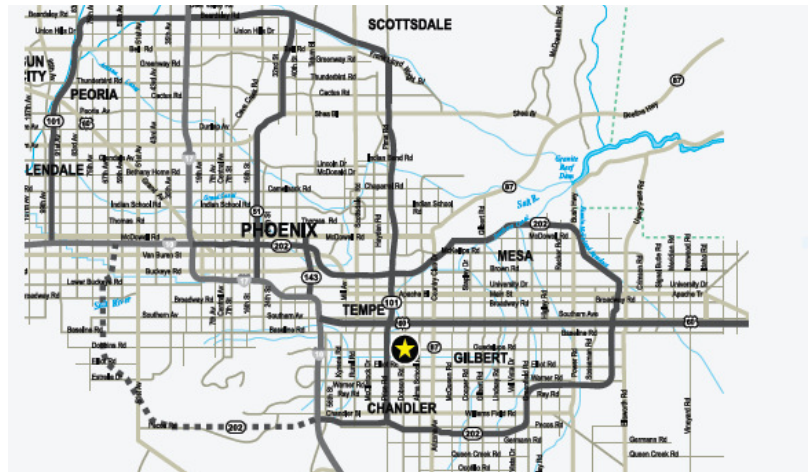
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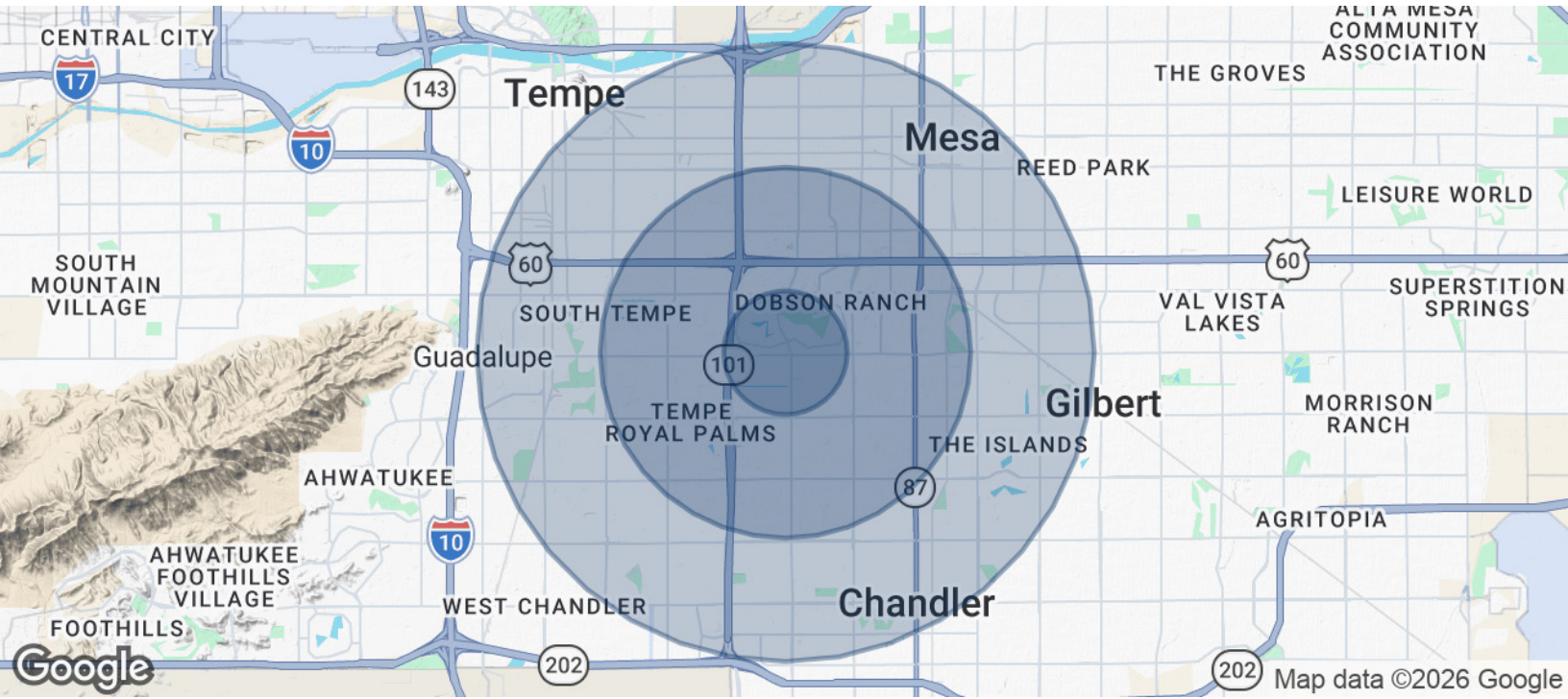
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,631	137,796	383,100
Average Age	36.0	34.8	31.9
Average Age (Male)	35.7	33.4	31.1
Average Age (Female)	36.7	35.9	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,161	56,321	147,993
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$75,955	\$70,343	\$66,560
Average House Value	\$243,120	\$223,784	\$255,878

* Demographic data derived from 2020 ACS - US Census



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