



southeast corner

DOBSON RD & GUADALUPE RD



EXCLUSIVELY LIST BY

NICK DEDONA

(602) 734-7208

ndedona@pcaemail.com

DILLON YOUNG

(602) 288-3474

dyoung@pcaemail.com

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 $\pm 21,665$ VPD (NB & SB)

S $\pm 19,334$ VPD (NB & SB)

GUADALUPE RD

E $\pm 21,605$ VPD (EB & WB)

W $\pm 21,769$ VPD (EB & WB)

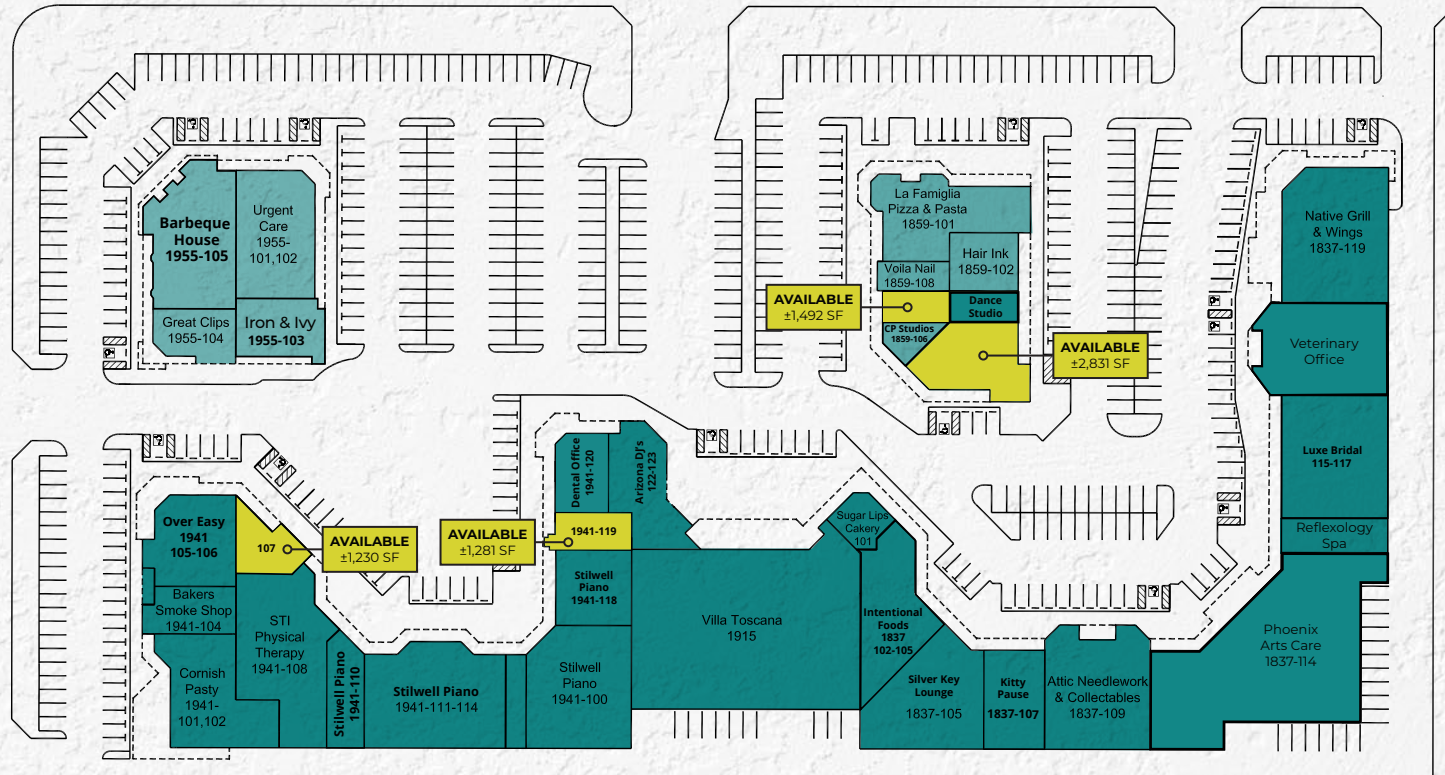
ADOT 2025



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 |
| 104 | Dance Studio | 1,550 |
| 105 | AVAILABLE | 2,831 |
| 106 | CP Studios | 1,100 |
| 107 | AVAILABLE | 1,492 |
| 108 | Nail Salon | 800 |
| 1915 | | |
| 102 | Villa Tuscana 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 |

| SPACE | TENANT | SF |
|---------|----------------------|--------|
| 108-109 | STI Physical Therapy | 4,531 |
| 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



| | 1-Mile | 3-Mile | 5-Mile |
|-----------------------|--------|---------|---------|
| 2025 Total Population | 15,731 | 140,659 | 425,033 |
| 2030 Total Population | 15,498 | 141,743 | 438,627 |



| | 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 |



| | 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 |



| | 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% |



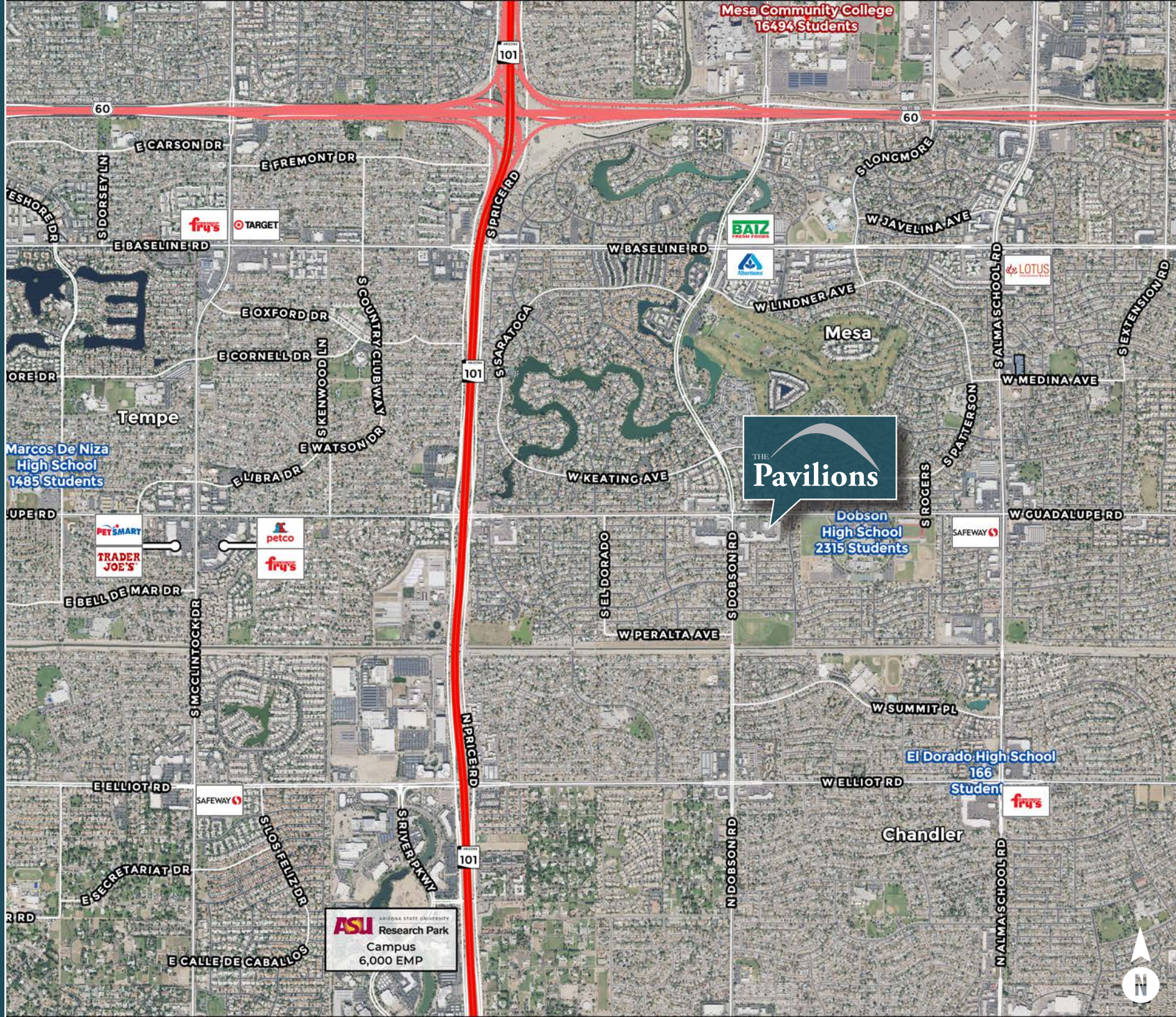
| | 1-Mile | 3-Mile | 5-Mile |
|-----------------|--------|--------|---------|
| 2025 Households | 6,533 | 59,256 | 170,848 |
| 2030 Households | 6,511 | 60,494 | 179,144 |



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

2025 ESRI ESTIMATES

AERIAL



THE
Pavilions

Mesa Community College
16,494 Students

Marcos De Niza
High School
1,485 Students

Dobson
High School
2,315 Students

El Dorado High School
166
Students

ASU ARIZONA STATE UNIVERSITY
Research Park
Campus
6,000 EMP





exclusively listed by

NICK DEDONA
(602) 734-7208
ndedona@pcaemail.com

DILLON YOUNG
(602) 288-3474
dyoung@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. April 10, 2026 3:17 PM



3131 East Camelback Road, Suite 340
Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
phoenixcommercialadvisors.com