



The Groves Shopping Center

Elliot Road & Priest Drive
Tempe, AZ

SHOPPING CENTER
FOR LEASE

Summary

In the shadow of a busy Walmart, The Groves Shopping Center consists of 169,606 SF and is currently 98% leased, 95% of the gross leaseable area (GLA) is comprised of national tenants. Major tenants include Bob's Discount Furniture, Ross Dress For Less, PetSmart, Dollar Tree, At Home, Five Below, Staples and numerous specialty retail tenants. The Groves offers exceptional frontage and visibility. The property is located on a heavily-trafficked Elliot Road with approximately 52,000 vehicles passing the property each day. Another 24,000 vehicles pass daily along Priest Drive. The Property sits amongst ideal demographics for this daily-needs shopping center. An estimated population of 117,946 earning an average household income of \$93,452 reside within a three-mile radius of the Property.

FOR LEASING INFO CALL: 480.951.5200

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FEATURES

- 169,606 SF retail-anchored shopping center
- Shadow-anchored by Walmart & many other national tenants
- Densely populated with 118,000 residents in 3-mile radius
- Over 48,700 total households in 3-mile radius
- Equipped with EVgo DC fast-charging electric vehicle charging stations for our patrons use
- Tesla Superstation fast-charging electric vehicle charging – Now Open!

AVAILABILITY

- 1320 #107 1,800 SF Leased – Arizona Auto License
- 1180 #105 1,386 SF **Available!**
- 1238 #101 17,233 SF Available (currently MTM)

169,606 SF 52,000
 Total leaseable SF Vehicles Per Day

