

RETAIL PROPERTY FOR LEASE

# PLAZA AT GUADALUPE & HAWES

SWC Hawes Rd & Guadalupe Rd | Mesa, AZ 85212

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### PROPERTY HIGHLIGHTS

- 1,176 SF end cap opportunity - **Papa Murphy's** space coming available June 1, 2026, efficiently sized for quick-serve or retail users
- Strong neighborhood center anchored by Walmart Neighborhood Market and Dollar Tree in addition to Anytime Fitness, providing steady daily traffic
- Located in a fast-growing Mesa trade area with consistent residential expansion
- Easy access to Loop 202, roughly three quarters of a mile to the east
- High household incomes in the surrounding community, with strong purchasing power
- Dense daytime population driven by nearby employers and explosive industrial development
- Prominent monument signage available along Guadalupe Road

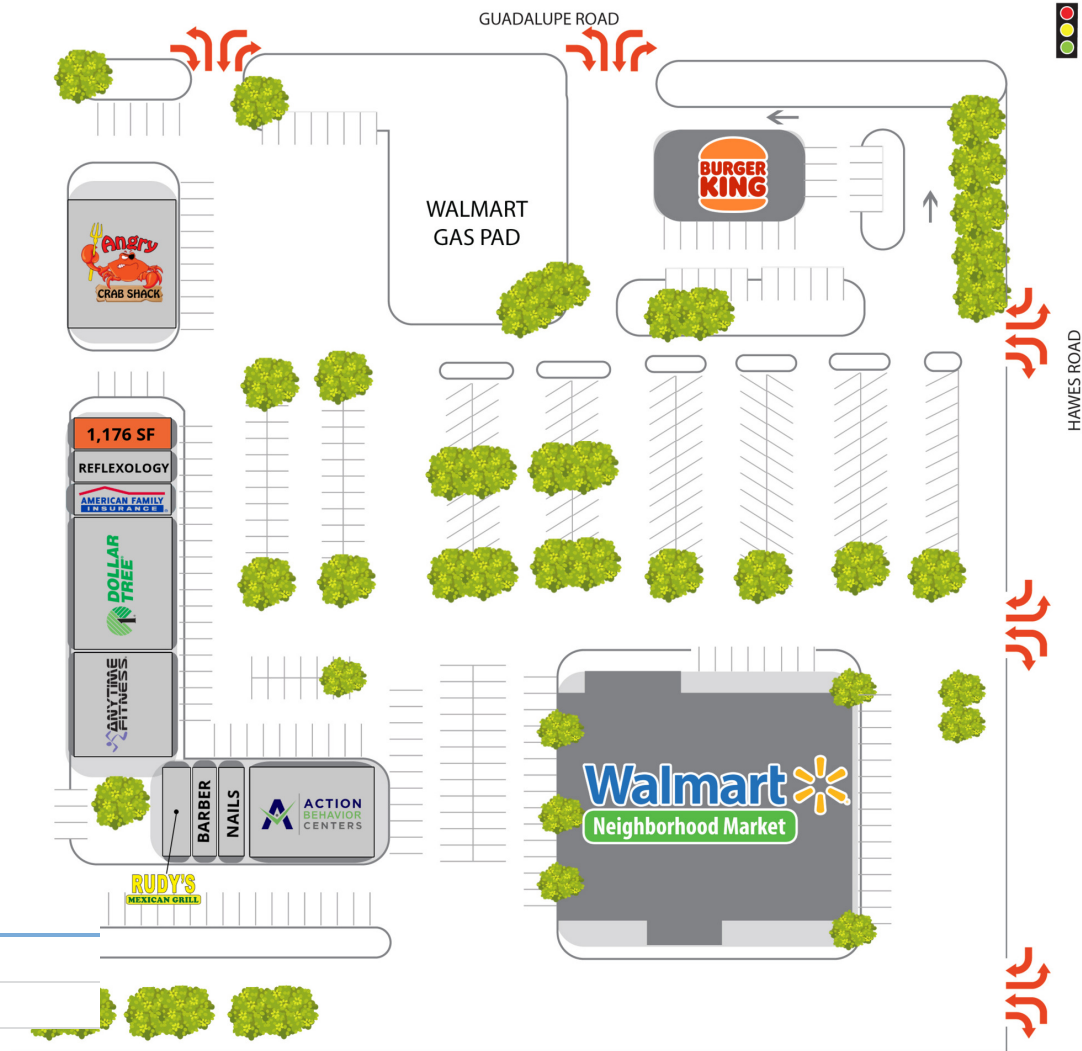
### AREA CO-TENANTS



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## LEGEND

Available

Unavailable

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AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION
PAD	ANGRY CRAB SHACK	6,160 SF	-
101	Available	1,176 SF	END CAP AVAILABLE JUNE 1, 2026
102	REFLEXOLOGY	1,372 SF	-
103	AMERICAN FAMILY INSURANCE	1,176 SF	-
104-109	DOLLAR TREE	7,838 SF	-
110-113	ANYTIME FITNESS	6,335 SF	-
114	RUDY'S MEXICAN GRILL	2,413 SF	-
115	BARBERSHOP	1,176 SF	-
116	HONEY GO NAILS	1,176 SF	-
117-121	ACTION BEHAVIOR CENTERS	6,469 SF	-

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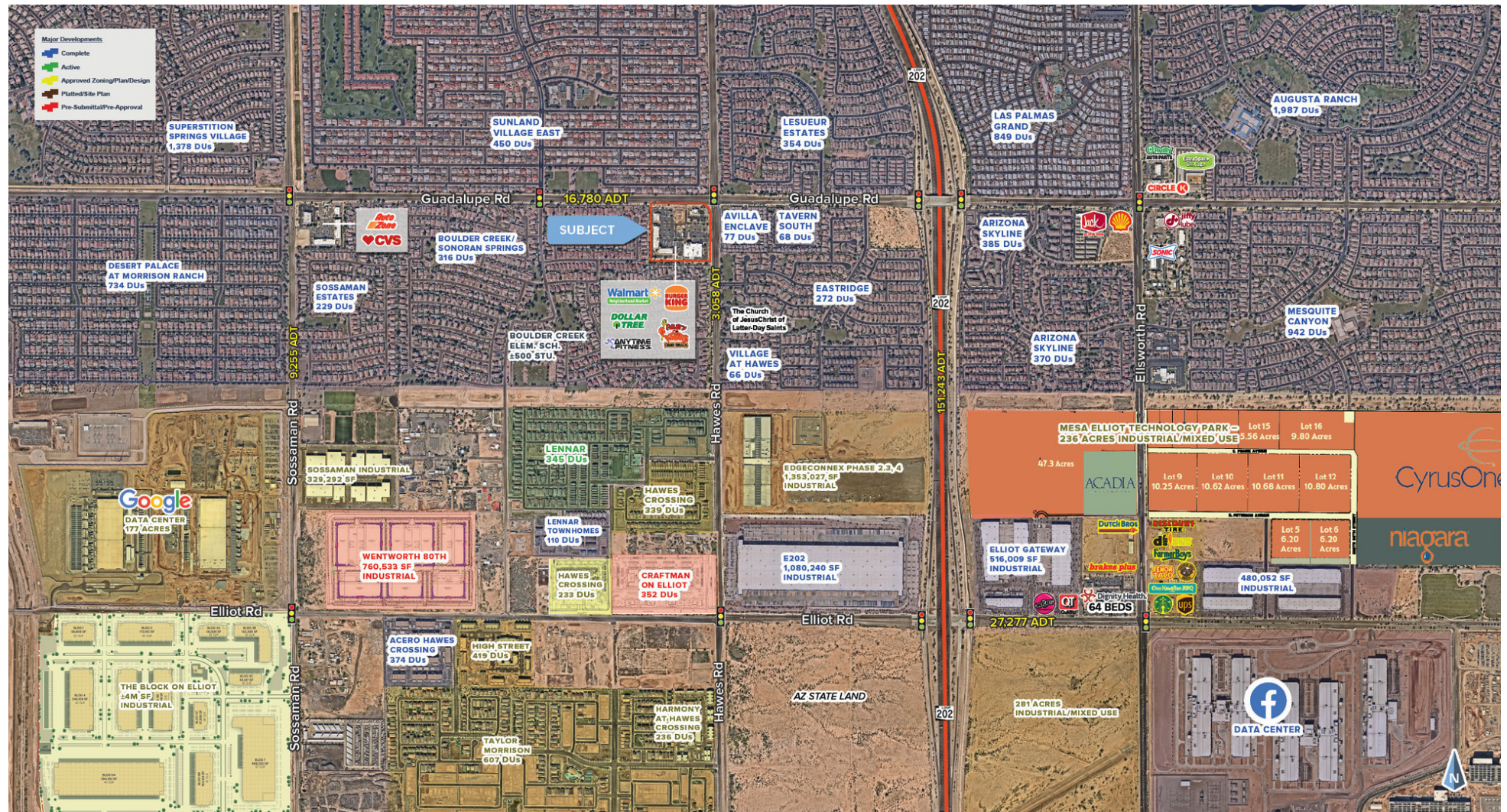
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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	13,339	90,972	264,952
Median Age	46.9	39.5	39.6



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$82,267	\$94,523	\$97,126
Average	\$101,782	\$120,271	\$123,356



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	124	1,708	4,995
Employees	1,107	22,154	63,909
Daytime Population	9,390	77,873	229,025



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	43.9%	46.7%	48.3%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	73.9%	69.1%	68.4%
Services	12.1%	14.5%	14.9%
Blue Collar	14.0%	16.4%	16.7%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	5,733	34,687	99,083
Median Home Value	\$401,370	\$436,463	\$453,424

\*2025 Demographic data derived from ESRI

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