

WESTERN
RETAIL ADVISORS

COVER YOGA

AMERICAN FAMILY
INSURANCE

Clockwork Pizza

Crêpe

ANAYA'S
FRESH MEXICAN RESTAURANT

Alegria
CHILD CARE & LEARNING CENTER

MIKE'S
LOVE & SANDWICHES

DQ

CIRCLE K

Elliot Rd

Rural Rd

29,808 ADT

35,931 ADT

RETAIL PROPERTY FOR LEASE

FIESTA PLAZA

pharmacy

NWC Rural Rd & Elliot Rd | Tempe, AZ 85283

BRYAN LEDBETTER

602.795.8670
bledbetter@w-retail.com

BRYAN BABITS

602.931.4491
bbabits@w-retail.com

KATIE WEEKS

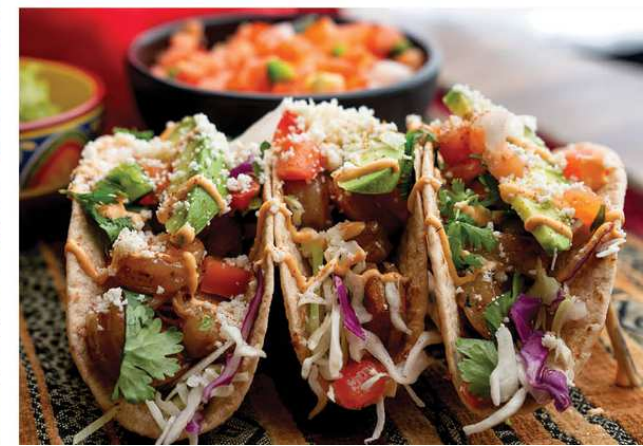
602.368.1372
kweeks@w-retail.com

LESLIE ARAUJO

602.368.1095
laraujo@w-retail.com

WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200
Phoenix, AZ 85016
602.778.3747 | w-retail.com



FIESTA PLAZA

NWC Rural Rd & Elliot Rd | Tempe



LOCATION DESCRIPTION

NWC Rural Rd & Elliot Rd - Tempe

PROPERTY HIGHLIGHTS

- Retail Shop Space Available in Desirable South Tempe Trade Area
- Multiple Access Points along Rural Rd & Elliot Rd
- Over 65K VPD at the Intersection
- Close Proximity to the I-10, Loop 101, Loop 202 & US 60
- Excellent Demographics and Daytime Employment Area

AREA CO-TENANTS



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 3,180 SF	Lease Rate:	CONTACT FOR PRICING

AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION	PHOTOS
A-14	ANAYA'S FRESH MEXICAN	2,310 SF	-	-
A-13	BARBERSHOP	1,290 SF	-	-
A-11	CREPE BAR	2,040 SF	-	-
A-10	MAPLE LEAF CHIROPRACTIC	1,800 SF	-	-
A-9	CLOCKWORK PIZZA	1,200 SF	-	-
A-8	LIFELINE AMBULANCE	1,020 SF	-	-
A-7	WATER & ICE	1,020 SF	-	-
A-6	VIP NAILS	1,080 SF	-	-
A-5	AMERICAN FAMILY INSURANCE	1,080 SF	-	-
A-4	FOREVER YOGA	2,160 SF	-	-
A-1	RURAL ANIMAL CLINIC	2,400 SF	-	-
B-8	ALEGRIAS CHILD CARE & LEARNING CENTER	6,000 SF	-	-
B-7	Available	1,200 SF	-	-
B-6	MASSAGE HALL	1,020 SF	-	-
B-5	THE TOOTHPLACE	1,020 SF	-	-
B-4	HAMMER & STAIN	1,080 SF	-	-

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SUITE	TENANT	SIZE	DESCRIPTION	PHOTOS
B2/3	Available	3,180 SF	FORMER FITNESS	View Here
B-1	IKE'S LOVE & SANDWICHES	1,500 SF	-	-

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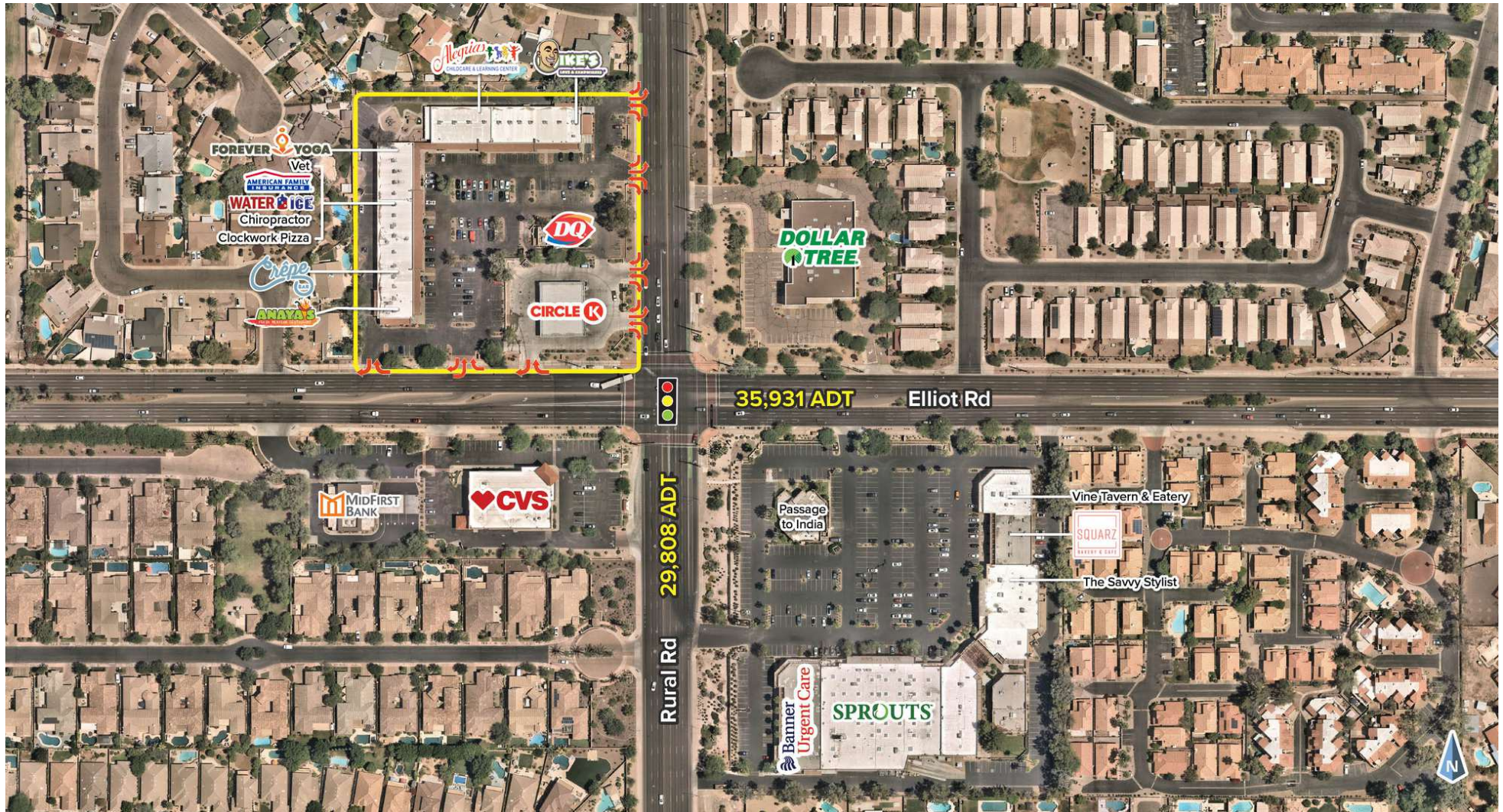
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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	10,608	125,803	356,197
Median Age	43.5	37.2	34.5



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$112,005	\$97,889	\$84,089
Average	\$154,400	\$127,967	\$111,240



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	379	4,924	14,377
Employees	3,908	72,419	222,549
Daytime Population	9,895	140,437	416,067



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	69.2%	61.2%	56.7%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	73.3%	72.8%	71.3%
Services	14.1%	13.7%	14.5%
Blue Collar	12.6%	13.5%	14.2%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,478	54,486	155,498
Median Home Value	\$535,020	\$475,740	\$454,157

*2024 Demographic data derived from ESRI

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