



**±1,275 SF
AVAILABLE**

26,338 CPD

21,551 CPD

SHOPS AT GUADALUPE AND RURAL

NEC Guadalupe Rd & Rural Rd
Tempe, Arizona

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SHOPS AT GUADALUPE AND RURAL



◆ ±1,275 SF SPACE AVAILABLE

Property Highlights

- 1,275 SF former Total Wireless with an existing small-shop retail layout for faster turnover.
- Signalized corner exposure at Guadalupe and Rural with 47,889 CPD combined.
- Close proximity to US-60, Interstate 10, and Loop 101 for strong regional access.
- Surrounded by high-volume traffic drivers including Circle K, EOS Fitness, Dutch Bros, Burger King, Jack in the Box, and Goodwill.
- Strong purchasing power with \$136,180 average household income within 1 mile.

Traffic Counts

Guadalupe Rd	21,551 CPD
Rural Rd	26,338 CPD
Total	47,889 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	13,196	116,540	367,776
Estimated Households	5,816	48,525	154,445
Avg Household Income	\$136,180	\$130,128	\$113,156
Daytime Population	5,456	71,323	215,970

Source: SitesUSA

Nearby Tenants



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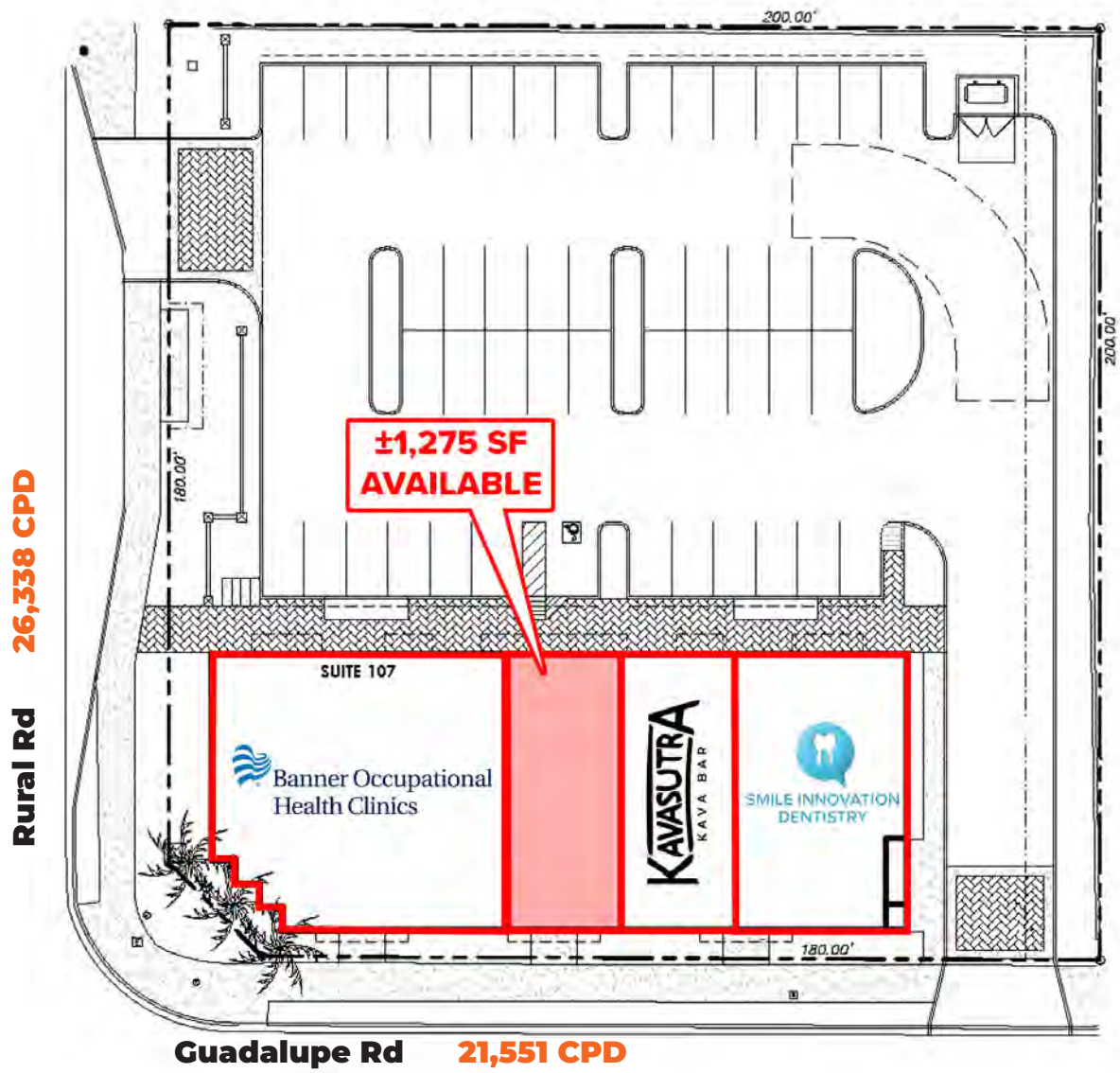
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CONCEPTUAL SITE PLAN



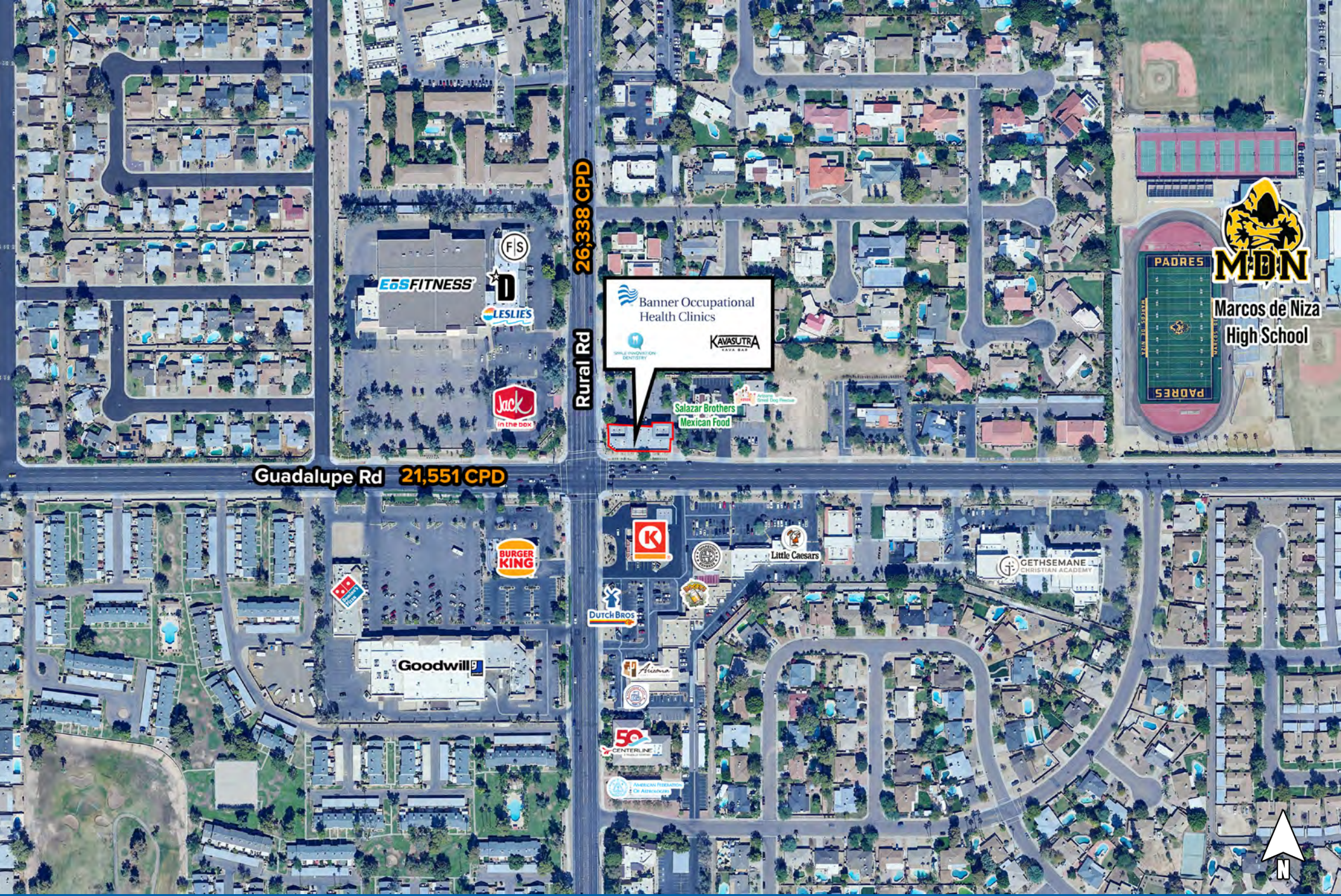
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Rural Rd 26,338 CPD

Guadalupe Rd 21,551 CPD

Banner Occupational Health Clinics
KAVASUTRA DENTAL

Salazar Brothers Mexican Food



Marcos de Niza High School



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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	13,196	116,540	367,776
	2026 TOTAL HOUSEHOLDS	5,816	48,525	154,445
	MEDIAN HOUSEHOLD INCOME	\$136,180	\$130,128	\$113,156
	2026 MEDIAN HOME VALUE	\$460,088	\$488,651	\$453,516
	2026 TOTAL EMPLOYEES	5,456	71,323	215,970
	2026 TOTAL BUSINESSES	753	8,059	22,111

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