

# DOBSON SQUARE



## PEPPERTREE PLAZA NWC Guadalupe Road & Dobson Road



PRESENTED BY:  
**JACOB RAY** (Ext. 120)  
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**ESCEE COMMERCIAL PROPERTIES**  
7377 E. Doubletree Ranch Road Suite A-160 | Scottsdale, AZ 85258 | **480.505.0919**

Sellers and brokers make no representation as to the environment, financial, or other conditions of the property and recommend the purchaser investigate fully. Information contained herein has been obtained from the owner or other sources. Brokers do not guarantee the accuracy of the information.



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## DOBSON SQUARE

2050 W Guadalupe Road Mesa, AZ 85202

## PEPPERTREE PLAZA

2120 W Guadalupe Road Mesa, AZ 85202

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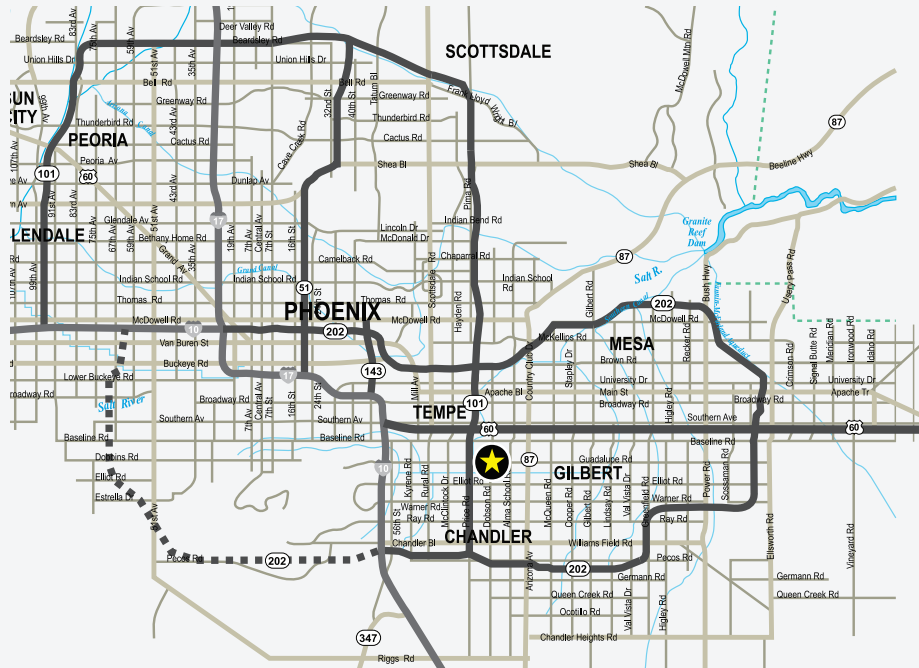
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## LOCATION



## Property Highlights:

- Remodel Planned for 2021
- Monument Signage
- Within 1 mile of Loop 101 & US 60 Freeways
- ±50K CPD at Intersection

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## Traffic Counts (cars per day)

Guadalupe Rd. (West of intersection)	23,560 cpd
Guadalupe Rd. (East of intersection)	19,969 cpd
Dobson (South of intersection)	25,878 cpd
Dobson (North of Intersection)	29,884 cpd
SR 101 freeway	185,692 cpd

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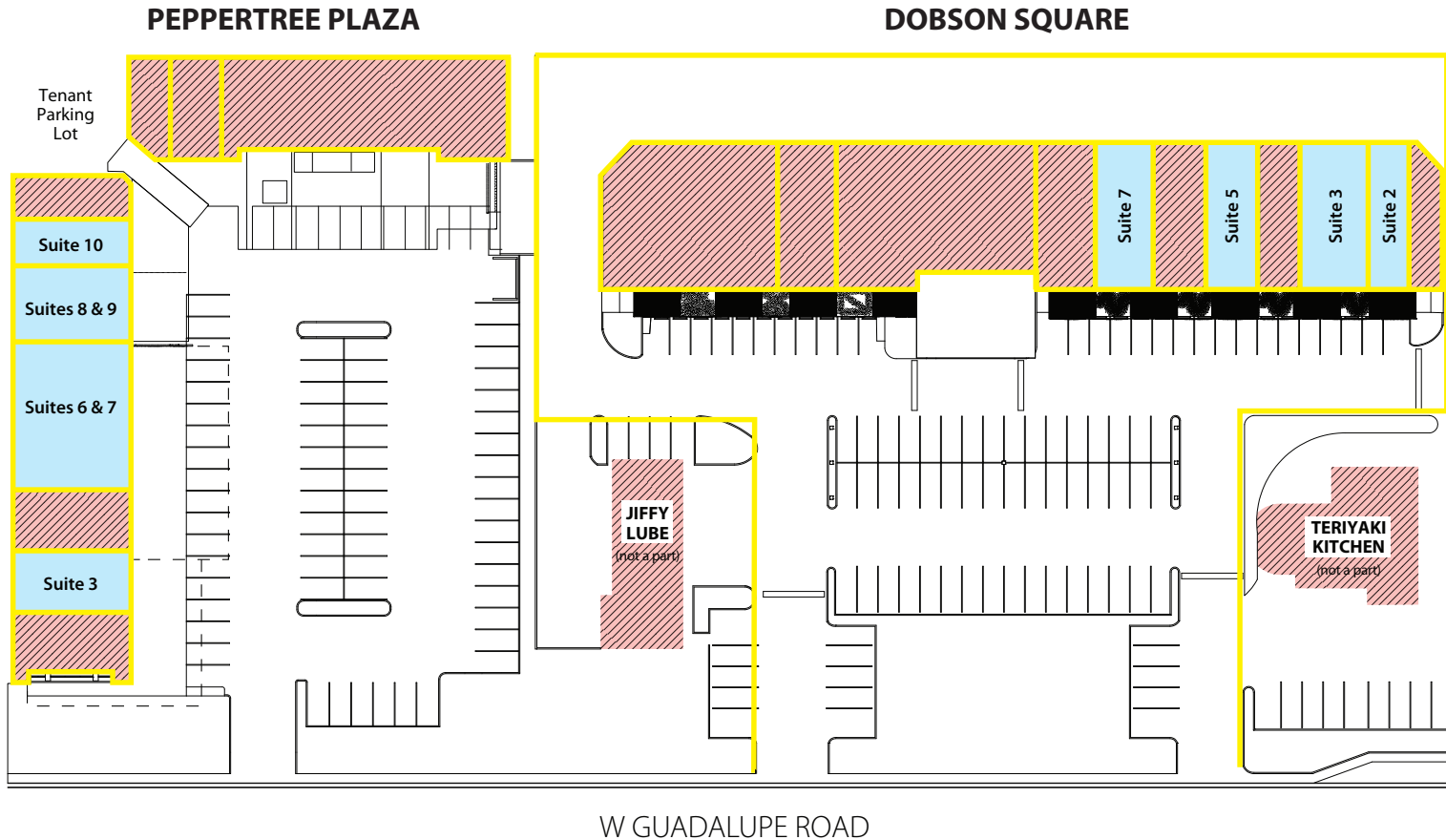
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## SITE MAP



### Peppertree Plaza

#### AVAILABLE

Suite 3	±1,241 SF
Suites 6 & 7	±2,067 SF
Suites 8 & 9	±1,440 SF
Suite 10	±997 SF

### Dobson Square

#### AVAILABLE

Suite 2	±990 SF
Suite 3	±1,717 SF
Suite 5	±1,200 SF
Suite 7	±1,680 SF

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## DEMOGRAPHICS

Population:	1 Mile	3 Miles	5 Miles
2010 Population	14,718	133,601	387,623
2020 Population	14,758	143,698	432,398
2025 Population Projection	15,544	152,979	462,163
Annual Growth 2010-2020	0%	0.80%	1.20%
Annual Growth 2020-2025	1.10%	1.30%	1.40%
Median Age	38.2	36.7	33.4
Bachelor's Degree or Higher	36%	32%	30%
U.S. Armed Forces	6	128	258

Population by Race:	1 Mile	3 Miles	5 Miles
White	12,300	115,587	338,700
Black	769	9,437	28,843
Native American/Alaskan Native	414	5,608	19,684
Asian	676	7,229	27,591
Hawaiian & Pacific Islander	142	819	2,308
Two or more Races	459	5,018	15,273
Hispanic Origin	2,873	34,838	136,994

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## DEMOGRAPHICS

### Housing:

	1 Mile	3 Miles	5 Miles
Median Home Value	\$255,810	\$259,682	\$257,992
Median Year Built	1977	1981	1983

### Households:

2010 Households	5,906	55,043	148,900
2020 Households	5,867	58,514	164,040
2025 Household Projection	6,167	62,146	175,131
Annual Growth 2010-2020	-0.30%	0.20%	0.40%
Annual Growth 2020-2025	1.00%	1.20%	1.40%
Owner Occupied	3,997	33,635	81,144
Renter Occupied	1,870	24,878	82,896
Avg Household Size	2.5	2.4	2.5
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$160.9M	\$1.5B	\$4B

### Income:

	1 Mile	3 Miles	5 Miles
Median Home Value	\$255,810	\$259,682	\$257,992
Median Year Built	1977	1981	1983

### Income:

Avg Household Income	\$90,296	\$82,361	\$77,995
Median Household Income	\$75,024	\$66,234	\$59,389
< \$25,000	495	8,233	30,302
\$25,000 - 50,000	1,183	13,550	38,221
\$50,000 - 75,000	1,255	11,633	31,952
\$75,000 - 100,000	1,054	8,799	22,280
\$100,000 - 125,000	652	6,250	15,784
\$125,000 - 150,000	465	3,531	8,155
\$150,000 - 200,000	499	3,828	9,340
\$200,000+	265	2,691	8,006

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