

NEIGHBORHOOD MARKET AT GUADALUPE & HAWES

SWC GUADALUPE RD. & HAWES RD.
MESA, AZ

JOIN:
Amery Crab
SHACK & BBQ



Sunland Village East
2435 Units



Boulder Creek
749 Units



Arizona Skyline
1,054 Units

Click on
siteplan for
video tour



SHOP SPACE AVAILABLE

AVAILABILITY

- 1,176 sf-2,483 sf Spaces Available

FEATURES

- Join Wal-Mart neighborhood Market Center.
- Positioned in rapidly expanding area of Mesa.
- Located just 3/4 mile west of Loop 202 Freeway.

2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	11,802	70,734	207,769
Ave Household Income	\$69,991	\$74,196	\$73,589
Estimated Households	4,660	27,034	79,525



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MESA, AZ

CLICK ON THE YOU TUBE LOGO BELOW TO VIEW VIDEO



#	TENANT	SQ. FT.
SHOPS A		
101	Papa Murphy's	1,176 sf
102	Available	1,372 sf
103	Available	1,176 sf
104-109	Dollar Tree	7,840 sf
110/113	Anytime Fitness	6,355 sf

Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

#	TENANT	SQ. FT.
SHOPS B		
114	Rudy's Mexican Grill	2,413 sf
115	Tax Girl	1,176 sf
116	Nail Salon	1,176 sf
117	Zion Compassion Care	1,438 sf
118/119	Available	2,483 sf
121	Available Former Dentist 	2,548 sf
Pad	Angry Crab Shack	6,150 sf

Red-Built-Out
Yellow-Grey Shell/Vanilla Shell



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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.3630/-111.6542

RF5

8335 E Guadalupe Rd Mesa, AZ 85212		1 mi radius	3 mi radius	5 mi radius
Population				
Estimated Population (2017)		11,802	70,734	207,769
Projected Population (2022)		12,811	76,890	225,978
Census Population (2010)		11,697	65,765	179,788
Census Population (2000)		6,485	41,899	108,232
Projected Annual Growth (2017 to 2022)		1,009 1.7%	6,157 1.7%	18,209 1.8%
Historical Annual Growth (2010 to 2017)		105 0.1%	4,969 1.1%	27,981 2.2%
Historical Annual Growth (2000 to 2010)		5,212 8.0%	23,866 5.7%	71,556 6.6%
Estimated Population Density (2017)		3,759 <i>psm</i>	2,502 <i>psm</i>	2,647 <i>psm</i>
Trade Area Size		3.14 <i>sq mi</i>	28.27 <i>sq mi</i>	78.50 <i>sq mi</i>
Households				
Estimated Households (2017)		4,660	27,034	79,525
Projected Households (2022)		4,910	28,511	83,929
Census Households (2010)		4,576	24,875	68,718
Census Households (2000)		2,854	16,211	42,527
Estimated Households with Children (2017)		1,400 30.0%	8,806 32.6%	25,704 32.3%
Estimated Average Household Size (2017)		2.53	2.61	2.60
Average Household Income				
Estimated Average Household Income (2017)		\$69,991	\$74,196	\$73,589
Projected Average Household Income (2022)		\$87,130	\$91,160	\$89,673
Estimated Average Family Income (2017)		\$80,157	\$85,131	\$85,698
Median Household Income				
Estimated Median Household Income (2017)		\$61,349	\$65,094	\$64,280
Projected Median Household Income (2022)		\$72,638	\$76,638	\$75,556
Estimated Median Family Income (2017)		\$69,249	\$75,235	\$76,869
Per Capita Income				
Estimated Per Capita Income (2017)		\$27,634	\$28,373	\$28,204
Projected Per Capita Income (2022)		\$33,393	\$33,817	\$33,340
Estimated Per Capita Income 5 Year Growth		\$5,759 20.8%	\$5,443 19.2%	\$5,136 18.2%
Estimated Average Household Net Worth (2017)		\$637,688	\$722,279	\$698,198
Daytime Demos (2017)				
Total Businesses		84	1,861	5,265
Total Employees		507	18,783	51,498
Company Headquarter Businesses		- -	3 0.2%	12 0.2%
Company Headquarter Employees		- -	18 0.1%	3,817 7.4%
Employee Population per Business		6.1	10.1	9.8
Residential Population per Business		141.1	38.0	39.5

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RFS

8335 E Guadalupe Rd

Mesa, AZ 85212

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

White (2017)	9,626	81.6%	57,233	80.9%	167,478	80.6%
Black or African American (2017)	497	4.2%	2,666	3.8%	7,932	3.8%
American Indian or Alaska Native (2017)	107	0.9%	645	0.9%	2,133	1.0%
Asian (2017)	371	3.1%	2,652	3.7%	8,168	3.9%
Hawaiian or Pacific Islander (2017)	46	0.4%	173	0.2%	474	0.2%
Other Race (2017)	738	6.3%	4,727	6.7%	13,678	6.6%
Two or More Races (2017)	417	3.5%	2,637	3.7%	7,906	3.8%
Not Hispanic or Latino Population (2017)	9,553	80.9%	57,425	81.2%	168,631	81.2%
Hispanic or Latino Population (2017)	2,249	19.1%	13,309	18.8%	39,138	18.8%
Not Hispanic or Latino Population (2022)	10,121	79.0%	60,891	79.2%	179,071	79.2%
Hispanic or Latino Population (2022)	2,690	21.0%	15,999	20.8%	46,907	20.8%
Not Hispanic or Latino Population (2010)	9,805	83.8%	55,276	84.1%	150,497	83.7%
Hispanic or Latino Population (2010)	1,892	16.2%	10,489	15.9%	29,291	16.3%
Not Hispanic or Latino Population (2000)	5,872	90.6%	37,379	89.2%	96,359	89.0%
Hispanic or Latino Population (2000)	613	9.4%	4,520	10.8%	11,872	11.0%
Projected Hispanic Annual Growth (2017 to 2022)	441	3.9%	2,691	4.0%	7,769	4.0%
Historic Hispanic Annual Growth (2000 to 2017)	1,637	15.7%	8,789	11.4%	27,266	13.5%

Age Distribution (2017)

Age Under 5	758	6.4%	4,432	6.3%	13,584	6.5%
Age 5 to 9 Years	779	6.6%	4,775	6.8%	14,253	6.9%
Age 10 to 14 Years	782	6.6%	5,065	7.2%	14,572	7.0%
Age 15 to 19 Years	676	5.7%	4,466	6.3%	13,004	6.3%
Age 20 to 24 Years	523	4.4%	3,625	5.1%	10,713	5.2%
Age 25 to 29 Years	677	5.7%	4,328	6.1%	13,104	6.3%
Age 30 to 34 Years	756	6.4%	4,652	6.6%	13,975	6.7%
Age 35 to 39 Years	724	6.1%	4,582	6.5%	13,542	6.5%
Age 40 to 44 Years	686	5.8%	4,459	6.3%	12,863	6.2%
Age 45 to 49 Years	544	4.6%	4,143	5.9%	12,012	5.8%
Age 50 to 54 Years	486	4.1%	3,881	5.5%	11,528	5.5%
Age 55 to 59 Years	515	4.4%	3,711	5.2%	11,191	5.4%
Age 60 to 64 Years	619	5.2%	3,690	5.2%	10,882	5.2%
Age 65 to 74 Years	1,543	13.1%	7,689	10.9%	21,823	10.5%
Age 75 to 84 Years	1,315	11.1%	5,275	7.5%	14,461	7.0%
Age 85 Years or Over	419	3.5%	1,960	2.8%	6,263	3.0%
Median Age	42.0		40.0		39.8	

Gender Age Distribution (2017)

Female Population	6,169	52.3%	36,722	51.9%	107,684	51.8%
Age 0 to 19 Years	1,439	23.3%	9,034	24.6%	26,873	25.0%
Age 20 to 64 Years	2,915	47.3%	19,325	52.6%	57,010	52.9%
Age 65 Years or Over	1,815	29.4%	8,363	22.8%	23,801	22.1%
Female Median Age	43.6		41.4		41.2	
Male Population	5,633	47.7%	34,012	48.1%	100,085	48.2%
Age 0 to 19 Years	1,555	27.6%	9,703	28.5%	28,540	28.5%
Age 20 to 64 Years	2,616	46.4%	17,747	52.2%	52,799	52.8%
Age 65 Years or Over	1,462	25.9%	6,561	19.3%	18,746	18.7%
Male Median Age	40.1		38.3		38.2	

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RF5

8335 E Guadalupe Rd

Mesa, AZ 85212

1 mi radius 3 mi radius 5 mi radius

Household Income Distribution (2017)

	1 mi radius	3 mi radius	5 mi radius
HH Income \$200,000 or More	137 2.9%	924 3.4%	2,846 3.6%
HH Income \$150,000 to \$199,999	224 4.8%	1,704 6.3%	4,458 5.6%
HH Income \$100,000 to \$149,999	648 13.9%	4,120 15.2%	12,777 16.1%
HH Income \$75,000 to \$99,999	676 14.5%	4,360 16.1%	11,322 14.2%
HH Income \$50,000 to \$74,999	1,216 26.1%	5,786 21.4%	16,008 20.1%
HH Income \$35,000 to \$49,999	632 13.6%	3,674 13.6%	11,036 13.9%
HH Income \$25,000 to \$34,999	464 10.0%	2,267 8.4%	7,097 8.9%
HH Income \$15,000 to \$24,999	364 7.8%	1,914 7.1%	6,436 8.1%
HH Income Under \$15,000	298 6.4%	2,287 8.5%	7,546 9.5%
HH Income \$35,000 or More	3,533 75.8%	20,566 76.1%	58,445 73.5%
HH Income \$75,000 or More	1,685 36.2%	11,106 41.1%	31,402 39.5%

Housing (2017)

	1 mi radius	3 mi radius	5 mi radius
Total Housing Units	5,290	31,739	91,677
Housing Units Occupied	4,660 88.1%	27,034 85.2%	79,525 86.7%
Housing Units Owner-Occupied	3,766 80.8%	20,058 74.2%	59,086 74.3%
Housing Units, Renter-Occupied	894 19.2%	6,976 25.8%	20,439 25.7%
Housing Units, Vacant	630 11.9%	4,705 14.8%	12,153 13.3%

Marital Status (2017)

	1 mi radius	3 mi radius	5 mi radius
Never Married	2,256 23.8%	14,763 26.1%	42,590 25.8%
Currently Married	5,020 52.9%	29,414 52.1%	83,610 50.6%
Separated	307 3.2%	1,876 3.3%	5,397 3.3%
Widowed	794 8.4%	3,871 6.9%	12,126 7.3%
Divorced	1,107 11.7%	6,538 11.6%	21,637 13.1%

Household Type (2017)

	1 mi radius	3 mi radius	5 mi radius
Population Family	10,106 85.6%	60,362 85.3%	175,111 84.3%
Population Non-Family	1,692 14.3%	10,204 14.4%	31,433 15.1%
Population Group Quarters	4 -	167 0.2%	1,225 0.6%
Family Households	3,273 70.2%	18,853 69.7%	54,378 68.4%
Non-Family Households	1,387 29.8%	8,181 30.3%	25,147 31.6%
Married Couple with Children	976 19.4%	6,068 20.6%	17,675 21.1%
Average Family Household Size	3.1	3.2	3.2

Household Size (2017)

	1 mi radius	3 mi radius	5 mi radius
1 Person Households	1,149 24.7%	6,553 24.2%	20,155 25.3%
2 Person Households	1,818 39.0%	9,653 35.7%	28,145 35.4%
3 Person Households	591 12.7%	3,915 14.5%	11,134 14.0%
4 Person Households	587 12.6%	3,620 13.4%	10,255 12.9%
5 Person Households	308 6.6%	1,916 7.1%	5,614 7.1%
6 or More Person Households	206 4.4%	1,377 5.1%	4,222 5.3%

Household Vehicles (2017)

	1 mi radius	3 mi radius	5 mi radius
Households with 0 Vehicles Available	149 3.2%	884 3.3%	4,172 5.2%
Households with 1 Vehicles Available	2,190 47.0%	11,287 41.8%	30,943 38.9%
Households with 2 or More Vehicles Available	2,320 49.8%	14,863 55.0%	44,410 55.8%
Total Vehicles Available	7,738	46,861	136,874
Average Vehicles Per Household	1.7	1.7	1.7

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Mesa, AZ 85212

Labor Force (2017)

	1 mi radius	3 mi radius	5 mi radius
Estimated Labor Population Age 16 Years or Over	9,352	55,516	162,660
Estimated Civilian Employed	4,654 49.8%	30,780 55.4%	91,432 56.2%
Estimated Civilian Unemployed	227 2.4%	1,342 2.4%	3,999 2.5%
Estimated in Armed Forces	- -	54 0.1%	123 0.1%
Estimated Not in Labor Force	4,471 47.8%	23,340 42.0%	67,105 41.3%
Unemployment Rate	2.4%	2.4%	2.5%

Occupation (2015)

	1 mi radius	3 mi radius	5 mi radius
Occupation: Population Age 16 Years or Over	5,085	32,484	91,249
Management, Business, Financial Operations	683 13.4%	4,870 15.0%	14,024 15.4%
Professional, Related	927 18.2%	6,952 21.4%	19,759 21.7%
Service	1,043 20.5%	5,685 17.5%	15,687 17.2%
Sales, Office	1,548 30.4%	9,338 28.7%	25,874 28.4%
Farming, Fishing, Forestry	5 0.1%	104 0.3%	278 0.3%
Construct, Extraction, Maintenance	417 8.2%	2,708 8.3%	7,584 8.3%
Production, Transport Material Moving	462 9.1%	2,828 8.7%	8,043 8.8%
White Collar Workers	3,159 62.1%	21,160 65.1%	59,657 65.4%
Blue Collar Workers	1,927 37.9%	11,324 34.9%	31,592 34.6%

Consumer Expenditure (2017)

	1 mi radius	3 mi radius	5 mi radius
Total Household Expenditure	\$256 M	\$1.55 B	\$4.51 B
Total Non-Retail Expenditure	\$139 M 54.3%	\$841 M 54.4%	\$2.45 B 54.3%
Total Retail Expenditure	\$117 M 45.7%	\$705 M 45.6%	\$2.06 B 45.7%
Apparel	\$8.94 M 3.5%	\$54.1 M 3.5%	\$157 M 3.5%
Contributions	\$10.7 M 4.2%	\$66.4 M 4.3%	\$193 M 4.3%
Education	\$8.88 M 3.5%	\$56.0 M 3.6%	\$164 M 3.6%
Entertainment	\$14.4 M 5.6%	\$86.9 M 5.6%	\$253 M 5.6%
Food and Beverages	\$37.9 M 14.8%	\$227 M 14.7%	\$663 M 14.7%
Furnishings and Equipment	\$8.80 M 3.4%	\$53.6 M 3.5%	\$156 M 3.5%
Gifts	\$6.15 M 2.4%	\$37.9 M 2.5%	\$111 M 2.5%
Health Care	\$20.8 M 8.1%	\$124 M 8.0%	\$361 M 8.0%
Household Operations	\$7.15 M 2.8%	\$44.0 M 2.8%	\$128 M 2.8%
Miscellaneous Expenses	\$3.81 M 1.5%	\$22.8 M 1.5%	\$66.6 M 1.5%
Personal Care	\$3.33 M 1.3%	\$20.1 M 1.3%	\$58.5 M 1.3%
Personal Insurance	\$1.85 M 0.7%	\$11.4 M 0.7%	\$33.1 M 0.7%
Reading	\$569 K 0.2%	\$3.43 M 0.2%	\$9.99 M 0.2%
Shelter	\$52.6 M 20.5%	\$317 M 20.5%	\$928 M 20.6%
Tobacco	\$1.60 M 0.6%	\$9.44 M 0.6%	\$27.6 M 0.6%
Transportation	\$49.5 M 19.3%	\$296 M 19.1%	\$861 M 19.1%
Utilities	\$19.4 M 7.6%	\$116 M 7.5%	\$338 M 7.5%

Educational Attainment (2017)

	1 mi radius	3 mi radius	5 mi radius
Adult Population Age 25 Years or Over	8,285	48,371	141,643
Elementary (Grade Level 0 to 8)	245 3.0%	1,559 3.2%	4,679 3.3%
Some High School (Grade Level 9 to 11)	499 6.0%	2,696 5.6%	7,625 5.4%
High School Graduate	2,084 25.2%	13,102 27.1%	37,538 26.5%
Some College	2,462 29.7%	13,023 26.9%	38,534 27.2%
Associate Degree Only	760 9.2%	4,299 8.9%	12,918 9.1%
Bachelor Degree Only	1,483 17.9%	9,225 19.1%	26,867 19.0%
Graduate Degree	752 9.1%	4,467 9.2%	13,482 9.5%

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Units In Structure (2015)							
1 Detached Unit	3,867	84.5%	19,869	79.9%	55,857	81.3%	
1 Attached Unit	352	7.7%	1,369	5.5%	3,343	4.9%	
2 to 4 Units	41	0.9%	624	2.5%	1,769	2.6%	
5 to 9 Units	102	2.2%	912	3.7%	2,023	2.9%	
10 to 19 Units	94	2.1%	844	3.4%	2,381	3.5%	
20 to 49 Units	62	1.4%	315	1.3%	1,034	1.5%	
50 or More Units	29	0.6%	437	1.8%	2,001	2.9%	
Mobile Home or Trailer	383	8.4%	3,549	14.3%	10,512	15.3%	
Other Structure	7	0.2%	188	0.8%	425	0.6%	
Homes Built By Year (2015)							
Homes Built 2010 or later	73	1.6%	241	1.0%	543	0.8%	
Homes Built 2000 to 2009	1,701	37.2%	9,476	38.1%	26,017	37.9%	
Homes Built 1990 to 1999	2,147	46.9%	9,592	38.6%	21,988	32.0%	
Homes Built 1980 to 1989	544	11.9%	4,009	16.1%	10,963	16.0%	
Homes Built 1970 to 1979	240	5.2%	2,906	11.7%	10,593	15.4%	
Homes Built 1960 to 1969	92	2.0%	867	3.5%	3,173	4.6%	
Homes Built 1950 to 1959	55	1.2%	383	1.5%	1,804	2.6%	
Homes Built Before 1949	24	0.5%	157	0.6%	686	1.0%	
Home Values (2015)							
Home Values \$1,000,000 or More	21	0.6%	117	0.6%	411	0.8%	
Home Values \$500,000 to \$999,999	158	4.3%	937	5.0%	2,884	5.7%	
Home Values \$400,000 to \$499,999	129	3.5%	801	4.2%	2,637	5.2%	
Home Values \$300,000 to \$399,999	366	9.9%	2,820	15.0%	7,917	15.5%	
Home Values \$200,000 to \$299,999	1,246	33.9%	5,778	30.6%	16,186	31.8%	
Home Values \$150,000 to \$199,999	1,124	30.5%	4,497	23.9%	11,672	22.9%	
Home Values \$100,000 to \$149,999	627	17.0%	2,716	14.4%	7,603	14.9%	
Home Values \$70,000 to \$99,999	150	4.1%	925	4.9%	2,713	5.3%	
Home Values \$50,000 to \$69,999	37	1.0%	551	2.9%	1,510	3.0%	
Home Values \$25,000 to \$49,999	27	0.7%	617	3.3%	1,622	3.2%	
Home Values Under \$25,000	121	3.3%	993	5.3%	3,557	7.0%	
Owner-Occupied Median Home Value	\$191,970		\$194,344		\$192,917		
Renter-Occupied Median Rent	\$991		\$980		\$929		
Transportation To Work (2015)							
Drive to Work Alone	4,800	82.6%	27,298	79.7%	75,578	78.8%	
Drive to Work in Carpool	500	8.6%	3,597	10.5%	10,386	10.8%	
Travel to Work by Public Transportation	66	1.1%	399	1.2%	1,090	1.1%	
Drive to Work on Motorcycle	13	0.2%	240	0.7%	651	0.7%	
Walk or Bicycle to Work	135	2.3%	655	1.9%	1,762	1.8%	
Other Means	9	0.2%	321	0.9%	941	1.0%	
Work at Home	286	4.9%	1,733	5.1%	5,498	5.7%	
Travel Time (2015)							
Travel to Work in 14 Minutes or Less	1,022	18.5%	6,113	18.8%	16,691	18.5%	
Travel to Work in 15 to 29 Minutes	1,915	34.7%	11,766	36.2%	30,360	33.6%	
Travel to Work in 30 to 59 Minutes	1,665	30.1%	10,702	32.9%	32,470	35.9%	
Travel to Work in 60 Minutes or More	285	5.2%	2,313	7.1%	6,512	7.2%	
Average Minutes Travel to Work	22.8		23.8		25.4		

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