

*Michael A. Pollack*  
REAL ESTATE INVESTMENTS

Available for LEASE

# SOUTHWIND PLAZA

931 East Elliot Road • Tempe, AZ 85284



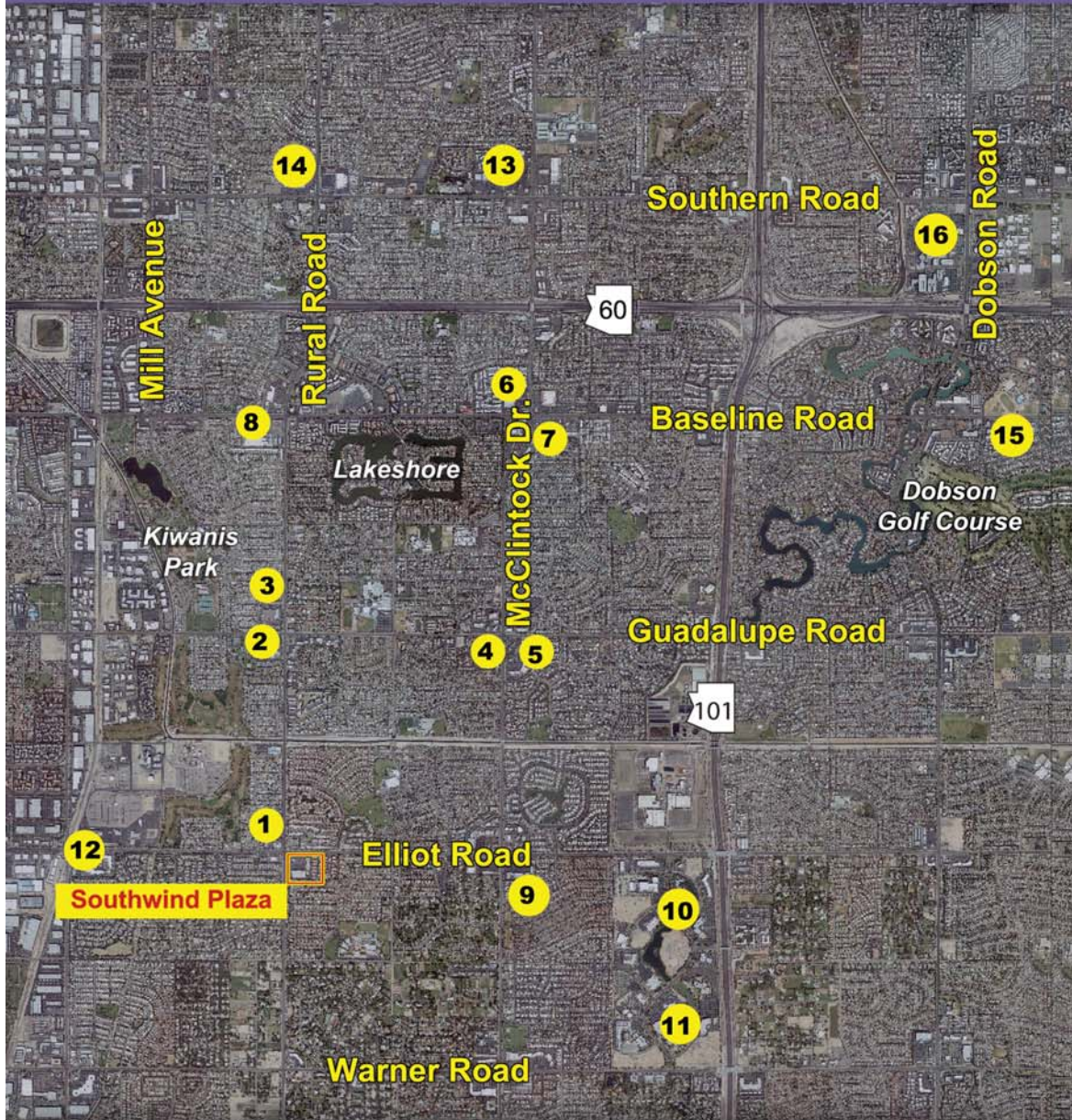
Corporate Office  
1136 West Baseline Road  
Mesa, Arizona 85210

For more information, contact:  
**Michael A. Pollack**  
**(480) 888-0888**

Email: [map@pollackinvestments.com](mailto:map@pollackinvestments.com)  
For current availability and suite virtual tours visit:  
[www.pollackinvestments.com](http://www.pollackinvestments.com)



**Available for LEASE**  
**SEC of Elliot & Rural Roads**  
931 East Elliot Road • Tempe, Arizona



**NEIGHBORING BUSINESSES:**

1. Dairy Queen, Valero Gas Station, CVS Pharmacy
2. Goodwill, Burger King and Serrano's Mexican Restaurant
3. Albertson's Grocery Store, Jack N. Box, Leslie Pools
4. Trader Joe's Grocery Store and Wildflower Bakery & Cafe
5. Super Fry's Foodmarket, Dollar Tree, Paradise Bakery
6. Fry's Marketplace, El Pollo Loco
7. Peter Piper Pizza, Radio Shack, ACE Hardware
8. Lowe's, Subway, Chipolte Mexican Grill, McDonald's
9. AutoZone, Safeway, McDonald's, Boston Market
10. Discovery Business Campus (Freescale Semiconductor, State Farm)
11. ASU Research Park (Walgreens, US Foods, Edward Jones)
12. Jimmy John's Sandwiches, Chase Bank, NAPA Auto
13. Ross, Subway, Staples, Discount Tires, Starbucks
14. Big 5 Sporting Goods, 99 Cents Only, Fry's
15. Albertson's Grocery Store, Bank of America, Hi-Health, Papa Murphy's Pizza
16. Desert Banner Hospital, Children's Medical Center

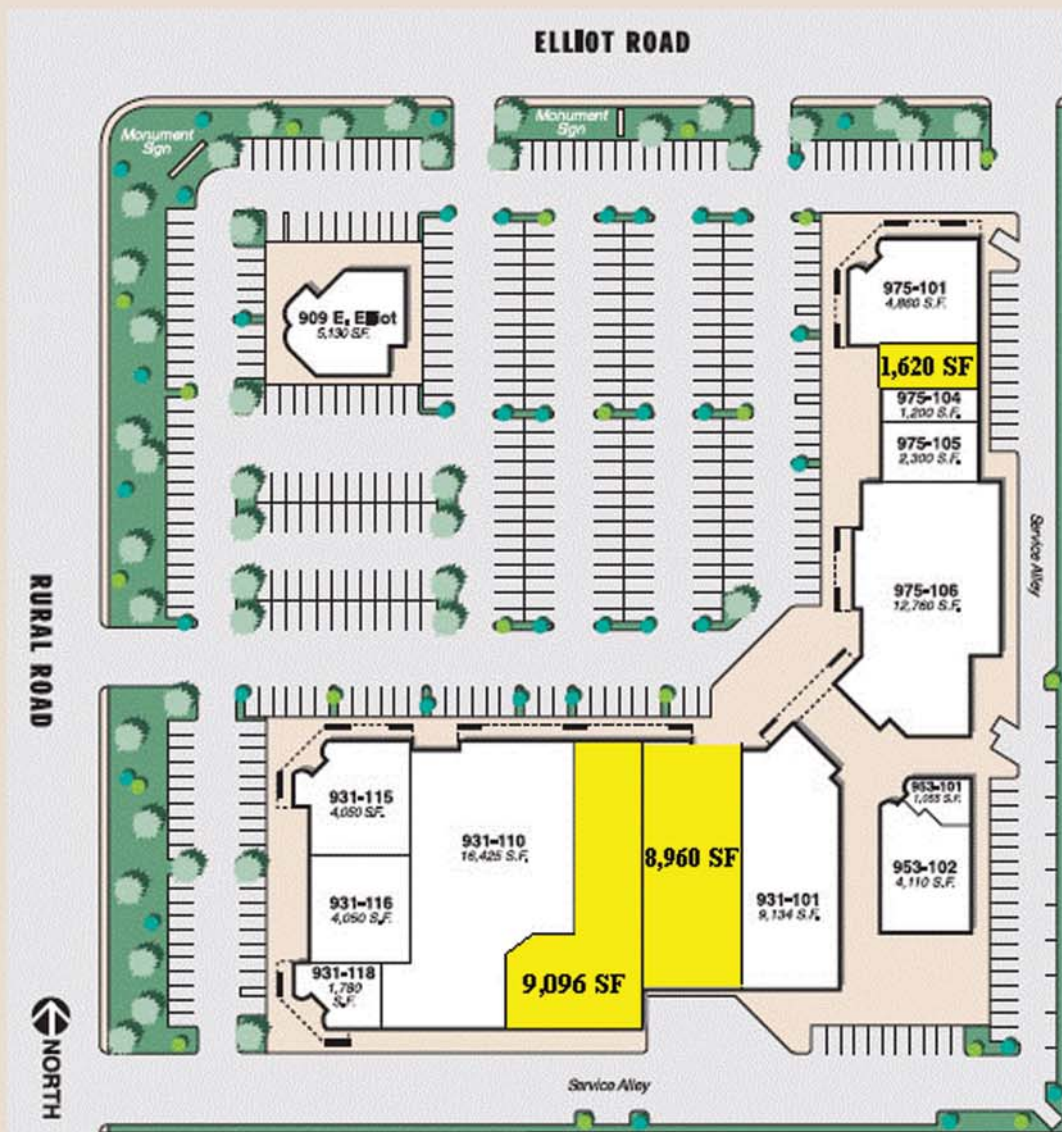
Corporate Office  
1136 West Baseline Road  
Mesa, Arizona 85210

For more information, contact:  
**Michael A. Pollack**  
**(480) 888-0888**

Email: [map@pollackinvestments.com](mailto:map@pollackinvestments.com)  
For current availability and suite virtual tours visit:  
[www.pollackinvestments.com](http://www.pollackinvestments.com)



Available for LEASE  
SEC of Elliot & Rural Roads  
931 East Elliot Road • Tempe, Arizona



\* Any plan or exhibit attached to this Property is intended to show only the general layout of the Property or part thereof. Landlord reserves the right to alter, add to, or omit in whole or in part the structures and/or common areas currently existing or hereafter constructed on the Property or shown on any plan. The Property is subject to change or modification as may be made by the Landlord in its sole discretion or required by any authority having jurisdiction. Any and all measurements, distances or square footage are approximate. Landlord does not covenant or represent that any occupant currently or hereafter located at the Property will remain a tenant. Landlord makes no representations, either express or implied, as to the current or future addition or subtraction of tenants and/ or occupancy of the Property.

Corporate Office  
1136 West Baseline Road  
Mesa, Arizona 85210

For more information, contact:  
**Michael A. Pollack**  
**(480) 888-0888**

Email: [map@pollackinvestments.com](mailto:map@pollackinvestments.com)  
For current availability and suite virtual tours visit:  
[www.pollackinvestments.com](http://www.pollackinvestments.com)

# Available for LEASE

## SEC of Elliot & Rural Roads

931 East Elliot Road • Tempe, Arizona

### Property Description

Pollack Southwind Plaza is a 86,560 square foot neighborhood shopping center located on the Southeast corner of highly traveled Rural and Elliot Road in Tempe, Arizona. The retail property underwent an extensive renovation in 2013 which gave the property new life and provided a more intimate and inviting village-style shopping center for the consumer to enjoy. Upgraded stone accents, vintage light fixtures, and a warm color scheme were specifically included in the new design to compliment the highly sought after residential communities surrounding the retail center. Southwind Plaza is home to retail tenants such as Furniture Creations, The Vine Grill and Bar, Luna Fitness of Tempe, East Valley Urgent Care and Passage to India Fine Indian Cuisine.

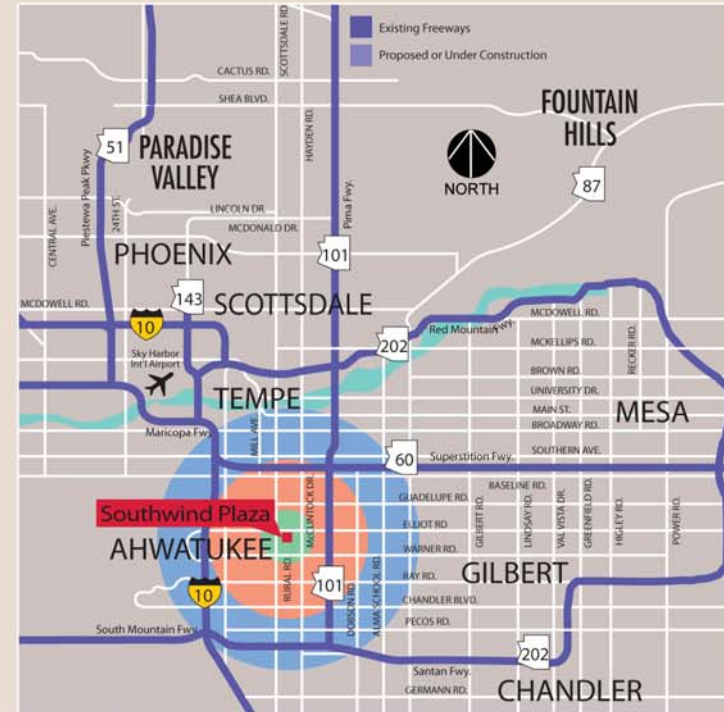
**Spaces From:** 975 Sq. Ft.  
**Total Center Size:** 86,560 Sq. Ft.  
**Zoning:** C-2, City of Tempe  
**Traffic Counts:** Corner Total: 47,000 cars / day  
 (2012: City of Tempe)  
 Rural Road: 19,000 cars / day  
 Elliot Road: 28,000 cars / day

### Demographics:

(Est. 2013: Applied Geographic Solutions / TIGER Geography)

	1 mile radius	3 mile radius	5 mile radius
Population:	9,536	122,294	333,551
Households:	3,784	49,262	134,722
Average Household Income:	\$ 107,859	\$ 78,485	\$ 68,301
Median Age:	40.8	35.4	33.8

*The information contained herein are estimates obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.*



**Corporate Office**  
 1136 West Baseline Road  
 Mesa, Arizona 85210

For more information, contact:  
**Michael A. Pollack**  
**(480) 888-0888**

Email: [map@pollackinvestments.com](mailto:map@pollackinvestments.com)  
 For current availability and suite virtual tours visit:  
[www.pollackinvestments.com](http://www.pollackinvestments.com)