



DOBSON HIGH SCHOOL  
± 3,000 STUDENTS

THE STANDARD AT DOBSON RANCH

THE DOBSON ASSOCIATION

GUADALUPE ROAD

ALMA SCHOOL ROAD

4,200 S.F.



Firestone



DICKEYS

Sunrise Preschools

SUBWAY



SITE

ALMA SCHOOL ROAD



NORTHPOINT BAPTIST CHURCH

Parts Authority

# ±4,200 SF AVAILABLE FOR LEASE FREESTANDING BUILDING OPPORTUNITY

1210 West Guadalupe Road | Mesa, AZ

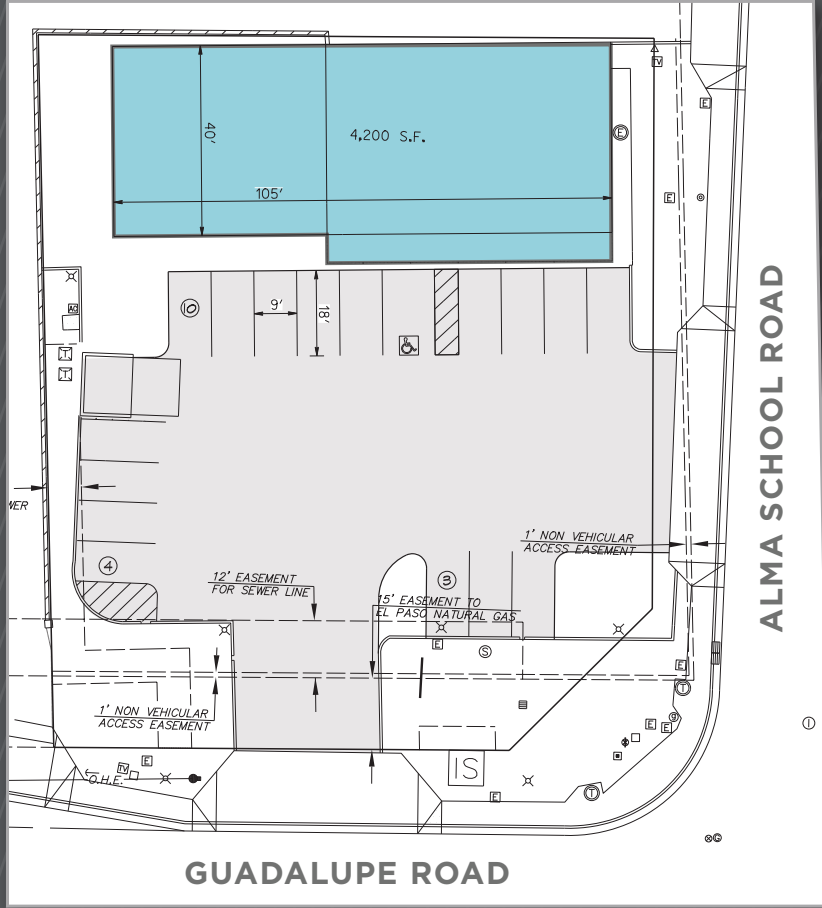


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# RETAIL | OFFICE | SHOP SPACE OPPORTUNITY

1210 West Guadalupe Road | Mesa, AZ



SAMPLE RENDERING



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# SITE SUMMARY

1210 West Guadalupe Road | Mesa, AZ

<b>ADDRESS</b>	210 West Guadalupe Road Mesa, Arizona
<b>SIZE</b>	0.43 Acres 4,200 SF (Divisible) Building
<b>PARCEL</b>	305-05-506C
<b>ZONING</b>	C-2, City of Mesa
<b>AMENITIES</b>	<ul style="list-style-type: none"><li>• Frontage: 150' Feet on Guadalupe, 150' Feet on Alma School</li><li>• Abundant Parking: 20 Surface Spaces</li><li>• Site Access: Signalized Intersection</li></ul>

<b>TRAFFIC COUNTS</b>		(ESRI, 2017)
East/West in front of the site on Guadalupe Road	20,835 Vehicles per day	
North/South in front of the site on Alma School Road	30,300 Vehicles per day	

<b>DEMOGRAPHICS</b>				(ESRI, 2017)
	1 Mile	3 Mile	5 Mile	
2017 Population	17,709	142,512	431,057	
2017 Median Household Income	\$63,920	\$52,288	\$52,041	

## AREA OVERVIEW



TOTAL POPULATION  
WITHIN **1 MILE**  
**17,709** DAYTIME **11,896**  
**7,365 HOUSING UNITS**



WITHIN **1.8 MILES** OF  
**FIESTA TECH CENTER**



6.9 MILES FROM  
**TEMPE MARKET PLACE**  
RETAIL SUCH AS  
**TARGET, HARKINS THEATERS & BEST BUY**



TOTAL BUSINESSES  
WITHIN **3 MILES**  
**5,443** EMPLOYEES **64,914**



ADJACENT TO  
**DOBSON HIGH SCHOOL**



**1.5 MILES** FROM  
**INTERSTATE 60**