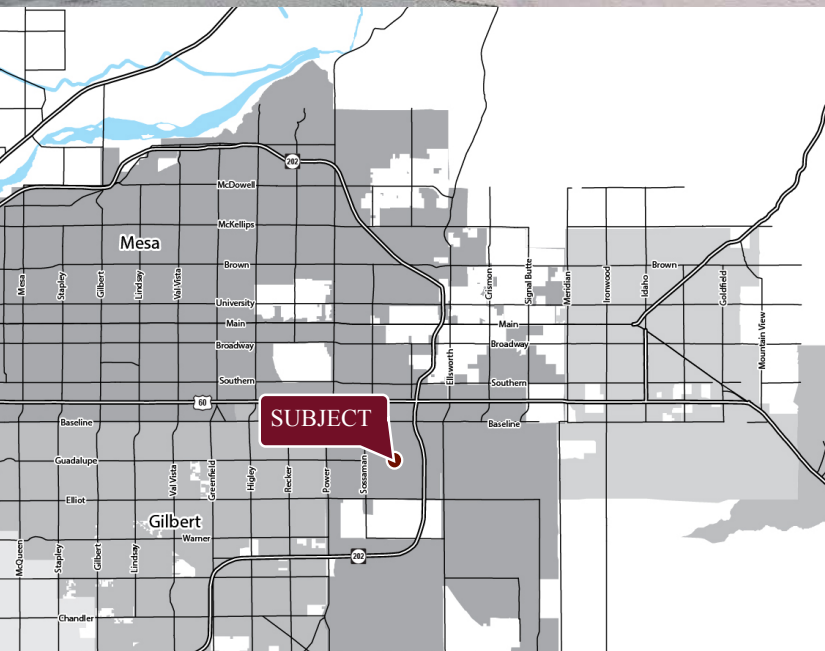


NEIGHBORHOOD MARKET AT GUADALUPE & HAWES

SWC GUADALUPE RD. & HAWES RD.
MESA, AZ



SHOP SPACE AVAILABLE

AVAILABILITY

- 1,372 SF TO 2,548 sf

FEATURES

- Join Wal-Mart Neighborhood Market, Dollar Tree, Anytime Fitness and Angry Crab.
- Positioned in rapidly expanding area of Mesa.
- Located just 3/4 mile west of Loop 202 Freeway.

NOTABLE TENANTS



2018 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	13,401	74,587	212,307
Ave Household Income	\$77,151	\$81,776	\$81,497
Daytime Employment	483	18,881	51,574



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SHOP SPACE AVAILABLE

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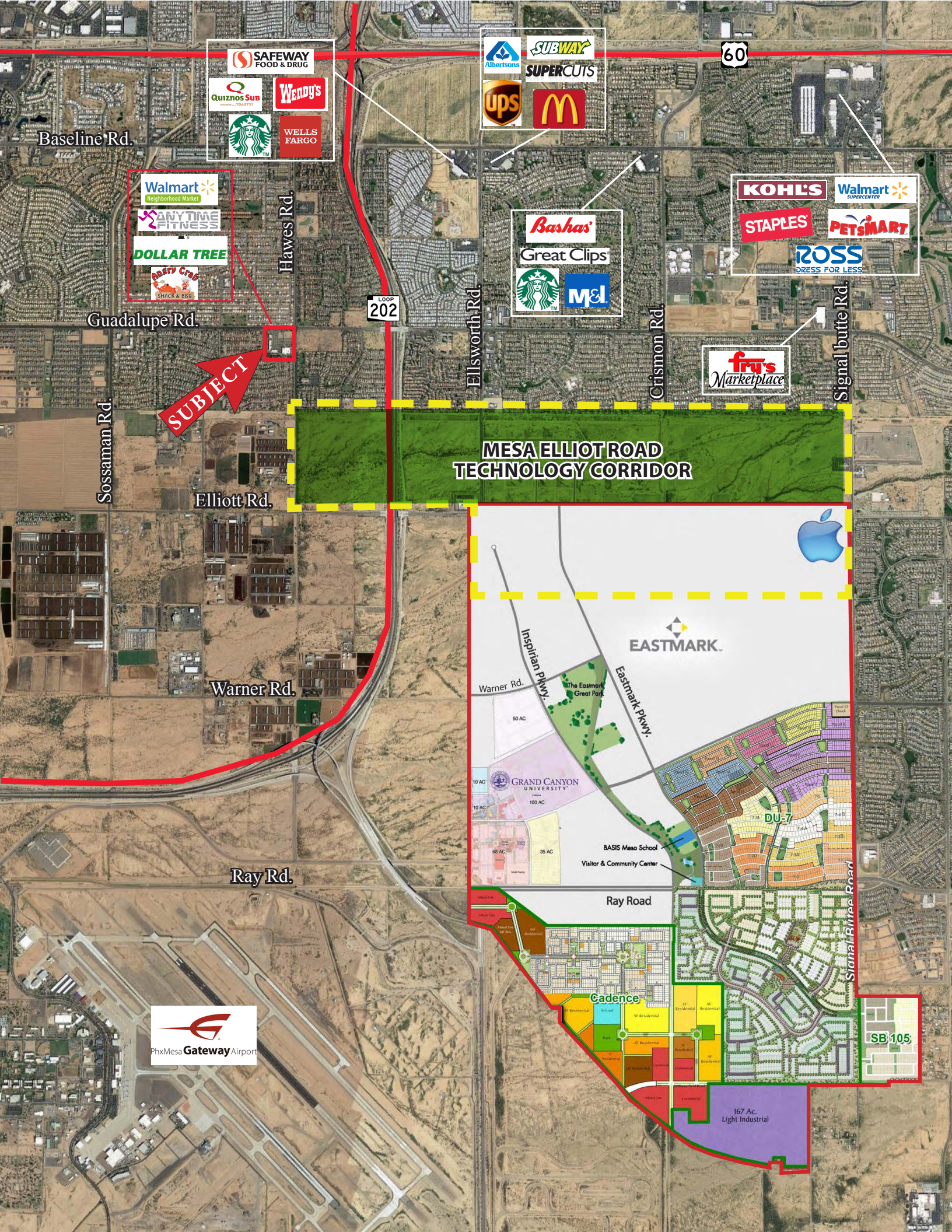
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SAFeway
FOOD & DRUG

Quiznos Sub
WENDY'S

Starbucks

WELLS FARGO

Albertsons

SUBWAY

SUPERCUTS

ups

McDonald's

60

Baseline Rd.

Walmart
Neighborhood Market

ANYTIME FITNESS

DOLLAR TREE

Reddy Cakes
SHACK & BBQ

Hawes Rd.

LOOP 202

Bashas'

Great Clips

Starbucks

M&M

Ellsworth Rd.

Crismon Rd.

KOHL'S

Walmart
SUPERCENTER

STAPLES

PETSMART

ROSS
DRESS FOR LESS

Signal Butte Rd.

Fry's
Marketplace

SUBJECT

Guadalupe Rd.

**MESA ELLIOT ROAD
TECHNOLOGY CORRIDOR**

Sossaman Rd.

Elliott Rd.

A detailed site plan of the technology corridor area, showing various lots and buildings. Key features include:

- EASTMARK**: A large white area with an Apple logo in the top right.
- GRAND CANYON UNIVERSITY**: A purple area with a logo.
- BASIS Mesa School** and **Visitor & Community Center**: A green area.
- DU-7**: A residential area with colorful lots.
- Gadence**: A residential area with yellow and green lots.
- 167 Ac. Light Industrial**: A purple area at the bottom.
- SB 105**: A small yellow lot on the right.
- Warner Rd.**, **Ray Road**, **Inspirian Pkwy.**, **Eastmark Pkwy.**, and **Stinson Airbase Rd.** are labeled.
- 50 AC**, **10 AC**, **100 AC**, **68 AC**, and **35 AC** are lot size labels.
- The Eastmark Great Park** is a green area within the Eastmark site.

Warner Rd.

Ray Rd.

PhxMesa Gateway Airport

SHOP SPACE AVAILABLE


NEIGHBORHOOD MARKET AT GUADALUPE & HAWES

SWC GUADALUPE RD. & HAWES RD.
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	Farmers Insurance	1,176 sf
104-109	Dollar Tree	7,840 sf
110/113	Anytime Fitness	6,355 sf

#	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

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.



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EXPANDED PROFILE

2000-2010 Census, 2018 Estimates with 2023 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.3648/-111.6533

RF5

E Guadalupe Rd & S Hawes Rd	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2018)	13,401	74,587	212,307
Projected Population (2023)	14,568	81,029	230,833
Census Population (2010)	12,759	68,053	182,213
Census Population (2000)	7,046	43,340	110,573
Projected Annual Growth (2018 to 2023)	1,167 1.7%	6,442 1.7%	18,526 1.7%
Historical Annual Growth (2010 to 2018)	642 0.6%	6,534 1.2%	30,094 2.1%
Historical Annual Growth (2000 to 2010)	5,713 8.1%	24,713 5.7%	71,640 6.5%
Estimated Population Density (2018)	4,268 <i>psm</i>	2,639 <i>psm</i>	2,704 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.27 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2018)	5,402	28,595	81,139
Projected Households (2023)	5,703	30,156	85,633
Census Households (2010)	5,120	25,947	69,795
Census Households (2000)	3,120	16,922	43,485
Estimated Households with Children (2018)	1,517 28.1%	9,075 31.7%	25,833 31.8%
Estimated Average Household Size (2018)	2.48	2.60	2.60
Average Household Income			
Estimated Average Household Income (2018)	\$77,151	\$81,776	\$81,497
Projected Average Household Income (2023)	\$86,360	\$94,265	\$93,310
Estimated Average Family Income (2018)	\$86,080	\$95,474	\$97,411
Median Household Income			
Estimated Median Household Income (2018)	\$62,406	\$66,246	\$66,452
Projected Median Household Income (2023)	\$71,313	\$76,121	\$76,345
Estimated Median Family Income (2018)	\$72,582	\$78,531	\$79,876
Per Capita Income			
Estimated Per Capita Income (2018)	\$31,102	\$31,370	\$31,188
Projected Per Capita Income (2023)	\$33,813	\$35,099	\$34,653
Estimated Per Capita Income 5 Year Growth	\$2,712 8.7%	\$3,729 11.9%	\$3,465 11.1%
Estimated Average Household Net Worth (2018)	\$729,150	\$779,619	\$779,294
Daytime Demos (2018)			
Total Businesses	70	1,818	5,304
Total Employees	483	18,881	51,574
Company Headquarter Businesses	-	3 0.1%	11 0.2%
Company Headquarter Employees	-	28 0.1%	3,834 7.4%
Employee Population per Business	6.9	10.4	9.7
Residential Population per Business	190.3	41.0	40.0

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RF5

E Guadalupe Rd & S Hawes Rd

	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2018)	10,963	81.8%	59,691	80.0%	169,801	80.0%
Black or African American (2018)	565	4.2%	3,063	4.1%	8,655	4.1%
American Indian or Alaska Native (2018)	120	0.9%	712	1.0%	2,250	1.1%
Asian (2018)	440	3.3%	2,935	3.9%	8,547	4.0%
Hawaiian or Pacific Islander (2018)	50	0.4%	183	0.2%	497	0.2%
Other Race (2018)	800	6.0%	5,141	6.9%	14,311	6.7%
Two or More Races (2018)	462	3.4%	2,863	3.8%	8,245	3.9%
Not Hispanic or Latino Population (2018)	10,929	81.6%	60,060	80.5%	171,371	80.7%
Hispanic or Latino Population (2018)	2,472	18.4%	14,527	19.5%	40,936	19.3%
Not Hispanic or Latino Population (2023)	11,614	79.7%	63,746	78.7%	182,178	78.9%
Hispanic or Latino Population (2023)	2,953	20.3%	17,283	21.3%	48,655	21.1%
Not Hispanic or Latino Population (2010)	10,791	84.6%	57,168	84.0%	152,572	83.7%
Hispanic or Latino Population (2010)	1,968	15.4%	10,885	16.0%	29,641	16.3%
Not Hispanic or Latino Population (2000)	6,394	90.7%	38,656	89.2%	98,471	89.1%
Hispanic or Latino Population (2000)	653	9.3%	4,685	10.8%	12,102	10.9%
Projected Hispanic Annual Growth (2018 to 2023)	481	3.9%	2,757	3.8%	7,719	3.8%
Historic Hispanic Annual Growth (2000 to 2018)	1,819	15.5%	9,842	11.7%	28,834	13.2%
Age Distribution (2018)						
Age Under 5	842	6.3%	4,635	6.2%	13,756	6.5%
Age 5 to 9 Years	828	6.2%	4,806	6.4%	14,042	6.6%
Age 10 to 14 Years	824	6.1%	5,134	6.9%	14,564	6.9%
Age 15 to 19 Years	696	5.2%	4,460	6.0%	12,741	6.0%
Age 20 to 24 Years	554	4.1%	3,831	5.1%	10,854	5.1%
Age 25 to 29 Years	778	5.8%	4,838	6.5%	13,925	6.6%
Age 30 to 34 Years	821	6.1%	4,821	6.5%	13,994	6.6%
Age 35 to 39 Years	803	6.0%	4,840	6.5%	13,927	6.6%
Age 40 to 44 Years	721	5.4%	4,446	6.0%	12,547	5.9%
Age 45 to 49 Years	600	4.5%	4,375	5.9%	12,447	5.9%
Age 50 to 54 Years	517	3.9%	3,948	5.3%	11,510	5.4%
Age 55 to 59 Years	603	4.5%	3,974	5.3%	11,688	5.5%
Age 60 to 64 Years	748	5.6%	4,044	5.4%	11,511	5.4%
Age 65 to 74 Years	1,945	14.5%	8,578	11.5%	23,324	11.0%
Age 75 to 84 Years	1,640	12.2%	5,829	7.8%	15,288	7.2%
Age 85 Years or Over	481	3.6%	2,027	2.7%	6,190	2.9%
Median Age	43.6		40.5		40.2	
Gender Age Distribution (2018)						
Female Population	7,057	52.7%	38,716	51.9%	109,868	51.7%
Age 0 to 19 Years	1,538	21.8%	9,171	23.7%	26,657	24.3%
Age 20 to 64 Years	3,267	46.3%	20,375	52.6%	58,251	53.0%
Age 65 Years or Over	2,252	31.9%	9,170	23.7%	24,959	22.7%
Female Median Age	45.2		42.0		41.7	
Male Population	6,344	47.3%	35,871	48.1%	102,439	48.3%
Age 0 to 19 Years	1,652	26.0%	9,864	27.5%	28,445	27.8%
Age 20 to 64 Years	2,878	45.4%	18,742	52.2%	54,152	52.9%
Age 65 Years or Over	1,814	28.6%	7,265	20.3%	19,842	19.4%
Male Median Age	41.8		39.0		38.7	

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RF5

E Guadalupe Rd & S Hawes Rd

	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2018)						
HH Income \$200,000 or More	207	3.8%	1,240	4.3%	3,901	4.8%
HH Income \$150,000 to \$199,999	335	6.2%	1,957	6.8%	5,218	6.4%
HH Income \$100,000 to \$149,999	790	14.6%	4,512	15.8%	13,044	16.1%
HH Income \$75,000 to \$99,999	700	13.0%	4,089	14.3%	10,972	13.5%
HH Income \$50,000 to \$74,999	1,386	25.7%	6,000	21.0%	15,959	19.7%
HH Income \$35,000 to \$49,999	697	12.9%	3,942	13.8%	11,447	14.1%
HH Income \$25,000 to \$34,999	506	9.4%	2,394	8.4%	6,847	8.4%
HH Income \$15,000 to \$24,999	396	7.3%	2,045	7.2%	6,461	8.0%
HH Income Under \$15,000	384	7.1%	2,416	8.4%	7,290	9.0%
HH Income \$35,000 or More	4,116	76.2%	21,740	76.0%	60,541	74.6%
HH Income \$75,000 or More	2,033	37.6%	11,798	41.3%	33,135	40.8%
Housing (2018)						
Total Housing Units	6,196		33,550		93,544	
Housing Units Occupied	5,402	87.2%	28,595	85.2%	81,139	86.7%
Housing Units Owner-Occupied	4,424	81.9%	21,374	74.7%	60,346	74.4%
Housing Units, Renter-Occupied	978	18.1%	7,221	25.3%	20,793	25.6%
Housing Units, Vacant	795	12.8%	4,955	14.8%	12,405	13.3%
Marital Status (2018)						
Never Married	2,335	21.4%	15,136	25.2%	43,498	25.6%
Currently Married	6,085	55.8%	32,137	53.6%	87,405	51.4%
Separated	289	2.7%	1,952	3.3%	5,806	3.4%
Widowed	1,079	9.9%	4,218	7.0%	12,359	7.3%
Divorced	1,119	10.3%	6,569	10.9%	20,877	12.3%
Household Type (2018)						
Population Family	11,397	85.0%	63,566	85.2%	178,993	84.3%
Population Non-Family	2,000	14.9%	10,846	14.5%	32,074	15.1%
Population Group Quarters	4	-	175	0.2%	1,240	0.6%
Family Households	3,751	69.4%	19,926	69.7%	55,538	68.4%
Non-Family Households	1,651	30.6%	8,669	30.3%	25,601	31.6%
Married Couple with Children	1,058	17.4%	6,208	19.3%	17,670	20.2%
Average Family Household Size	3.0		3.2		3.2	
Household Size (2018)						
1 Person Households	1,369	25.3%	6,899	24.1%	20,428	25.2%
2 Person Households	2,187	40.5%	10,400	36.4%	28,948	35.7%
3 Person Households	642	11.9%	4,119	14.4%	11,320	14.0%
4 Person Households	643	11.9%	3,766	13.2%	10,427	12.9%
5 Person Households	334	6.2%	1,975	6.9%	5,706	7.0%
6 or More Person Households	226	4.2%	1,435	5.0%	4,310	5.3%
Household Vehicles (2018)						
Households with 0 Vehicles Available	147	2.7%	876	3.1%	3,792	4.7%
Households with 1 Vehicles Available	2,582	47.8%	11,874	41.5%	31,075	38.3%
Households with 2 or More Vehicles Available	2,672	49.5%	15,845	55.4%	46,272	57.0%
Total Vehicles Available	8,976		50,141		143,704	
Average Vehicles Per Household	1.7		1.8		1.8	

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RF5

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	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2018)						
Estimated Labor Population Age 16 Years or Over	10,766		59,082		167,321	
Estimated Civilian Employed	5,157	47.9%	33,068	56.0%	94,103	56.2%
Estimated Civilian Unemployed	161	1.5%	1,167	2.0%	3,605	2.2%
Estimated in Armed Forces	-	-	34	0.1%	122	0.1%
Estimated Not in Labor Force	5,448	50.6%	24,813	42.0%	69,491	41.5%
Unemployment Rate	1.5%		2.0%		2.2%	
Occupation (2015)						
Occupation: Population Age 16 Years or Over	5,620		34,858		94,080	
Management, Business, Financial Operations	794	14.1%	5,538	15.9%	15,113	16.1%
Professional, Related	1,257	22.4%	7,764	22.3%	21,585	22.9%
Service	1,067	19.0%	6,047	17.3%	15,482	16.5%
Sales, Office	1,597	28.4%	9,534	27.4%	25,591	27.2%
Farming, Fishing, Forestry	2	-	70	0.2%	163	0.2%
Construct, Extraction, Maintenance	462	8.2%	2,922	8.4%	7,645	8.1%
Production, Transport Material Moving	440	7.8%	2,982	8.6%	8,500	9.0%
White Collar Workers	3,649	64.9%	22,836	65.5%	62,289	66.2%
Blue Collar Workers	1,971	35.1%	12,021	34.5%	31,790	33.8%
Consumer Expenditure (2018)						
Total Household Expenditure	\$317 M		\$1.75 B		\$4.92 B	
Total Non-Retail Expenditure	\$164 M	51.8%	\$907 M	51.9%	\$2.55 B	51.9%
Total Retail Expenditure	\$153 M	48.2%	\$842 M	48.1%	\$2.37 B	48.1%
Apparel	\$11.1 M	3.5%	\$61.1 M	3.5%	\$172 M	3.5%
Contributions	\$13.8 M	4.3%	\$76.4 M	4.4%	\$216 M	4.4%
Education	\$11.4 M	3.6%	\$64.3 M	3.7%	\$182 M	3.7%
Entertainment	\$17.8 M	5.6%	\$98.3 M	5.6%	\$277 M	5.6%
Food and Beverages	\$46.6 M	14.7%	\$256 M	14.7%	\$721 M	14.6%
Furnishings and Equipment	\$10.9 M	3.4%	\$60.6 M	3.5%	\$170 M	3.5%
Gifts	\$7.82 M	2.5%	\$43.4 M	2.5%	\$123 M	2.5%
Health Care	\$25.5 M	8.0%	\$139 M	8.0%	\$391 M	7.9%
Household Operations	\$8.99 M	2.8%	\$50.1 M	2.9%	\$142 M	2.9%
Miscellaneous Expenses	\$4.69 M	1.5%	\$25.8 M	1.5%	\$72.3 M	1.5%
Personal Care	\$4.10 M	1.3%	\$22.7 M	1.3%	\$63.8 M	1.3%
Personal Insurance	\$2.33 M	0.7%	\$13.0 M	0.7%	\$36.8 M	0.7%
Reading	\$704 K	0.2%	\$3.88 M	0.2%	\$10.9 M	0.2%
Shelter	\$65.2 M	20.6%	\$360 M	20.6%	\$1.01 B	20.6%
Tobacco	\$1.93 M	0.6%	\$10.6 M	0.6%	\$29.5 M	0.6%
Transportation	\$60.5 M	19.1%	\$333 M	19.0%	\$935 M	19.0%
Utilities	\$23.7 M	7.5%	\$130 M	7.5%	\$366 M	7.4%
Educational Attainment (2018)						
Adult Population Age 25 Years or Over	9,657		51,720		146,350	
Elementary (Grade Level 0 to 8)	236	2.4%	1,640	3.2%	4,582	3.1%
Some High School (Grade Level 9 to 11)	588	6.1%	2,727	5.3%	7,683	5.2%
High School Graduate	2,324	24.1%	13,695	26.5%	37,650	25.7%
Some College	2,820	29.2%	13,781	26.6%	40,101	27.4%
Associate Degree Only	947	9.8%	4,781	9.2%	13,593	9.3%
Bachelor Degree Only	1,753	18.2%	10,063	19.5%	28,436	19.4%
Graduate Degree	989	10.2%	5,032	9.7%	14,304	9.8%

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RF5

E Guadalupe Rd & S Hawes Rd

	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2015)						
1 Detached Unit	4,308	84.1%	20,660	79.6%	56,645	81.2%
1 Attached Unit	355	6.9%	1,463	5.6%	3,659	5.2%
2 to 4 Units	57	1.1%	728	2.8%	1,924	2.8%
5 to 9 Units	128	2.5%	869	3.3%	2,038	2.9%
10 to 19 Units	119	2.3%	1,020	3.9%	2,439	3.5%
20 to 49 Units	30	0.6%	329	1.3%	906	1.3%
50 or More Units	55	1.1%	614	2.4%	2,476	3.5%
Mobile Home or Trailer	615	12.0%	3,883	15.0%	10,717	15.4%
Other Structure	11	0.2%	112	0.4%	258	0.4%
Homes Built By Year (2015)						
Homes Built 2010 or later	253	4.9%	881	3.4%	2,062	3.0%
Homes Built 2000 to 2009	2,013	39.3%	9,561	36.8%	25,341	36.3%
Homes Built 1990 to 1999	2,188	42.7%	9,613	37.1%	22,153	31.7%
Homes Built 1980 to 1989	705	13.8%	4,327	16.7%	11,420	16.4%
Homes Built 1970 to 1979	263	5.1%	3,293	12.7%	11,059	15.8%
Homes Built 1960 to 1969	118	2.3%	866	3.3%	3,148	4.5%
Homes Built 1950 to 1959	57	1.1%	319	1.2%	1,471	2.1%
Homes Built Before 1949	33	0.6%	167	0.6%	701	1.0%
Home Values (2015)						
Home Values \$1,000,000 or More	22	0.5%	111	0.6%	375	0.7%
Home Values \$500,000 to \$999,999	187	4.5%	1,006	5.1%	3,010	5.8%
Home Values \$400,000 to \$499,999	235	5.6%	1,091	5.5%	3,497	6.8%
Home Values \$300,000 to \$399,999	508	12.2%	3,097	15.7%	8,277	16.0%
Home Values \$200,000 to \$299,999	1,555	37.4%	6,902	34.9%	18,709	36.1%
Home Values \$150,000 to \$199,999	1,144	27.5%	4,422	22.4%	11,057	21.4%
Home Values \$100,000 to \$149,999	553	13.3%	2,362	12.0%	6,181	11.9%
Home Values \$70,000 to \$99,999	164	3.9%	910	4.6%	2,325	4.5%
Home Values \$50,000 to \$69,999	76	1.8%	595	3.0%	1,493	2.9%
Home Values \$25,000 to \$49,999	35	0.8%	556	2.8%	1,518	2.9%
Home Values Under \$25,000	175	4.2%	992	5.0%	3,550	6.9%
Owner-Occupied Median Home Value	\$205,626		\$206,143		\$205,157	
Renter-Occupied Median Rent	\$1,073		\$1,033		\$983	
Transportation To Work (2015)						
Drive to Work Alone	5,257	78.2%	28,836	78.0%	77,883	77.5%
Drive to Work in Carpool	742	11.0%	3,982	10.8%	11,065	11.0%
Travel to Work by Public Transportation	62	0.9%	428	1.2%	1,119	1.1%
Drive to Work on Motorcycle	20	0.3%	181	0.5%	540	0.5%
Walk or Bicycle to Work	86	1.3%	574	1.6%	1,522	1.5%
Other Means	25	0.4%	440	1.2%	1,216	1.2%
Work at Home	529	7.9%	2,514	6.8%	7,191	7.2%
Travel Time (2015)						
Travel to Work in 14 Minutes or Less	1,100	17.8%	6,786	19.7%	17,228	18.5%
Travel to Work in 15 to 29 Minutes	1,989	32.1%	12,432	36.1%	32,088	34.4%
Travel to Work in 30 to 59 Minutes	1,731	28.0%	10,538	30.6%	31,396	33.6%
Travel to Work in 60 Minutes or More	441	7.1%	2,833	8.2%	6,831	7.3%
Average Minutes Travel to Work	23.6		23.9		24.8	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.