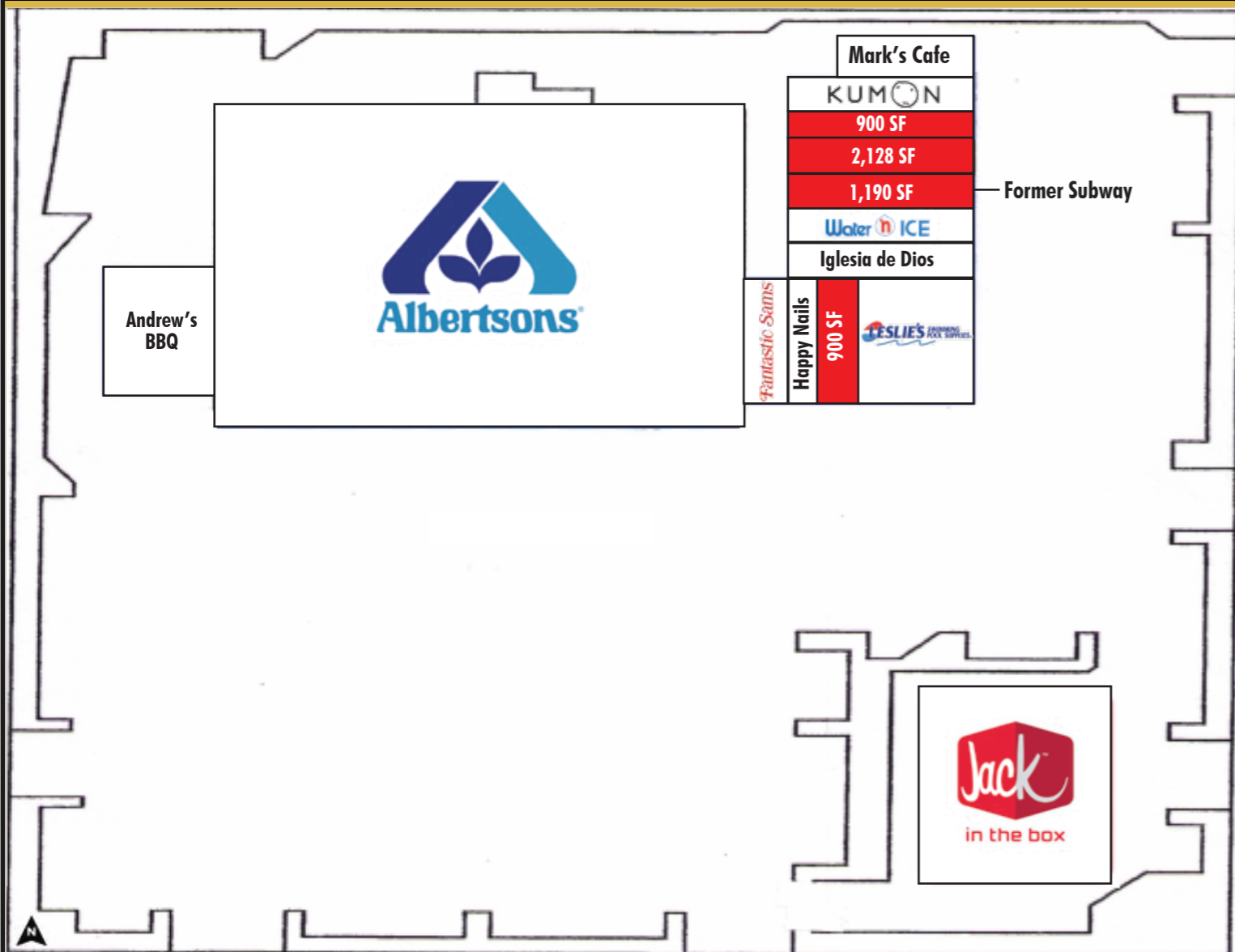


Northwest Corner of Rural Road & Guadalupe Road - Tempe, Arizona



# SOUTH TEMPE GROCERY ANCHORED RETAIL AVAILABLE

Northwest Corner of Rural Road & Guadalupe Road - Tempe, Arizona

ALBERTSON'S ANCHORED GROCERY CENTER IN THE HEART OF TEMPE **FOR LEASE**



**SUITES FROM 900 SF TO 4,218 SF AVAILABLE**



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## PROJECT HIGHLIGHTS

- Within 2 miles of
- Albertson's anchored neighborhood center
- 60,000 vehicles per day through the intersection
- Income levels over \$90,000 within 3 miles; great family neighborhoods near Kiwanis Park, with a population over 127,000 within 3 miles
- Over 69,000 employees within 3 miles
- Great for national tenants, join:
- Limited South Tempe retail

### DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2019)	13,926	127,535	373,328
Projected Population (2024)	14,990	137,536	402,651
Estimated Avg. Household Income (2019)	\$87,941	\$92,388	\$79,475
Projected Avg. Household Income (2024)	\$99,479	\$106,395	\$90,507
Average Household Size (2019)	2.26	2.40	2.35
Total Daytime Employees (2019)	7,257	69,438	311,765
Median Age (2019)	39.1	36.3	34.2

### TRAFFIC COUNTS (2017 Source: CoStar)

Rural Rd	37,093
Guadalupe Rd	22,687
<b>Total Cars Per Day</b>	<b>59,780</b>



# DE RITO PARTNERS, INC

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