



Property Highlights

- 1,320 SF Dental Space
- 3,160 SF End Cap
- 4,080 (divisible) - 8,442 SF
- Dense infill trade area with over 62,000 employees and 119,000 residents within a 3 mile radius
- Great access and exposure to the I-10 Fwy., ¼ mile to the West

Intersection / Area Co-Tenants

BEALLS
Outlet

ROSS
DRESS FOR LESS

DOLLAR
TREE

Mor
furniture for less

Walmart

STAPLES

PET SMART

THE DUMP

COSTCO
WHOLESALE

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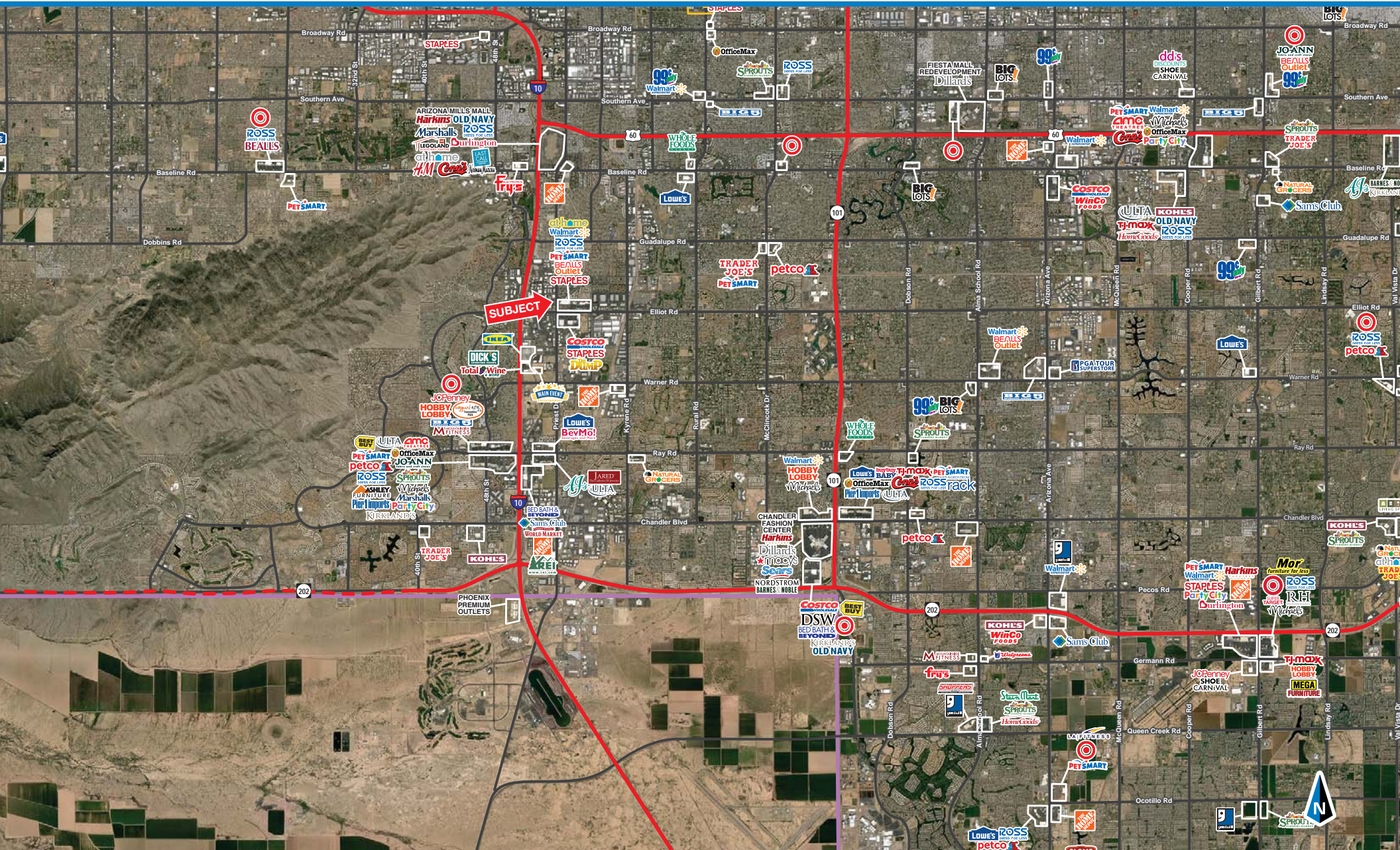
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WESTERN
RETAIL ADVISORS

The Groves

Northeast Corner Elliot Road & Priest Drive | Tempe, Arizona



WESTERN RETAIL ADVISORS
2525 E Camelback Rd, Ste 625, Phoenix, AZ 85016

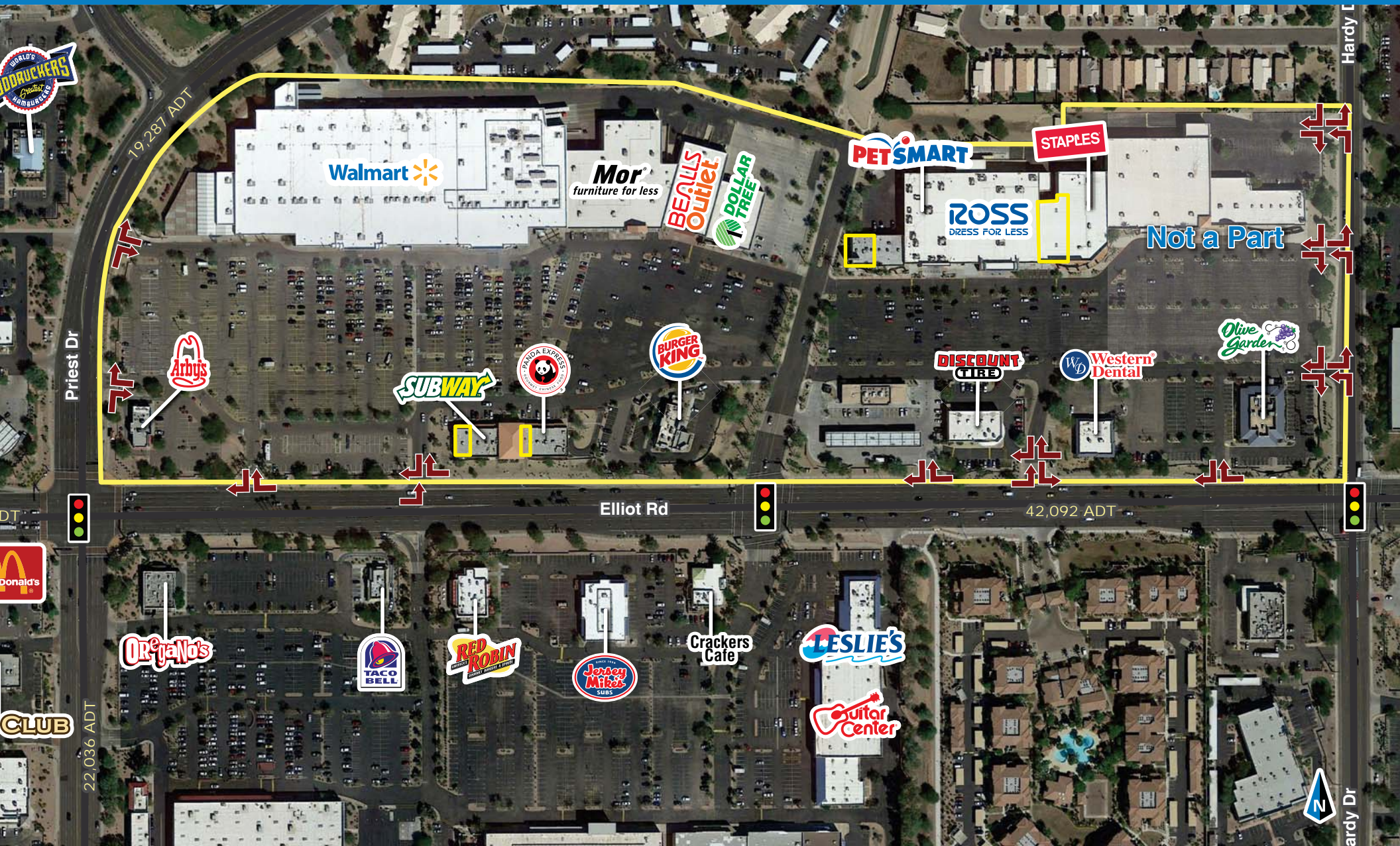
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ELLIOT ROAD

TENANT	SF
MOR FURNITURE	41,348
BEALL'S OUTLET	17,233
DOLLAR TREE	12,018
VACANT	4,080
GLAMOUR NAIL BAR	1,180
SALLY BEAUTY	1,280
PETSMART	25,712
ROSS	27,690
VACANT	8,442
STAPLES	15,201

TENANT	SF
PANDA EXPRESS	2,029
TORTILLA FISH	1,052
GAMESTOP	1,170
GREAT CLIPS	1,800
DENTIST SPACE AVAILABLE	1,320
CRICKET	1,200
SUBWAY	1,200
FIRST BLU CACTUS NAIL	960
VACANT	3,160



	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2018 Total Population	13,090	119,505	287,240
2023 Total Population	14,097	127,209	305,337
2018-2023 Annual Growth Rate	1.49%	1.26%	1.23%
2018 Median Age	30.7	35.0	34.2
INCOME SUMMARY			
Median Household Income	\$50,797	\$60,639	\$65,561
Average Household Income	\$63,065	\$86,477	\$87,938
BUSINESS DATA			
Total Businesses:	792	4,152	11,710
Total Employees:	15,028	62,873	182,032
Daytime Population:	20,557	114,610	307,080
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	7.1%	8.8%	8.9%
Bachelor's Degree	28.6%	26.4%	26.6%
Graduate/Professional Degree	12.6%	16.6%	17.4%
Percent of Population with Degrees	48.3%	51.8%	52.9%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	7,562	67,767	162,193
White Collar	68.7%	70.0%	70.9%
Services	19.1%	16.8%	16.0%
Blue Collar	12.2%	13.2%	13.0%
HOUSEHOLD SUMMARY			
2018 Households	5,882	49,324	111,958
2018 Average Household Size	2.22	2.41	2.49
2018 Average Family Size	3.13	3.10	3.12
2018 Median Home Value	\$219,488	\$252,509	\$257,127