



PUEBLO ANOZIRA

Guadalupe Rd at McClintock Dr, Tempe, AZ

Pueblo Anozira serves this highly populated trade area in Tempe, and attracts families from nearby thriving, professional residential areas. With convenient access to the area's major freeways—I-10 and Loop 101, the center's major tenants include Fry's Food & Drug, Petco and Dollar Tree. Additionally, the center has a great mix of smaller tenants for offering goods and services, including but not limited to: Starbucks, Pei Wei, Panera, Filiberto's, Orange Theory & Pacific Dental.

**WEINGARTEN
REALTY®**

PROPERTY SIZE 157,532 SQ. FT.

LAT/LONG 33.36299 N, -111.91015 W

TRAFFIC COUNTS GUADALUPE RD & MCCLINTOCK DR - 50,807

CONTACT

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This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

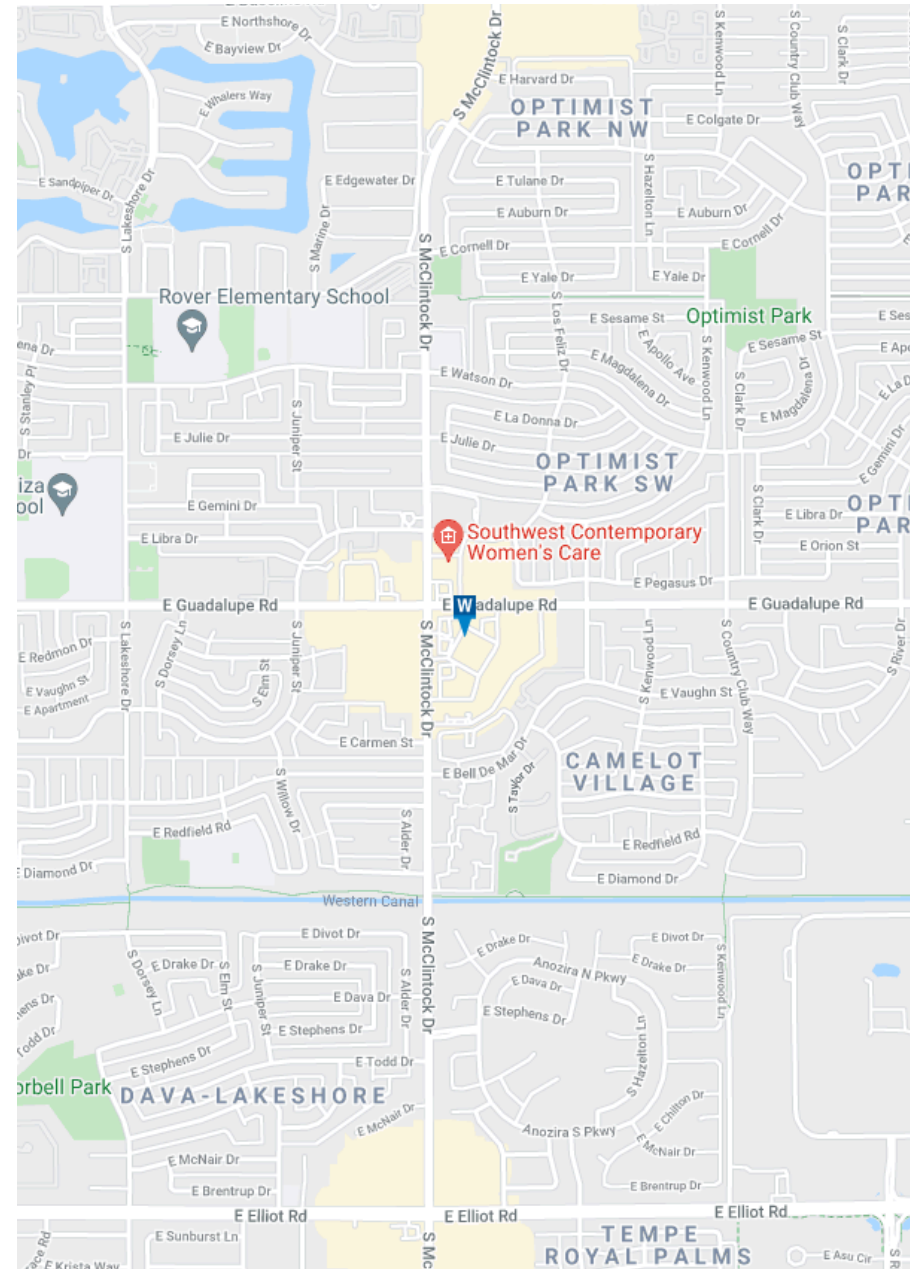
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TENANT LIST

A0A	Optimize	1,556 SF	B0F	Great Clips	1,110 SF	F0F	Nationwide Vision	1,220 SF
A0C	Orange Theory Fitness	3,547 SF	B0G	Every Kid's Dentist	1,061 SF	F0J	Panera Bread	4,240 SF
A0E	Available	766 SF	C0A	Fry's Supermarket	61,143 SF	F0K	Pei Wei Asian Diner	2,930 SF
A0F	Abe's Shoe Repair	501 SF	D0A	Gentle Care Animal Hospital	1,872 SF	F1C	Available	935 SF
A0H	Dollar Tree	11,524 SF	D0B	Sweetest Season	1,800 SF	G0A	The Habit Burger Grill	1,986 SF
A0K	Available	1,987 SF	D0D	Petco	15,000 SF	G0C	Starbucks	1,600 SF
A0L	BackFit Health + Spine	1,600 SF	D0F	Oasis Auto Center	4,600 SF	R01	Francis & Sons Carwash	4,500 SF
A0M	BackFit Health + Spine	1,611 SF	F0A	Hunter Douglas Window Coverings	1,222 SF	R02	Filiberto's Tacos	3,000 SF
B0A	Pathways Preschool	5,364 SF	F0B	Club Pilates	1,700 SF	R03	Jamba Juice	1,500 SF
B0E	Tempe Modern Dentistry	2,800 SF	F0C	Polish Nail Bar	2,275 SF	R04	Chase Bank	4,500 SF
			F0D	Available	1,400 SF	S0A	Subway	1,775 SF
			F0E	What Women Want Swimwear	1,400 SF	S0C	Day's Fine Jewelry	889 SF
						S0D	Available	1,527 SF

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	14,518	54,290	134,613	407,197
Average Household Income	\$98,525	\$94,072	\$86,341	\$75,511
Population Trends				
2000 Population	14,697	54,546	130,977	365,201
2010 Population	13,725	50,390	124,371	359,543
2020 Population	14,518	54,290	134,613	407,197
2025 Population	15,101	56,542	140,482	434,409
Absolute Growth 2010 to 2020'	5.77%	7.74%	8.24%	13.25%
Projected Growth 2020 to 2025'	4.02%	4.15%	4.36%	6.68%
Race & Ethnicity				
% White	72.5%	70.85%	64.97%	56.41%
% Black	3.55%	4%	5.05%	5.68%
% Asian	4.66%	4.24%	4.96%	5.93%
% Other	3.4%	3.96%	5.43%	6.09%
% Hispanic	15.89%	16.95%	19.59%	25.89%
Income & Education				
Median Household Income	81,419	76,410	68,770	58,346
Average Household Income	\$98,525	\$94,072	\$86,341	\$75,511
% College Graduates	55.43%	53.95%	52.47%	46.43%
Age				
Median Age	41.1	39.2	37.3	34.4
% Age < 18	21.75%	22.17%	23.69%	24.65%
% Age 65 +	20.83%	18.88%	16.13%	12.32%
Households & Housing				
Households	6,062	22,118	55,184	163,668
Average Household Size	2.39	2.45	2.43	2.42
Median Housing Value	\$581,268	\$537,052	\$492,284	\$443,494
% Owner Occupied Housing	66.86%	64.36%	56.75%	47.56%
% Renter Occupied Housing	27.37%	29.37%	36.59%	43.43%
% Vacant Housing	5.77%	6.27%	6.66%	9.02%
Workplace & Workers				
Number of Businesses	356	1,706	4,057	13,839
% White Collar	77.28%	74.64%	72.43%	68.48%
% Blue Collar	22.72%	25.36%	27.57%	31.52%



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