

FOR LEASE

Pecan Grove Festival

SWC Warner & Kyrene | Tempe, Arizona



Overview

SHOP SPACE 1,300 SF - 3,870 SF
PAD ±0.5 acre on Kyrene Road

Demographics

	1 MILE	3 MILE	5 MILE
2019 Estimated Population	19,107	150,701	382,180
2024 Estimated Population	20,284	157,948	405,653
Average Household Income	\$78,974	\$90,148	\$95,029
Daytime Population	17,863	134,603	301,515

Year: 2020 | Source: Esri

Traffic Counts

Warner Road	26,378 VPD
Kyrene Road	24,667 VPD

Year: 2019 | Source: City of Tempe

Contact

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Description

- Home Depot anchored community center located in South Tempe
- Great daytime population with nearly 130,000 employees within three miles
- Over \$144,000 average household income within one mile
- Notable tenants in the center include:





Shops A

101	Little Wonders Learning	4,125 SF
104	One Call Construction	1,845 SF
105/06	Red Wings Shoes	2,277 SF
107	Farmers Insurance	1,300 SF
110	ATL Wings	1,300 SF
111	Vet Clinic	1,300 SF
112	Edward D. Jones	1,300 SF
114	Hachi Ramen	1,300 SF
115	Foot Spa	1,300 SF
116	Quality Nails & Spa	1,300 SF
117	Hot Wok	1,300 SF
119	Available	1,300 SF
120-121	Available	2,570 SF
123	90210 Massage	2,210 SF
125	Next Level Barber Shop	1,300 SF

Can be combined total of **3,870 SF**

SHOPS B

Shops B

575	Goodwill	25,387 SF
101	ATL Wings (Commissary Space)	1,559 SF
102	Valor Vapor	1,007 SF
103	Smart Fit Alterations	1,307 SF
104	Jenny Craig	1,307 SF
105	Former Fitness Studio	2,628 SF
106	Barro's Pizza	3,835 SF

Pads

AVAILABLE	5,400 SF
Medical	4,500 SF

Pecan Grove Festival | Freestanding Pad Available

SWC Warner & Kyrene | Tempe, Arizona



I-10

TO THE I-10

I-10



- ATL WINGS
- goodwill
- BARRO'S PIZZA
- Jenny CRAIG
- Edward Jones
- RED WING SHOES
- ONECALL CONSTRUCTION SERVICES



WARNER RD

26,378 VPD



1,300 - 3,870 SF
SHOP SPACE

+/- 0.5
ACRE

KYRENE RD

24,667 VPD

