



# Pueblo Anozira

Tempe, AZ

Phoenix-Mesa-Chandler (AZ)



**Rachel Eckblad**

Leasing Representative

(480) 999-4372

reckblad@kimcorealty.com





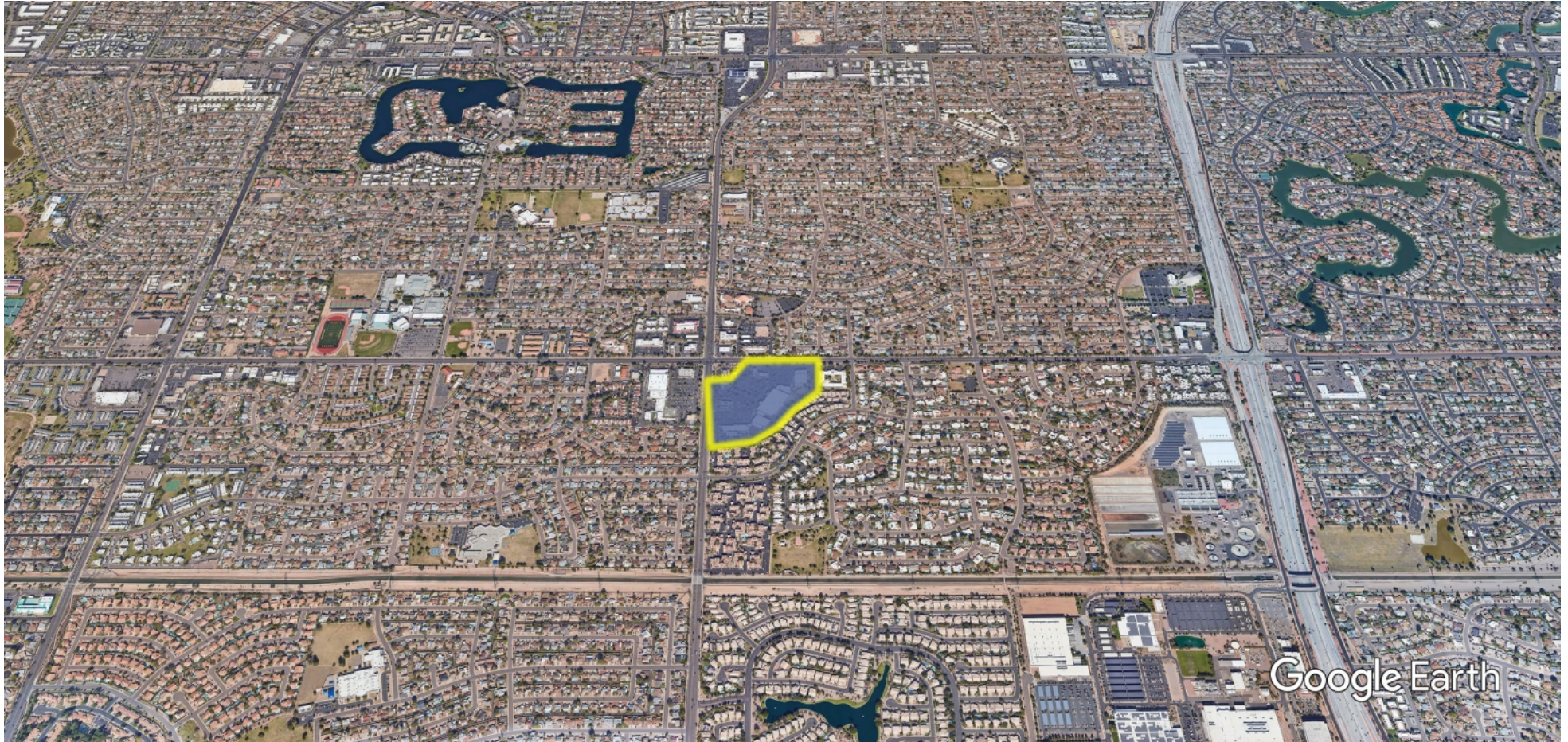


AERIAL



GROSS LEASABLE AREA (GLA)	156,441 SF
PARKING SPACES	860
PARKING RATIO	5.50 per 1,000 SF





DENSITY AERIAL



## Property Overview

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.

Rachel Eckblad

Leasing Representative | (480) 999-4372 | [reckblad@kimcorealty.com](mailto:reckblad@kimcorealty.com)





Available Non-Controlled



	TENANT	SQ FT
1	Fry's Food & Drug Store	61,143
2	Available	1,872
3	Jet's Pizza	1,800
4	Petco	15,000
5	Oasis Auto Center Tempe	4,600
6	Lush Hair Loft	1,222
7	Club Pilates	1,700
8	Polish Nail Lounge	2,275
9	Great Clips	935
10	Cookie Co	1,400
11	Prime IV Hydration & Wellness	1,400
12	Nationwide Vision	1,220
13	Panera Bread	4,240
14	Pei Wei Asian Diner	2,930
15	Francis & Sons Car Wash	4,500
16	Chase	4,500
17	The Habit Burger Grill	1,986
18	Starbucks Coffee Company	1,600
19	Jamba Juice Store	1,500
20	Filiberto's Mexican Food	3,000
21	Available	1,527
22	Day's Fine Jewelry	889
23	Subway	1,775
24	Abe's Shoe Repair	501
25	Graze Craze	766
26	Orange Theory Fitness	3,547
27	Optimize	1,556
28	Dollar Tree	11,524
29	Available	1,987
30	Camelback Medical Centers	1,600
31	Camelback Medical Centers	1,611
32	Pathways Preschool	5,364
33	Pacific Dental	4,971

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

Rachel Eckblad

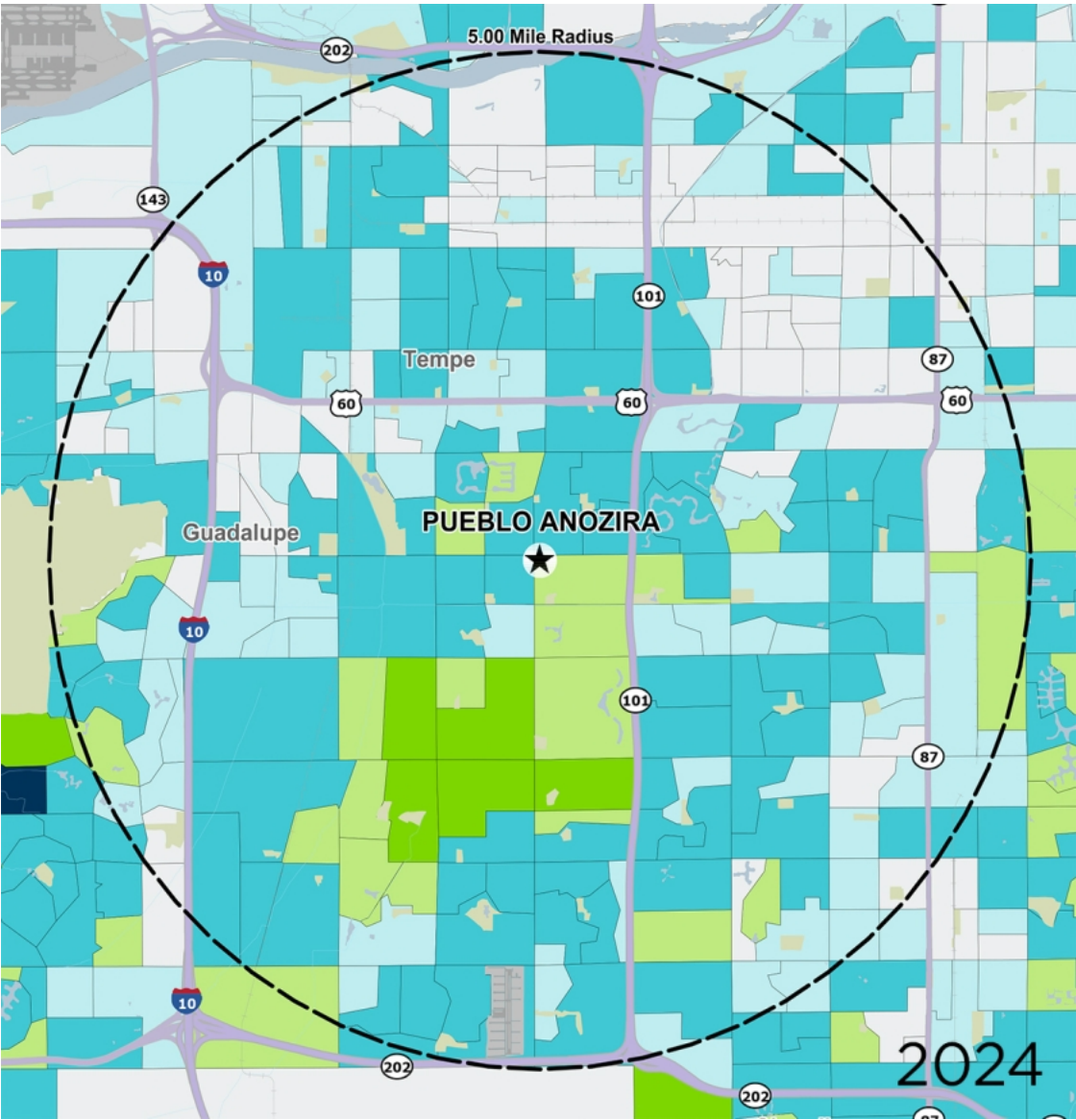
Leasing Representative | (480) 999-4372 | reckblad@kimcorealty.com





COMPETITION MAP





by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	13,947	127,516	383,525
Daytime Pop	15,048	179,276	656,904
Households	5,744	51,729	156,081
Average HH Income	\$140,485	\$117,416	\$100,525
Median HH Income	\$113,423	\$94,318	\$79,290
Per Capita Income	\$58,393	\$48,231	\$41,442

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up

\$200K - \$300K

\$150K - \$200K
- \$100K - \$150K

\$75K - \$100K

< \$75K



# Pueblo Anozira

Guadalupe Rd. & McClintock Dr., Tempe, AZ



**Rachel Eckblad**

Leasing Representative

(480) 999-4372

reckblad@kimcorealty.com