

# DOBBS PLAZA

SSEC of Guadalupe Rd and Dobson Rd  
Mesa, Arizona



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# DOBBS PLAZA



## ◆ LAST ±3,275 SF HIGH VISIBILITY SHOP SPACE AVAILABLE

### Property Highlights

- ±429,000 people live in a 5-mile radius
- Borders Chandler (south), Tempe (west), and Gilbert (east)
- Quick Freeway Access: Loop 101 (1 mile away) and US 60 (1.5 miles away)
- Highly-trafficked area with ±41,000 CPD combined

### Traffic Counts

Guadalupe Rd	22,670 CPD
Dobson Rd	19,218 CPD
<b>Total</b>	<b>41,888 CPD</b>

### Demographics

	1 mi	3 mi	5 mi
Estimated Population	15,668	138,604	420,821
Estimated Households	6,422	58,567	169,879
Avg Household Income	\$122,594	\$115,478	\$110,441
Daytime Population	8,033	61,064	192,468

Source: SitesUSA

### Nearby Tenants



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**Guadalupe Rd 22,670 CPD**

**Dobson Rd 19,218 CPD**

SUITE	TENANT	SQFT
Suite 1	Revive Gym	6,010
Suite 2	Dobson Ranch Animal Hospital	7,349
Suite 7	Ban Chan	3,219
Suite 11	Symphony Nails	2,778
Suite 12	In Lease	1,009
Suite 14	Rehoboth African Market	1,450
Suite 15	Dog Training	2,185
<b>Suite 19</b>	<b>AVAILABLE</b>	<b>3,275</b>
Suite 22	Bisbee Breakfast	4,553

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# DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

	TYPE	1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	15,668	138,604	420,821
	2026 TOTAL HOUSEHOLDS	6,422	58,567	169,879
	MEDIAN HOUSEHOLD INCOME	\$122,594	\$115,478	\$110,441
	2026 MEDIAN HOME VALUE	\$429,117	\$436,835	\$442,141
	2026 TOTAL EMPLOYEES	8,033	61,064	192,468
	2026 TOTAL BUSINESSES	867	8,174	23,352

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF5  
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## FOR LEASING INFORMATION:

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