



The Groves Shopping Center

Elliot Road & Priest Drive
Tempe, AZ

SHOPPING CENTER
FOR LEASE

Summary

In the shadow of a busy Walmart, The Groves Shopping Center consists of 169,606 SF and is currently 100% leased, 99% of the gross leaseable area (GLA) is comprised of national tenants. Major tenants include Bob's Discount Furniture, Ross Dress For Less, PetSmart, Dollar Tree, At Home, Five Below, Staples and numerous specialty retail tenants. The Groves offers exceptional frontage and visibility. The property is located on a heavily-trafficked Elliot Road with approximately 52,000 vehicles passing the property each day. Another 24,000 vehicles pass daily along Priest Drive. The Property sits amongst ideal demographics for this daily-needs shopping center. An estimated population of 117,946 earning an average household income of \$93,452 reside within a three-mile radius of the Property.

FOR LEASING INFO CALL: 480.951.5200

Mike Gustafson

949.391.0099 | mikeg@lakeviewvillagecorp.com



12879 Harbor Blvd., Suite N-1
Garden Grove, CA 92840





FEATURES

- 169,606 SF retail-anchored shopping center
- Shadow-anchored by Walmart & many other national tenants
- Densely populated with 118,000 residents in 3-mile radius
- Over 48,700 total households in 3-mile radius
- Equipped with EVgo DC fast-charging electric vehicle charging stations for our patrons use

AVAILABILITY

- 1320 - Suite 113 1,960 SF Available
- 1180 - Suite 105 1,386 SF Available (prior Sally Beauty)
- New Building – 10,000 SF Available

169,606 SF

52,000

Total leaseable SF

Vehicles Per Day

