

## ALBERTSON'S PLAZA

NWC of Rural Rd & Guadalupe Rd, Tempe, AZ



Exclusively  
Marketed By:

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Rein & Grosseohme  
Commercial Real Estate  
3900 E. Camelback Rd. #408  
Phoenix, AZ 85018  
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RENTAL RATES:

**\$14.00 - \$22.00 Per SF + NNN's**

Space Available:

**2,600 SF – 5,600 SF Former Blockbuster  
4,400 SF with 12' roll-up door**

Co - Tenants:

Albertson's, Jack In The Box,  
Subway,

Center Size:

63,100 Square feet

Demographics:

Population 2006  
Avg. HH Income

One Mile

15,256  
\$71,345

Three Mile

121,790  
\$71,555

Five Mile

352,338  
\$65,355

Traffic Counts:

Rural Rd.

44,200 VPD

Guadalupe Rd.

33,600 VPD

Property Highlights:

- Vacant Blockbuster End-Cap
- Great Visibility – Double Signage
- Available Immediately

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