

# THE GROVES

NEC Priest Drive & Elliot Road

Tempe • Arizona



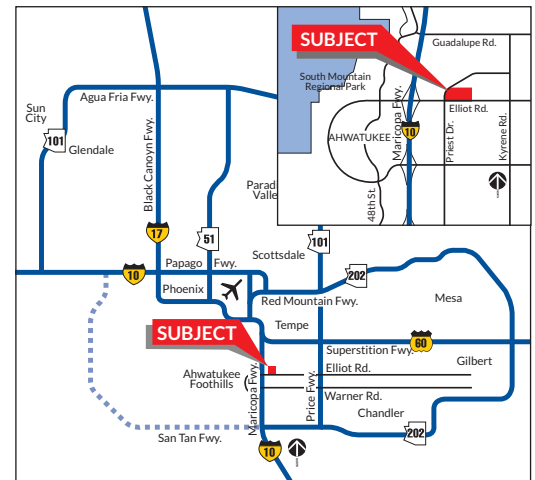
## PROJECT FEATURES

- The Groves attracts shoppers from beyond the typical trade area based on proximity to the I-10/Elliott Road freeway interchange and with the only COSTCO in the SE Valley of metropolitan Phoenix across the street.
- Easy egress occurs from three arterials roads serving the project (Elliot, Priest Avenue and Groves Parkway).
- The surrounding 74 residential developments provide for more than 273,000 residents within 5 miles. The family oriented neighborhoods of South Tempe, Guadalupe, Chandler and Gilbert, attract young, well-educated and diverse families to this well-established retail corridor, boasting average households incomes of more than \$74,000 annually.
- Aerospace, customer service, education, distribution, electronics/ technology, manufacturing, finance and insurance make up a large portion of the employment mix in the trade area, with more than 17,000 employers providing for more than 226,000 daytime employees.
- The City of Tempe is among Arizona's most educated cities with more than a dozen colleges, trade schools and universities who are located there.



## AREA FEATURES

- Traffic Counts:  
Priest Drive & Elliot Road: .....56,046 vpd\*  
Interstate 10 & Elliot Road: .....204,225 vpd\*\*  
(\* www.tempe.gov; \*\* www.azdot.gov 2013 counts)
- 269,040 population within 5-mile radius
- 108,562 households within 5-mile radius
- \$74,563 average HH income within 5-mile radius  
(Nielsen 2015)



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