

ANTHEM CROSSROADS | PHOENIX, AZ

**ACRES:**

±13.90

SQUARE FEET:

±130,870

ZONING:

C-2
INTERMEDIATE COMMERCIAL

AVAILABLE:

SUITE 158: ±2,600 Square Feet
SUITE 170: ±1,820 Square Feet

ADDRESS:

39508 N W DAISY MOUNTAIN DR, PHOENIX, AZ 85086

SUMMARY:

The Fry's Signature concept includes furniture, home decor, a wine shop, organic produce, floral, a coffee shop and an expanded deli. This location is part of the Anthem master planned community consisting of 5,920 acres with an estimated population of over 40,000 people. Anthem was voted "Best Master Planned Community in America" by the National Association of Home Builders. It is the only grocery anchored center at the entrance to Anthem at Daisy Mountain Drive.



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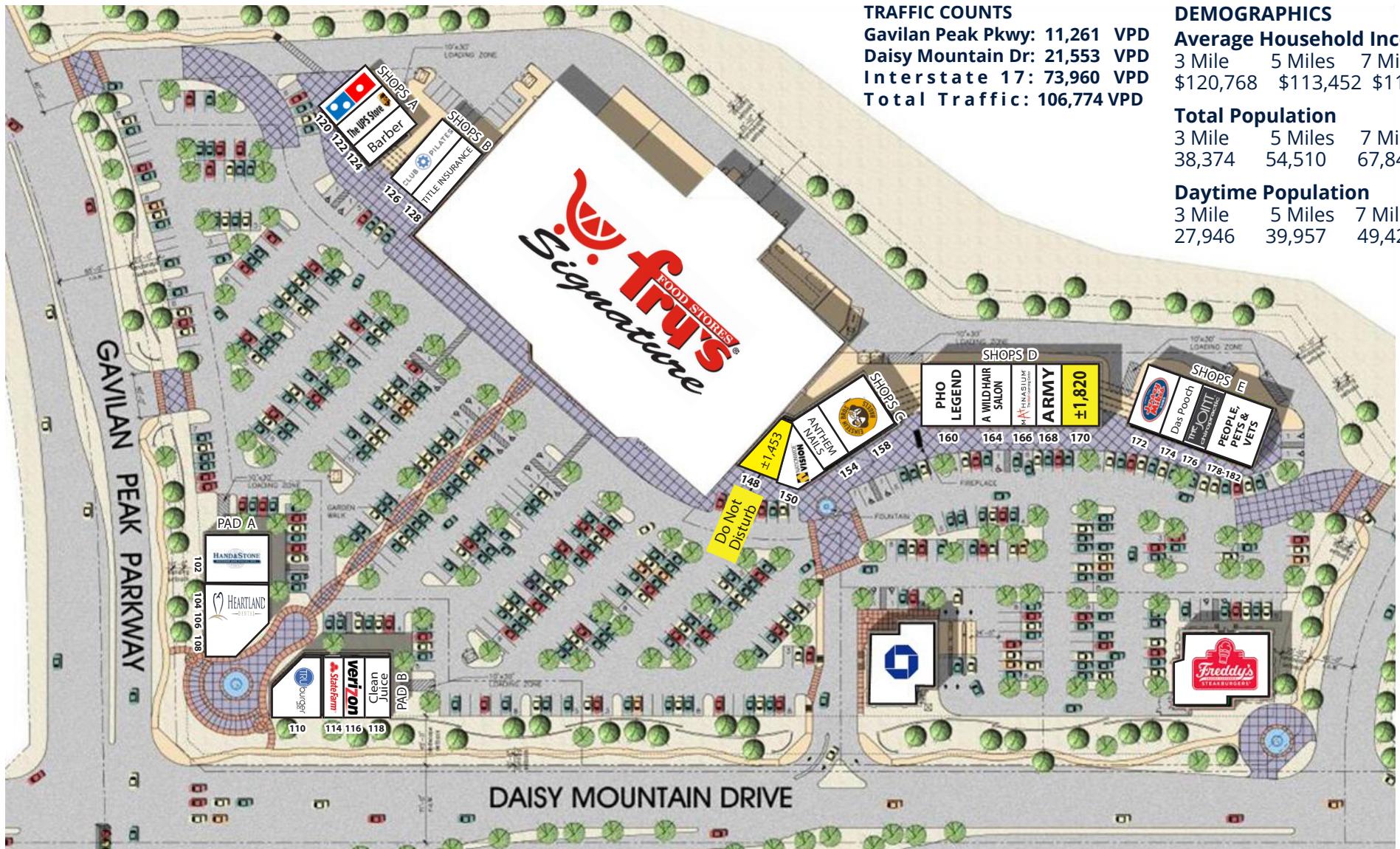
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ANTHEM CROSSROADS | SITE PLAN



TRAFFIC COUNTS

Gavilan Peak Pkwy: 11,261 VPD
 Daisy Mountain Dr: 21,553 VPD
 Interstate 17: 73,960 VPD
 Total Traffic: 106,774 VPD

DEMOGRAPHICS

Average Household Income
 3 Mile 5 Miles 7 Miles
 \$120,768 \$113,452 \$110,724

Total Population

3 Mile 5 Miles 7 Miles
 38,374 54,510 67,842

Daytime Population

3 Mile 5 Miles 7 Miles
 27,946 39,957 49,427



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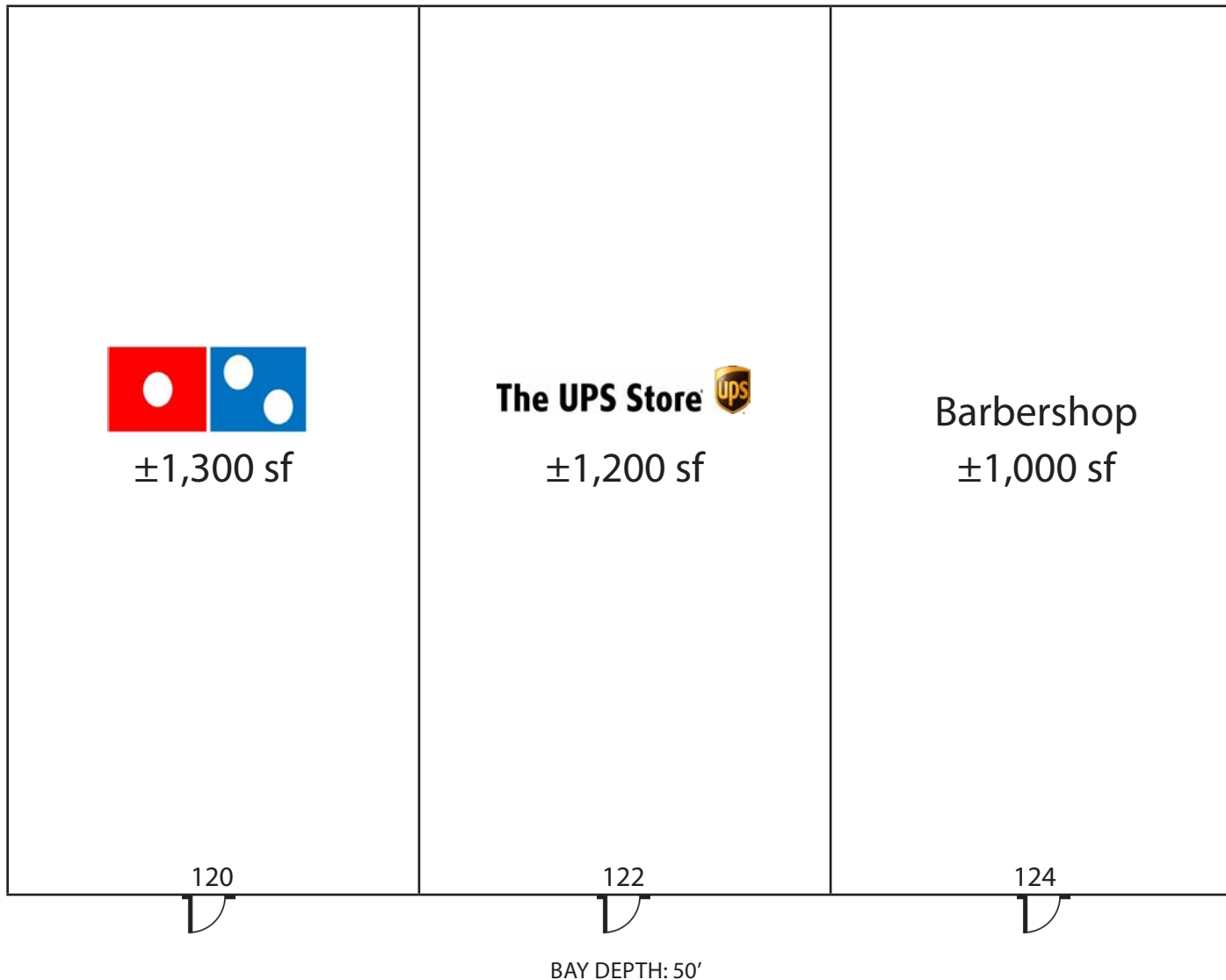
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ANTHEM CROSSROADS | SHOPS A



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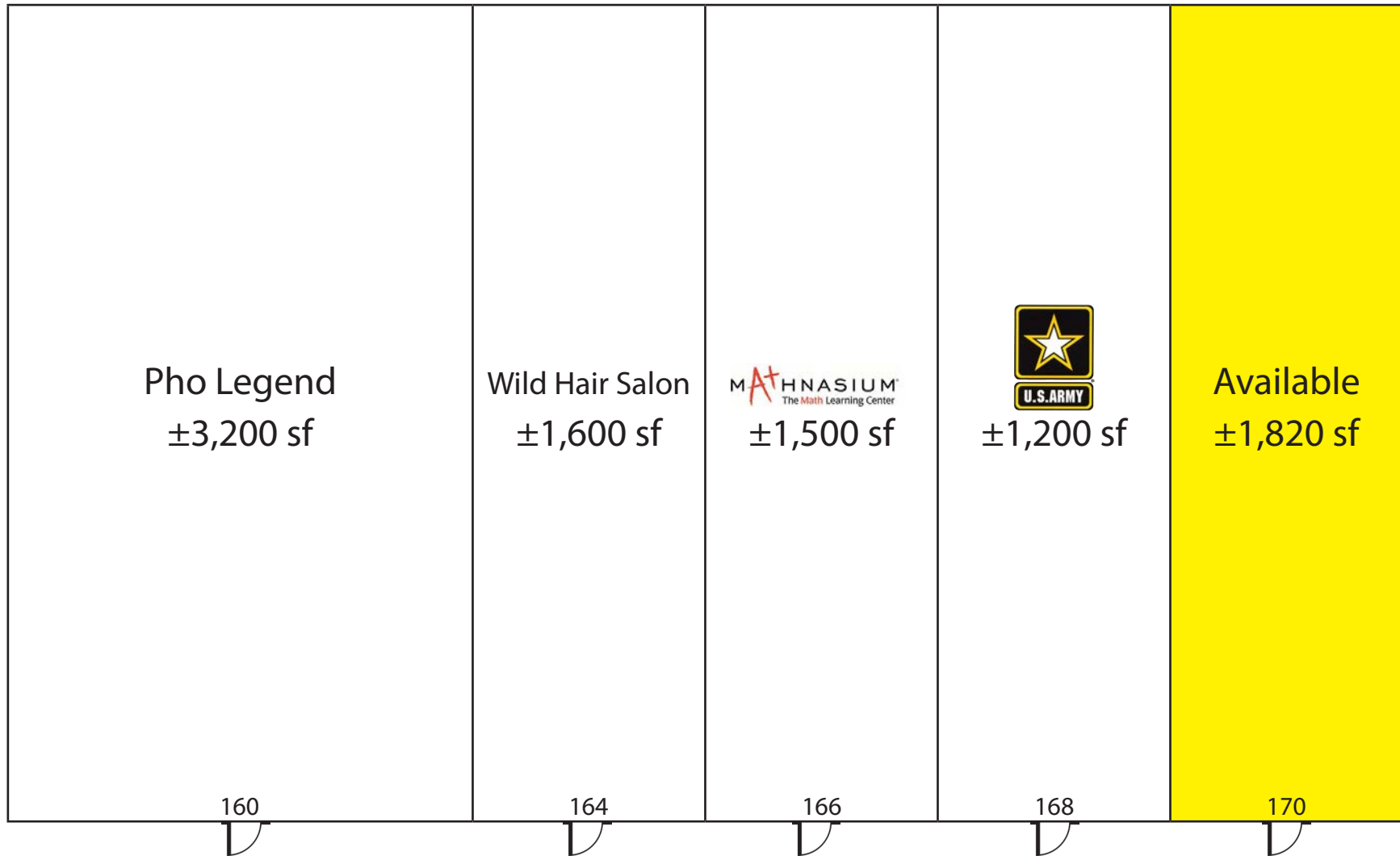
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ANTHEM CROSSROADS | SHOPS D



BAY DEPTH: 60'



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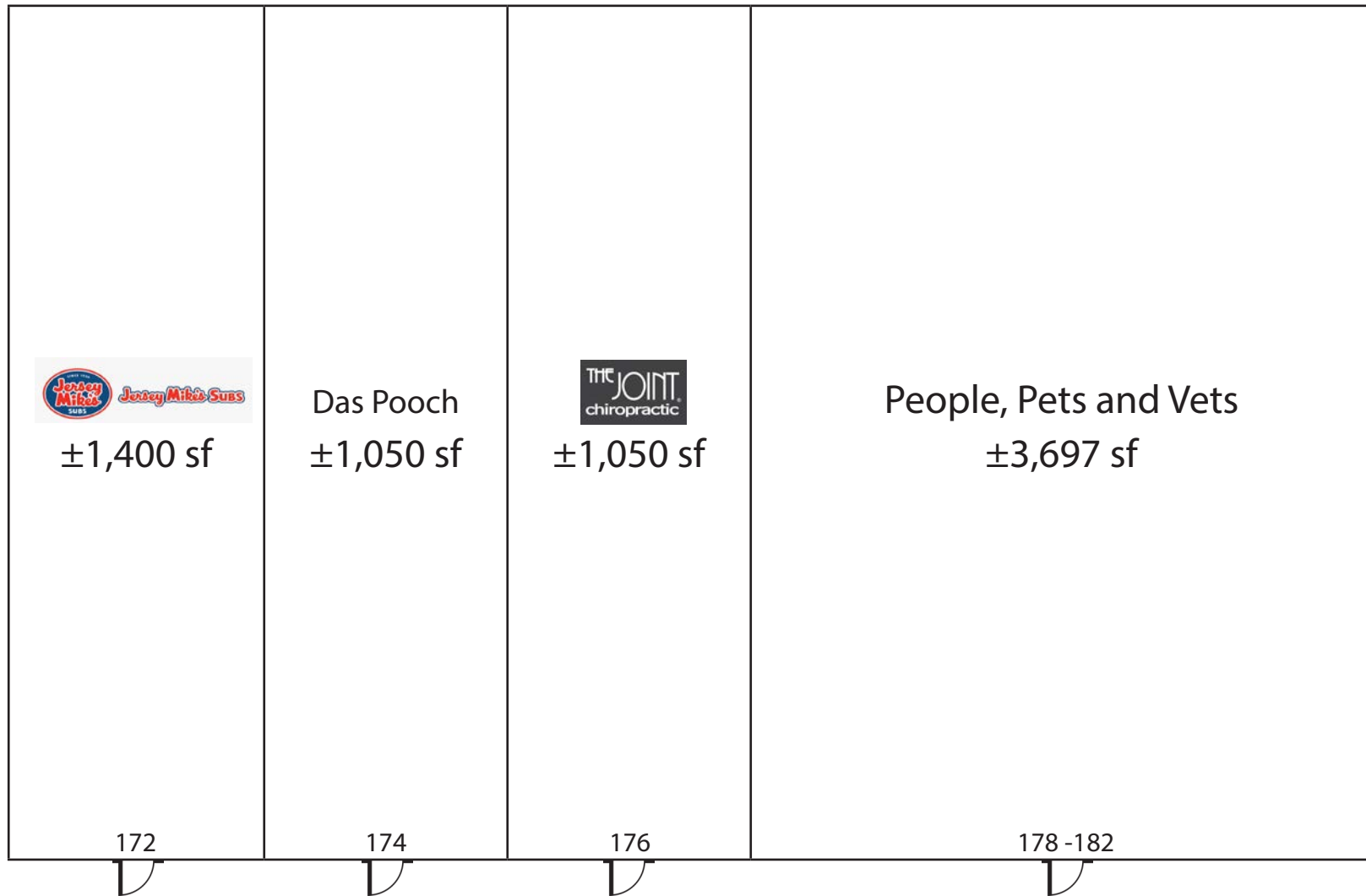
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ANTHEM CROSSROADS | SHOPS E



BAY DEPTH: 60'



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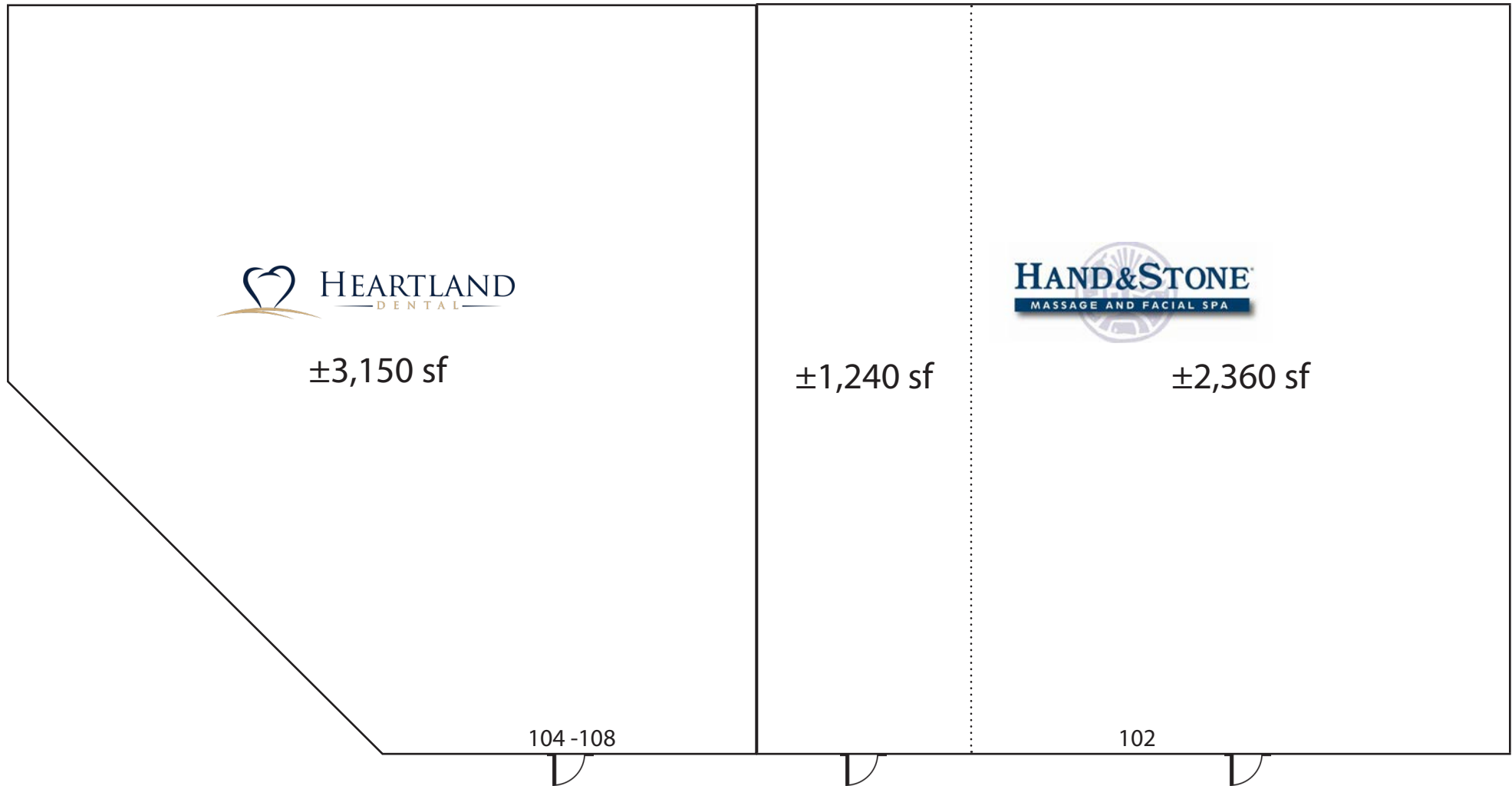
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ANTHEM CROSSROADS | PAD A



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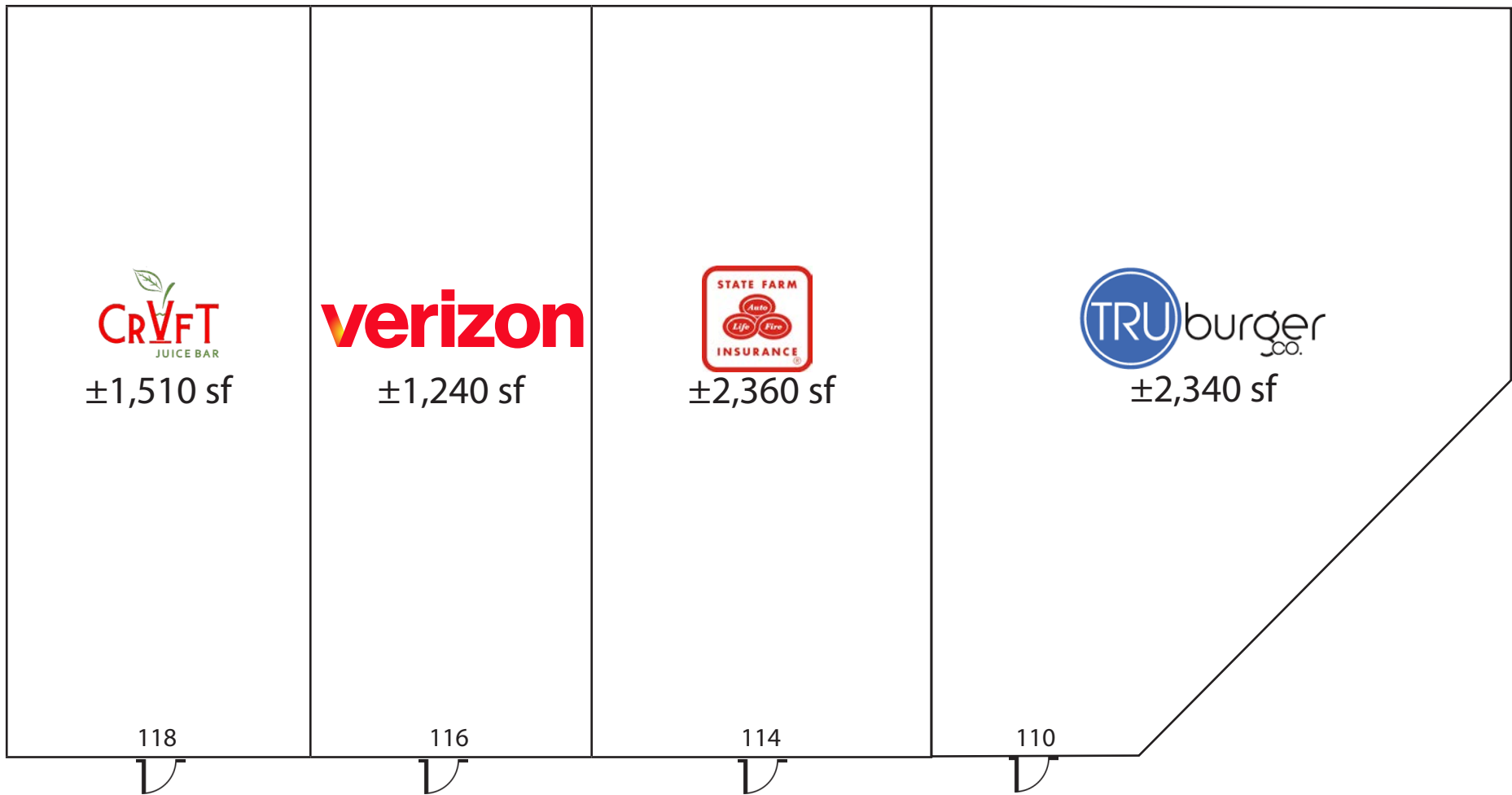
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ANTHEM CROSSROADS | AERIAL MAP



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ANTHEM CROSSROADS | DEMOGRAPHICS (3 MILES)

ANNUAL HOUSEHOLD SPENDING



KEY FACTS

54,688

Population

38.1

Median Age



18,534

Households

\$74,863

Median Disposable Income

EDUCATION

4%

No High School Diploma



19%

High School Graduate



38%

Some College



39%

Bachelor's/Grad/Prof Degree

INCOME



\$94,748

Median Household Income



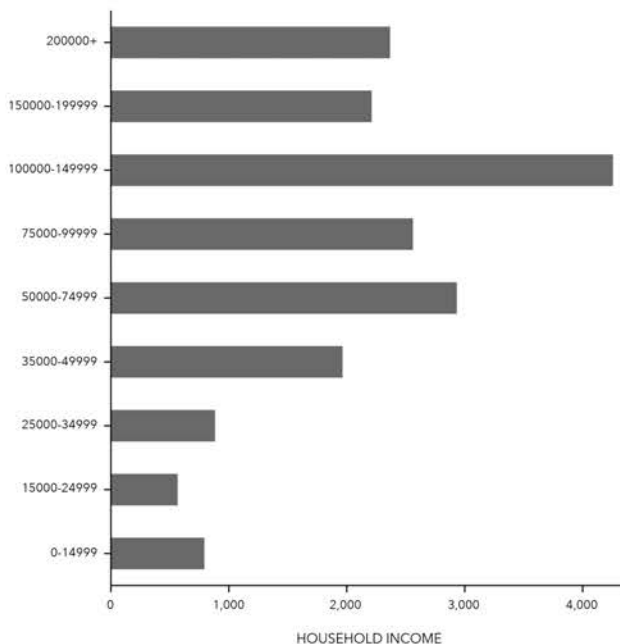
\$41,915

Per Capita Income



\$251,992

Median Net Worth



Tapestry Segments



7A

Up and Coming Families

5,621 households

30.3%

of Households



1C

Boomburbs

4,176 households

22.5%

of Households



1D

Savvy Suburbanites

2,084 households

11.2%

of Households

Average Household Size for this area

2.86

which is more than the average for United States

Area	Value	0.00	4.00
This area	2.86		
Maricopa County	2.69		
Arizona	2.64		
United States	2.59		

EMPLOYMENT



White Collar



Blue Collar



Services

76%

13%

11%

4.1%

Unemployment Rate



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