

ANTHEM CROSSROADS | PHOENIX, AZ



ACRES:

±13.90

SQUARE FEET:

±130,870

ZONING:

C-2
INTERMEDIATE COMMERCIAL

AVAILABLE:

SUITE 158: ±2,600 Square Feet

SUITE 160: ±3,200 Square Feet

SUITE 172: ±1,400 Square Feet

SUITE 176: ±1,050 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.

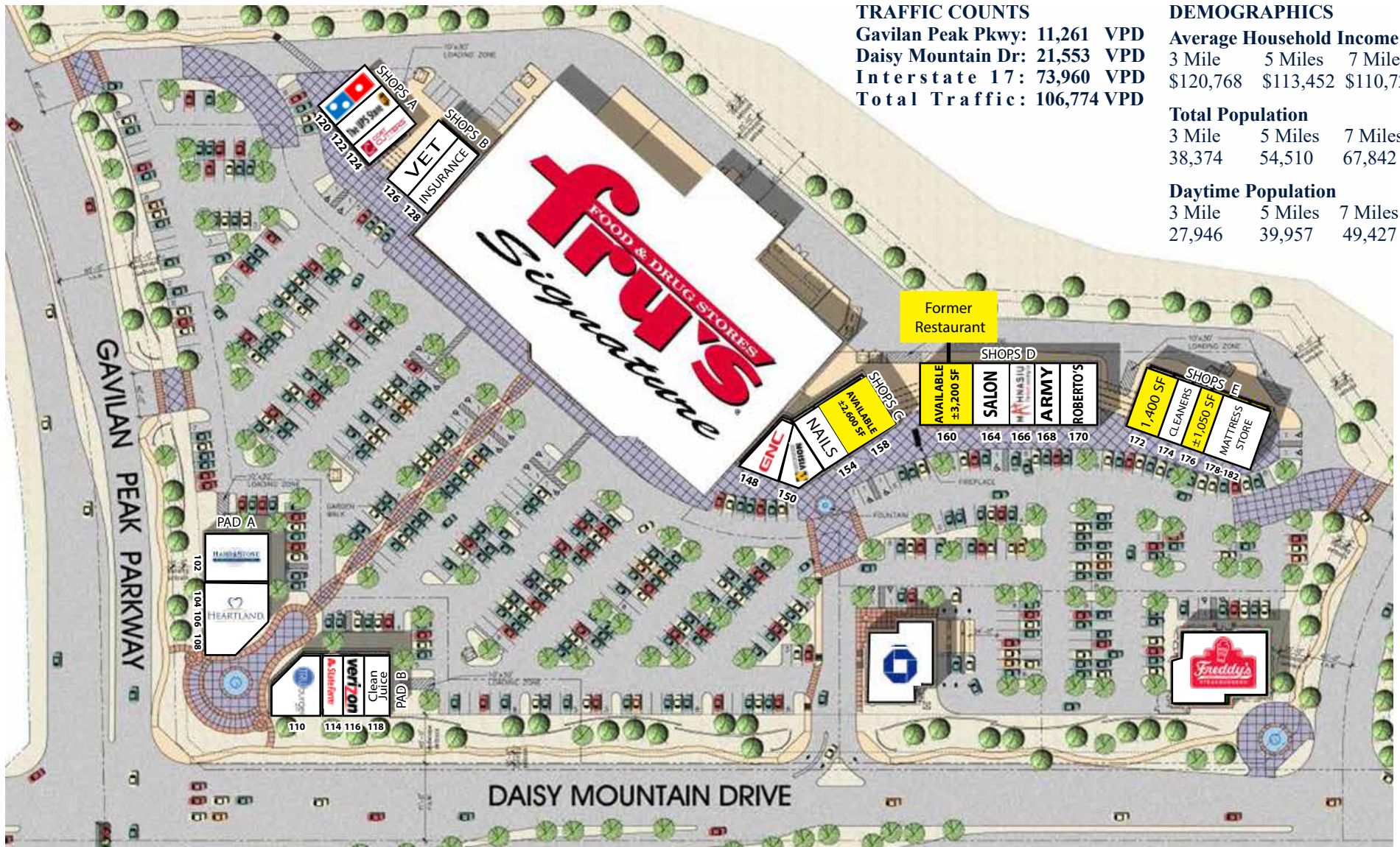


2390 E Camelback Rd, Suite 200
Phoenix, Arizona, 85016
www.BarclayGroup.com

Jim Gardner

Executive Vice President
602.224.4149 Direct
480.596.9399 Office
jgardner@barclaygroup.com

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



2390 E Camelback Rd, Suite 200
 Phoenix, Arizona, 85016
www.BarclayGroup.com

Jim Gardner
 Executive Vice President
 602.224.4149 Direct
 480.596.9399 Office
jgardner@barclaygroup.com

DEMOGRAPHICS (3 MILES)

ANNUAL HOUSEHOLD SPENDING



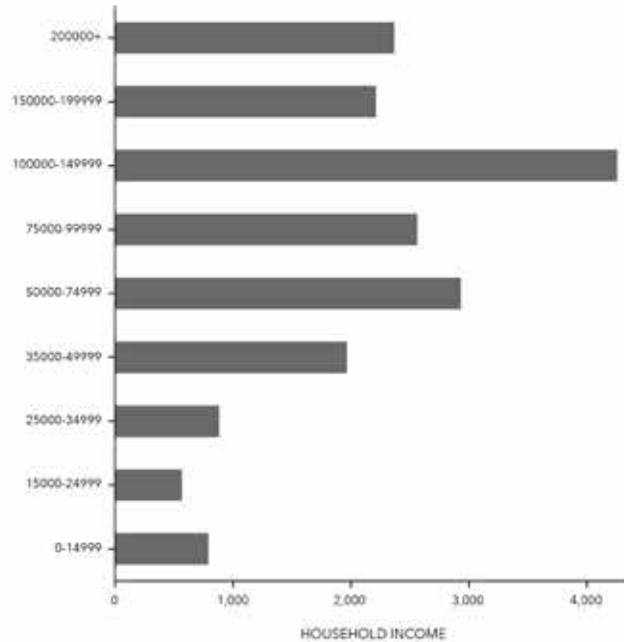
INCOME



Tapestry Segments



KEY FACTS



Average Household Size for this area

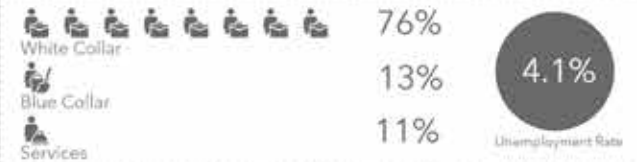
2.86 which is more than the average for United States

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

EDUCATION



EMPLOYMENT



AERIAL MAP



2390 E Camelback Rd, Suite 200
Phoenix, Arizona, 85016
www.BarclayGroup.com

Jim Gardner
Executive Vice President
602.224.4149 Direct
480.596.9399 Office
jgardner@barclaygroup.com