

SYCAMORE FARMS | SWC CACTUS ROAD & SARIVAL ROAD SURPRISE, AZ

New Fry's Marketplace and EOS Fitness Anchored Center Planned Fall 2025 Opening



ADDRESS:

SWC Cactus Rd & Sarival Rd, Surprise, Arizona

SUMMARY:

Located in the rapidly growing community of Surprise, Arizona, this grocery anchored center's 3-mile trade area boasts an average household income of over \$96,000 and a population in excess of 70,000. In addition, there are over 20,000 households in the trade area with nearly 10,000 additional units underway. Total traffic counts exceed 95,000 vehicles per day.

SHOPS AND PADS AVAILABLE



BARCLAY
GROUP

2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com

Brett Sheets

Senior Vice President Leasing
602.224.4147 Direct
602.908.8837 Cell
bsheets@barclaygroup.com

Kristin Walrod

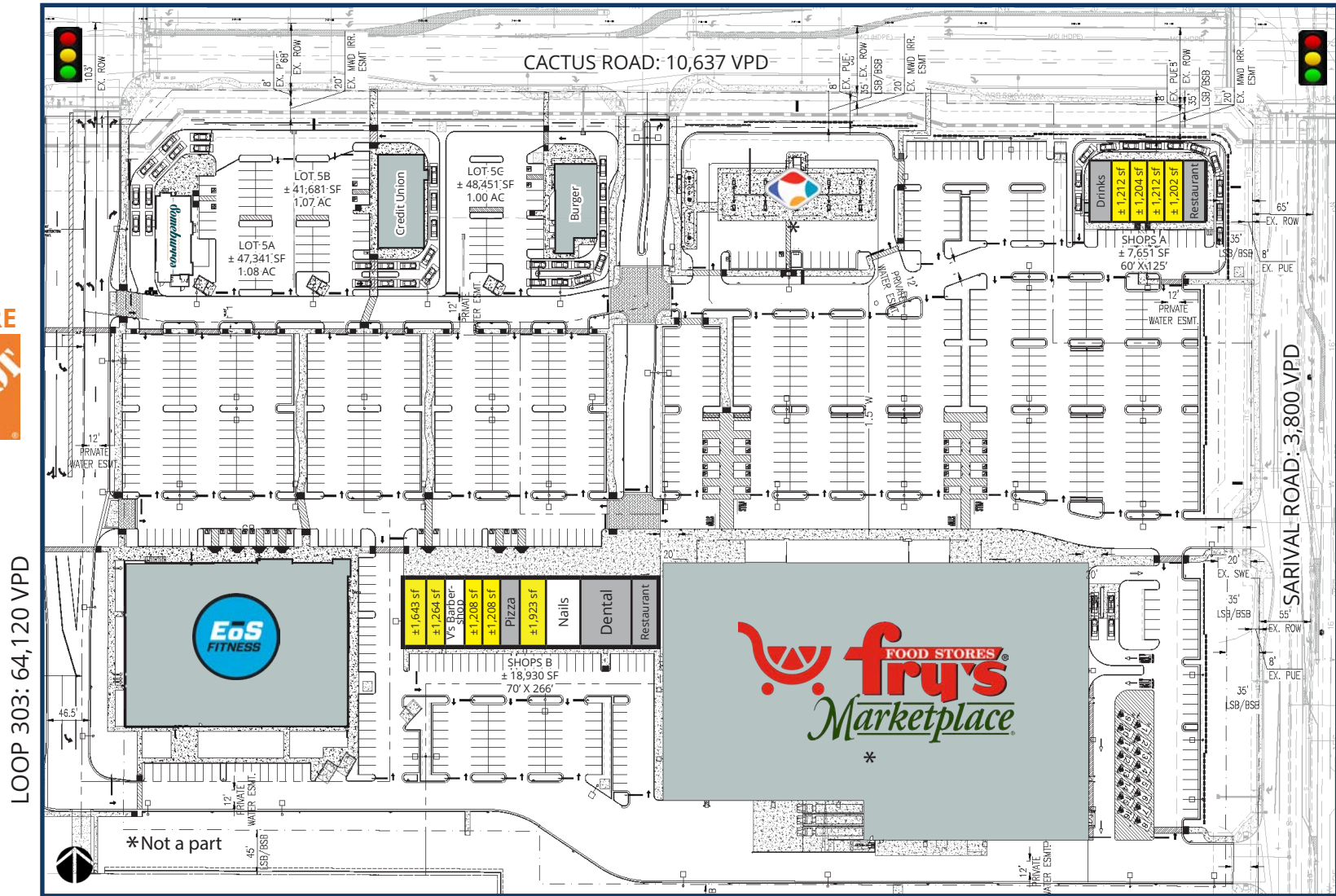
Senior Leasing Manager
602.224.4171 Direct
480.521.4822 Cell
kwalrod@barclaygroup.com

Matthew Archer

Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

SYCAMORE FARMS | SITE PLAN

**SQUARE
FEET:**
±208,256



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SYCAMORE FARMS | SHOPS A



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SYCAMORE FARMS | SHOPS B



Available ±1,643 sf	Available ±1,264 sf	 ±1,200 sf	Available ±1,208 sf	Available ±1,208 sf	Sandwich ±1,215 sf	Available ±1,923 sf	AK Nails Spa ±2,394 sf	Dental ±4,926 sf	Restaurant ±1,682 sf
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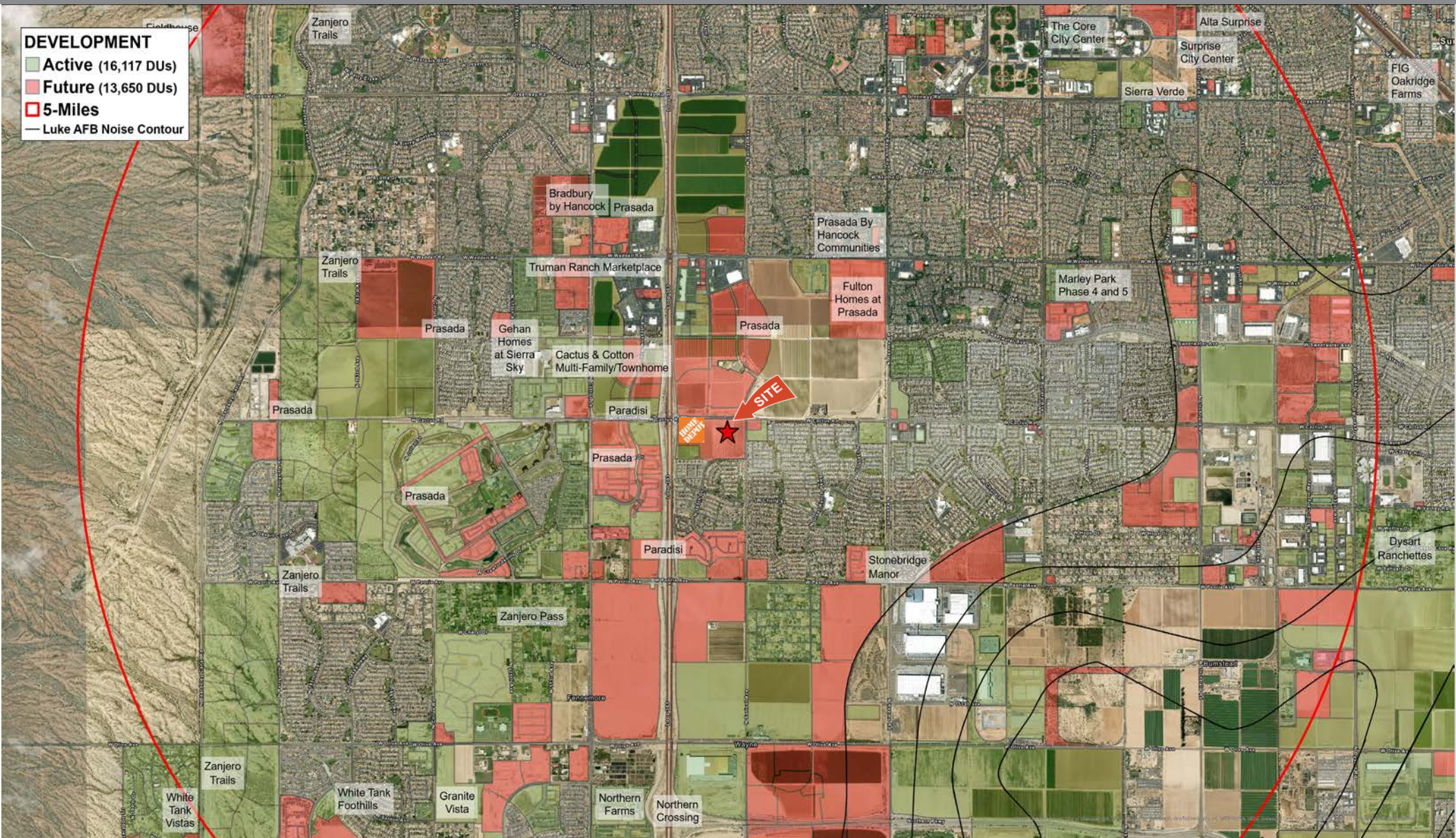
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SYCAMORE FARMS | TRADE AREA



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SYCAMORE FARMS | 5 MILE DEMOGRAPHICS

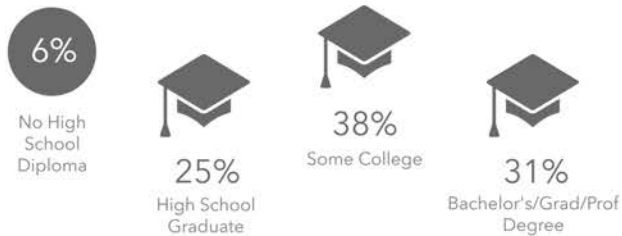
ANNUAL HOUSEHOLD SPENDING



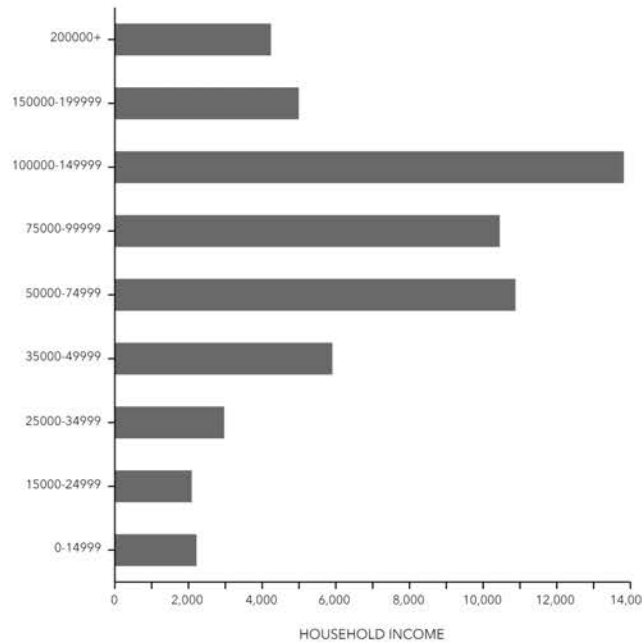
KEY FACTS



EDUCATION



INCOME



Tapestry Segments

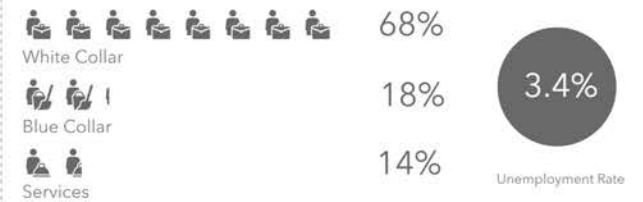


Average Household Size

for this area
2.83 which is more than the average for United States

Area	Value	0.00	4.00
This area	2.83		
Maricopa County	2.63		
Arizona	2.57		
United States	2.53		

EMPLOYMENT



Source: Esri Business Analyst



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