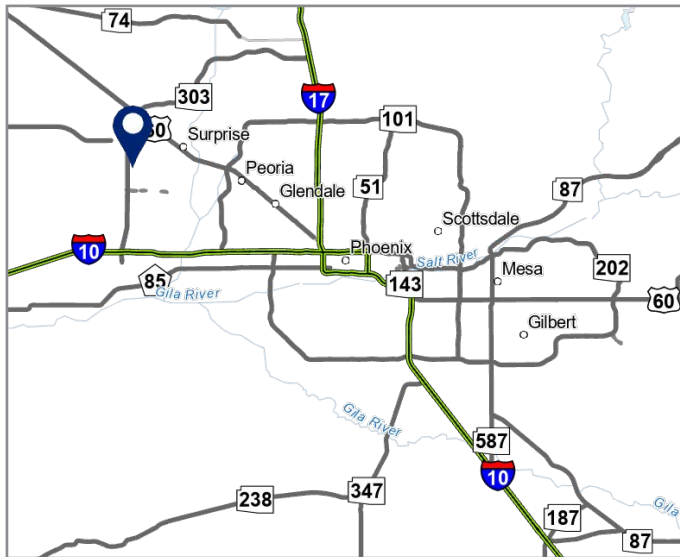


SYCAMORE FARMS | SWC CACTUS ROAD & SARIVAL ROAD SURPRISE, AZ

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



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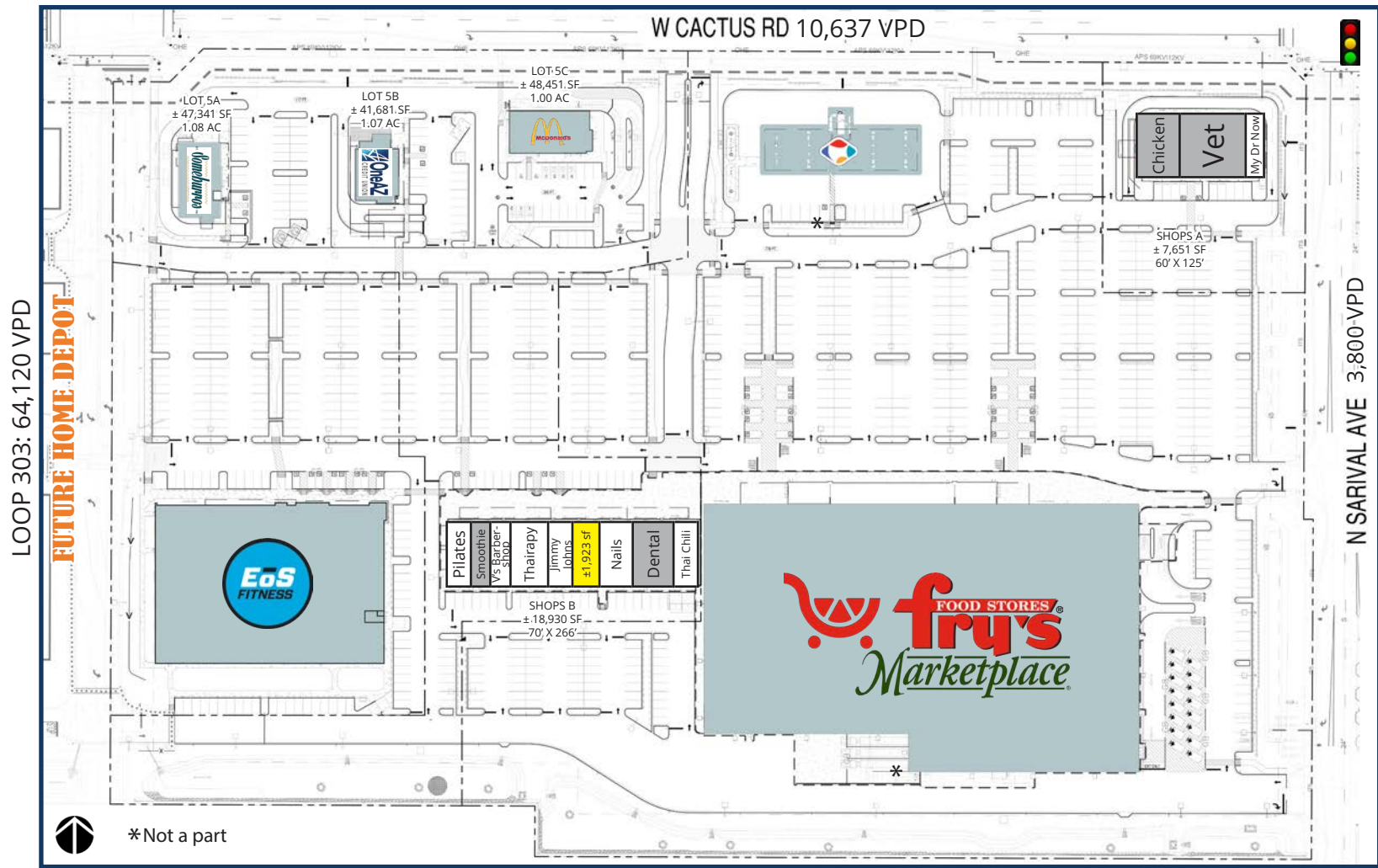
2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com
Leasing: 602.224.4166

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kwalrod@barclaygroup.com

Matthew Archer
Leasing Associate
602.224.4160 Direct
602.908.8680 Cell
marcher@barclaygroup.com

SYCAMORE FARMS | SITE PLAN



ACRES:
±20.00

SQUARE FEET:
±208,256

SHOPS AND PADS AVAILABLE



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SYCAMORE FARMS | SHOPS A



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SYCAMORE FARMS | SHOPS B



 R/P ±1,643 sf	Smoothie ±1,264 sf	 BARBERSHOP V's EST. 1999 ±1,200 sf	 Thairapy SALON ±2,416 sf	 JIMMY JOHN'S SANDWICHES ±1,215 sf	Available ±1,923 sf	Elite Nail Gallery ±2,394 sf	Dental ±4,926 sf	 TRAUCH'S ±1,682 sf
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AT LOI/LEASE
 SIGNED LEASE
 AVAILABLE



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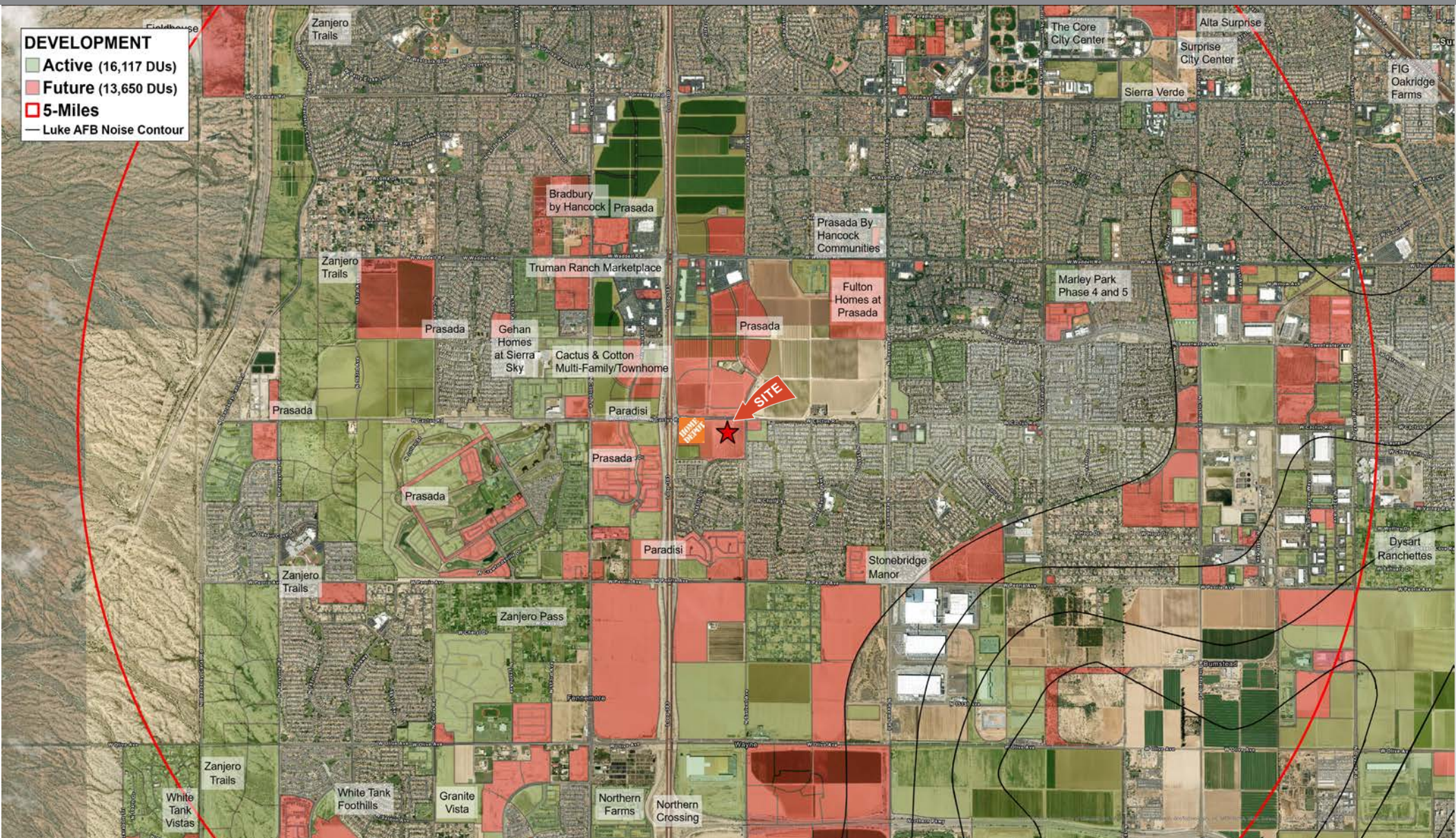
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SYCAMORE FARMS | TRADE AREA



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SYCAMORE FARMS | 5 MILE DEMOGRAPHICS

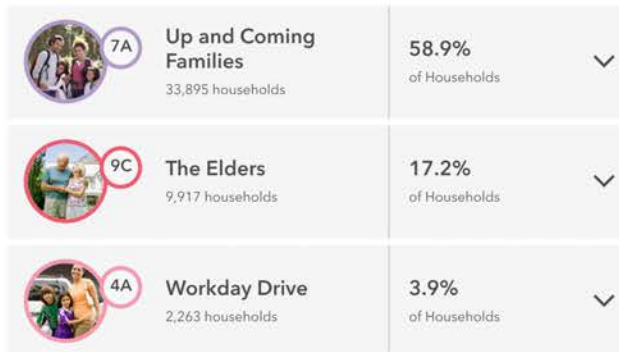
ANNUAL HOUSEHOLD SPENDING



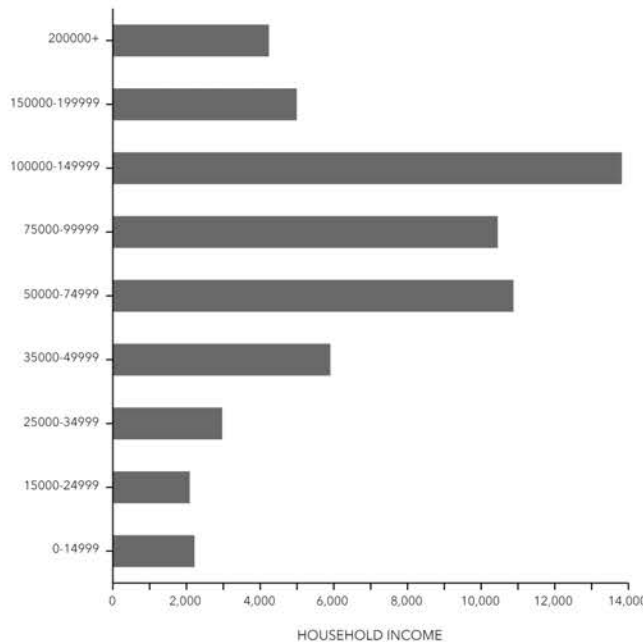
INCOME



Tapestry Segments



KEY FACTS

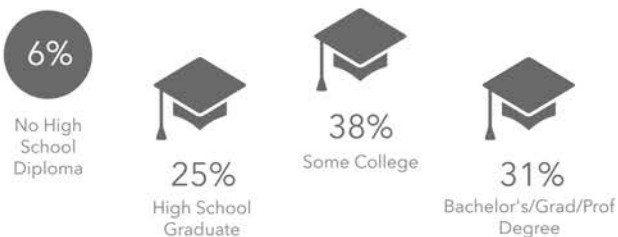


Average Household Size

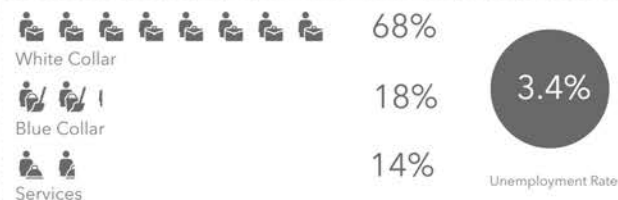
for this area
2.83 which is more than the average for United States

Area	Value	0.00	4.00
This area	2.83	[Progress bar]	
Maricopa County	2.63	[Progress bar]	
Arizona	2.57	[Progress bar]	
United States	2.53	[Progress bar]	

EDUCATION



EMPLOYMENT



Source: Esri Business Analyst



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