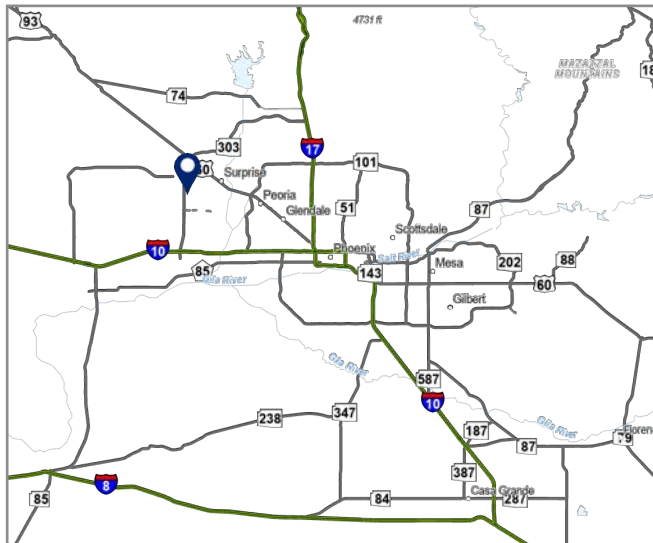
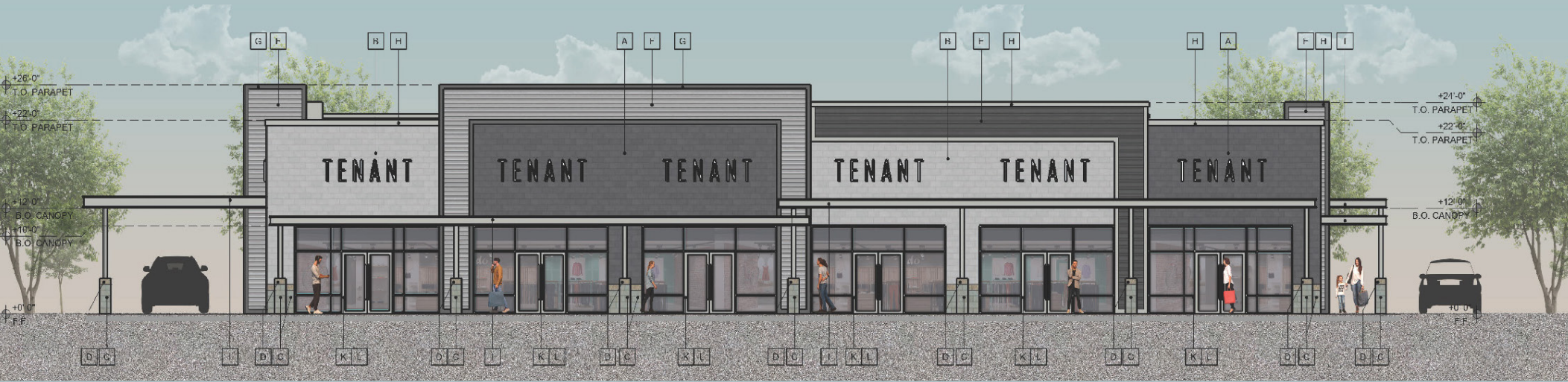


SYCAMORE FARMS | SWC CACTUS ROAD & SARIVAL ROAD SURPRISE, AZ

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
- Average household income of over \$96,000
- Population in excess of 70,000
- 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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GROUP

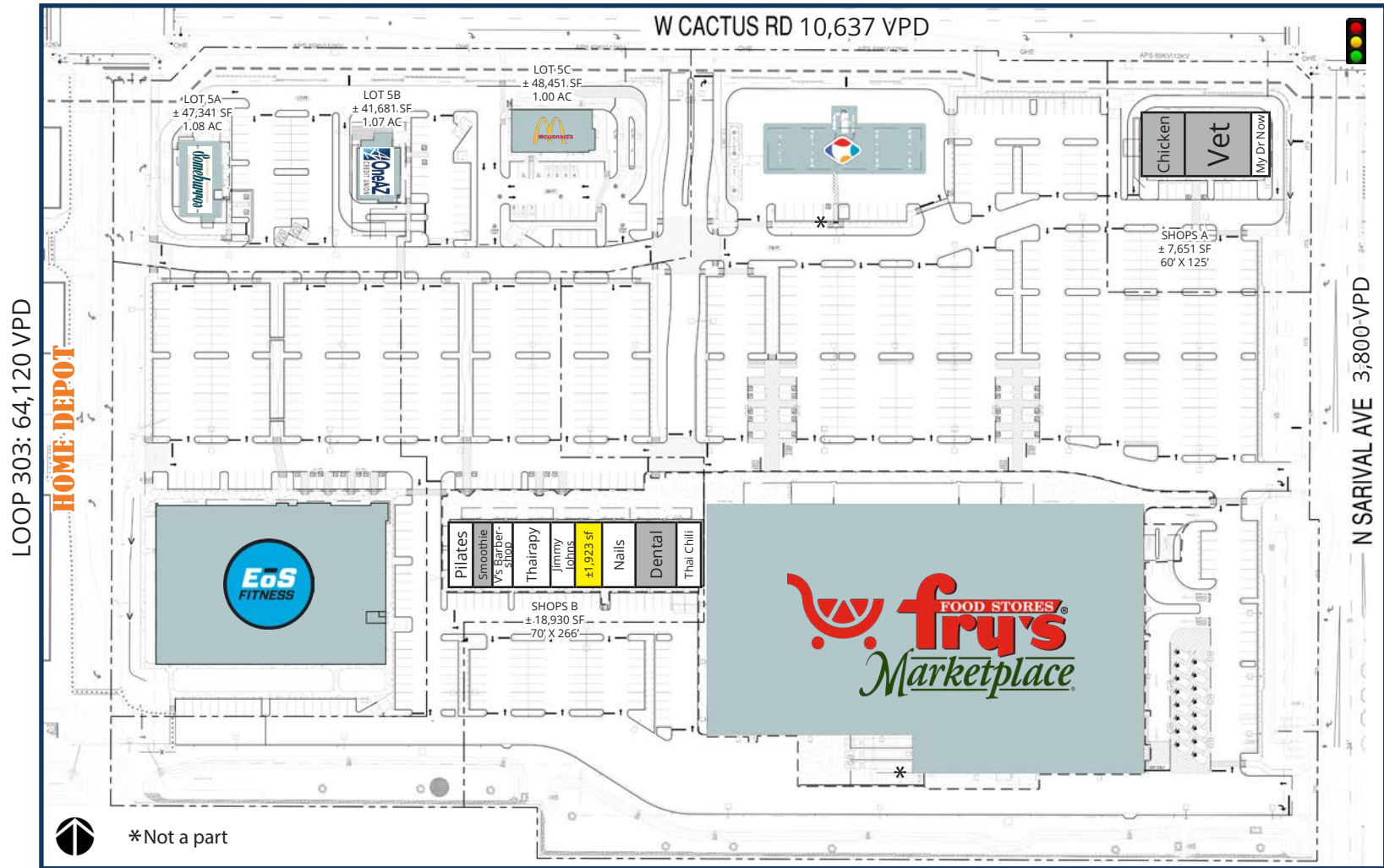
2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com
Leasing: 602.224.4166

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

Kristin Walrod
Director Leasing
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



ACRES:
±20.00

SQUARE FEET:
±208,256

SHOPS AND PADS AVAILABLE



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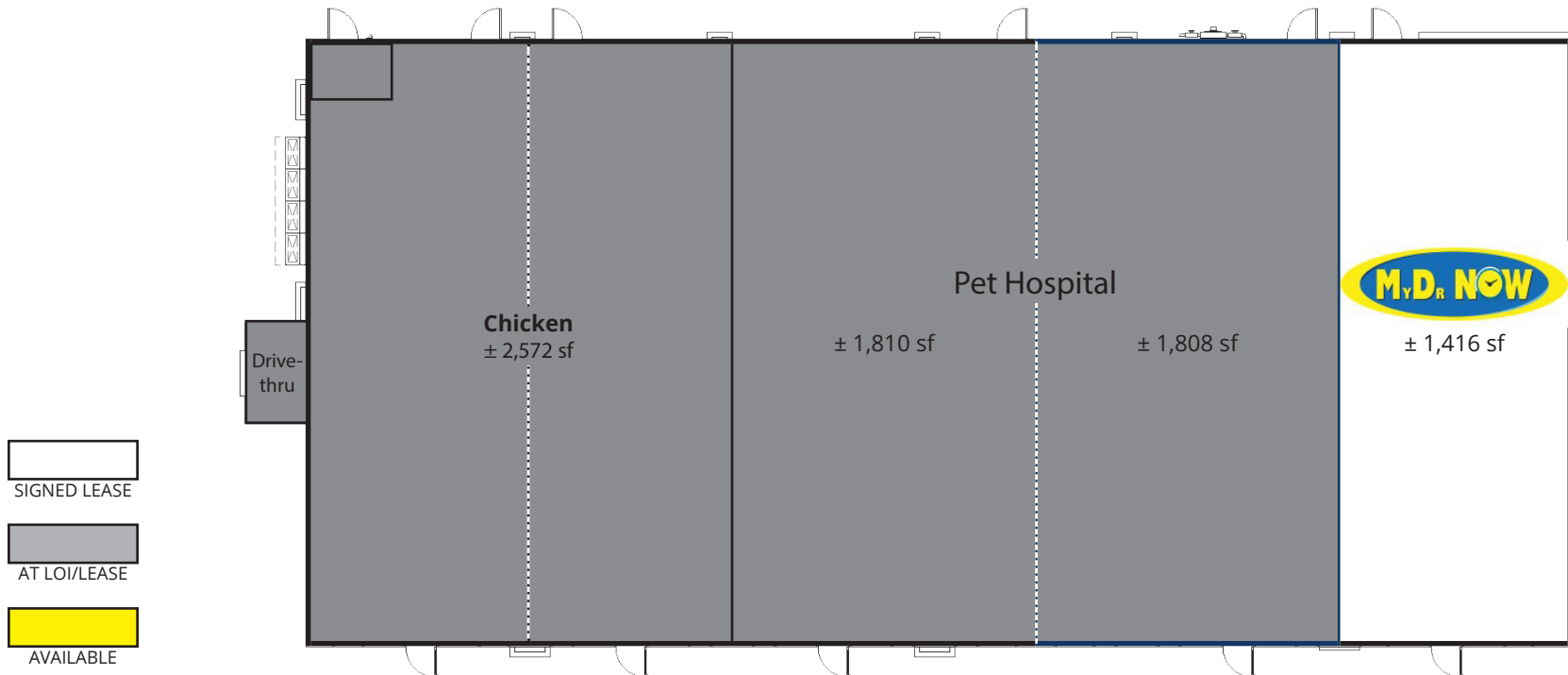
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Director Leasing
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480.521.4822 Cell
kwalrod@barclaygroup.com

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

SYCAMORE FARMS | SHOPS A



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SYCAMORE FARMS | SHOPS B



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



BARCLAY
GROUP

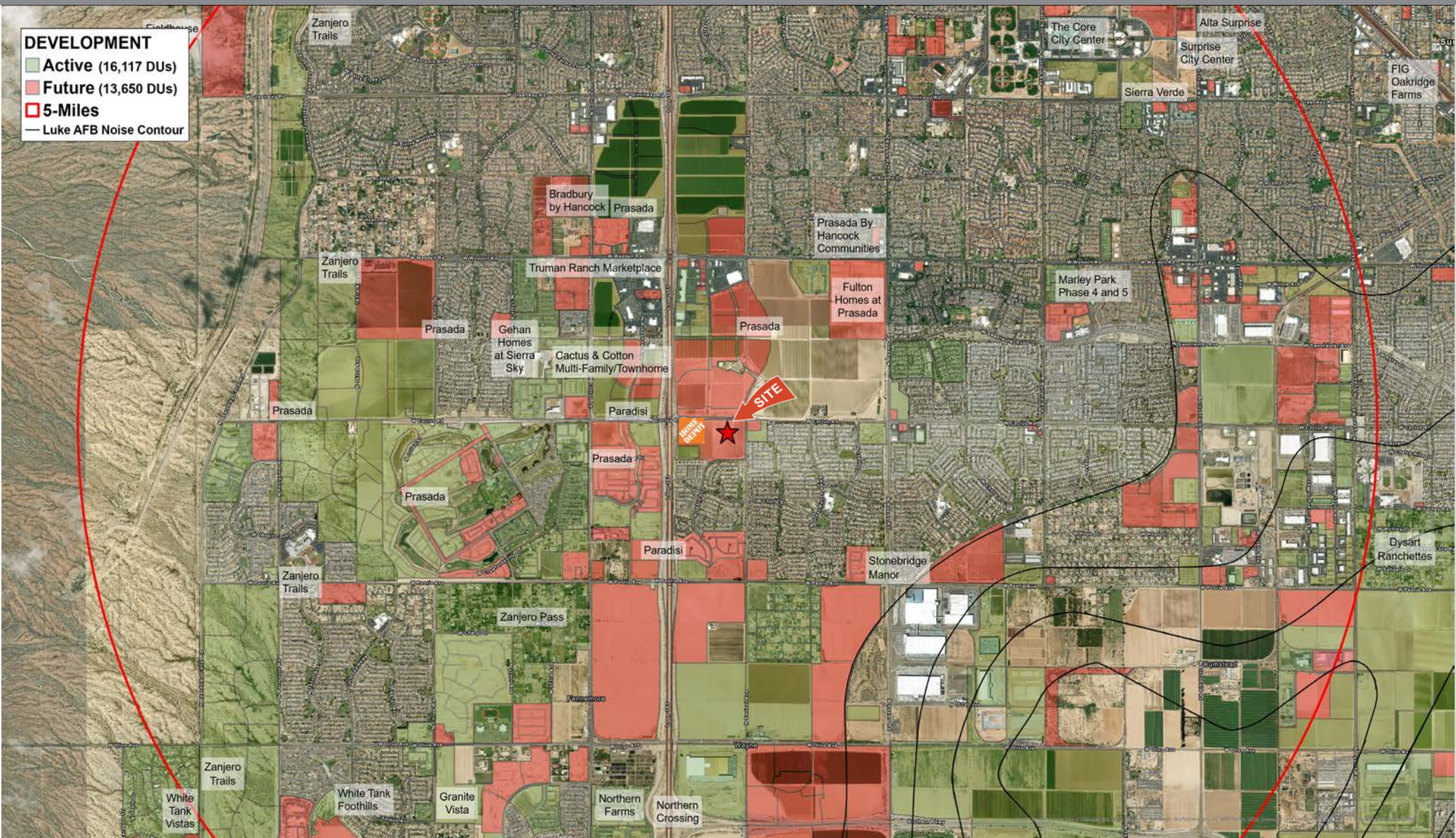
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Phoenix, Arizona, 85016
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Leasing: 602.224.4166

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SYCAMORE FARMS | TRADE AREA



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SYCAMORE FARMS | 5 MILE DEMOGRAPHICS

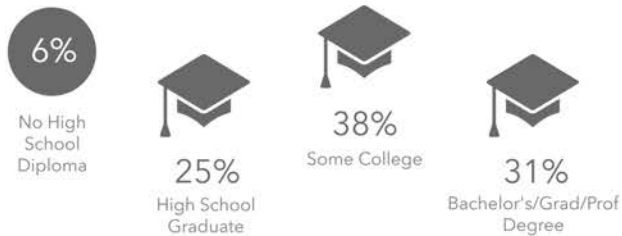
ANNUAL HOUSEHOLD SPENDING



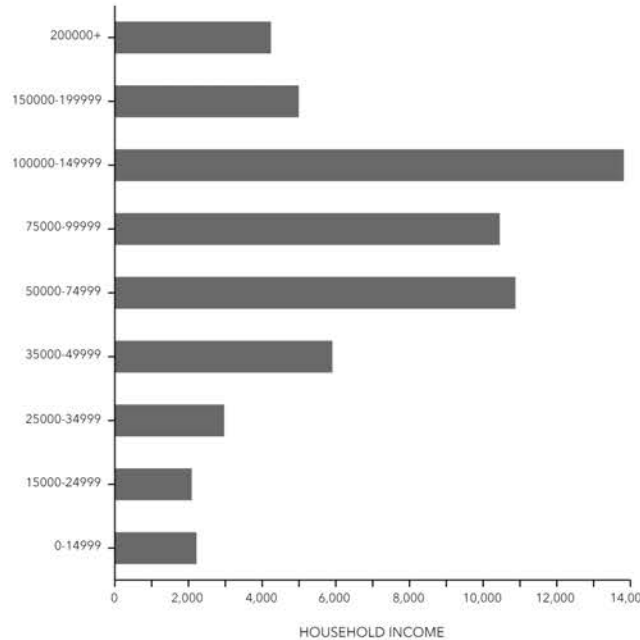
KEY FACTS



EDUCATION



INCOME



Tapestry Segments

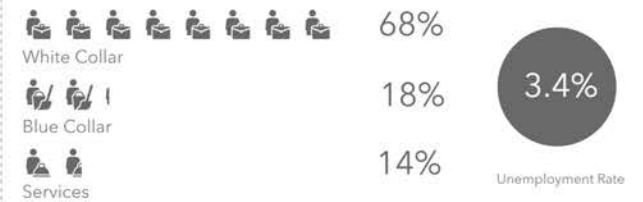


Average Household Size

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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