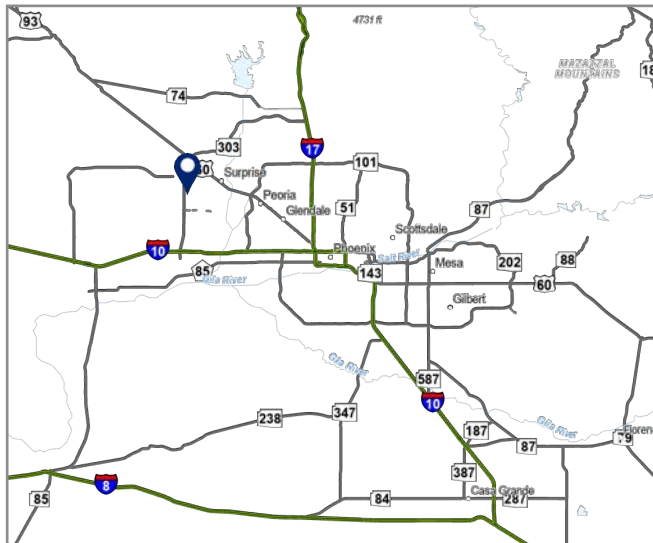
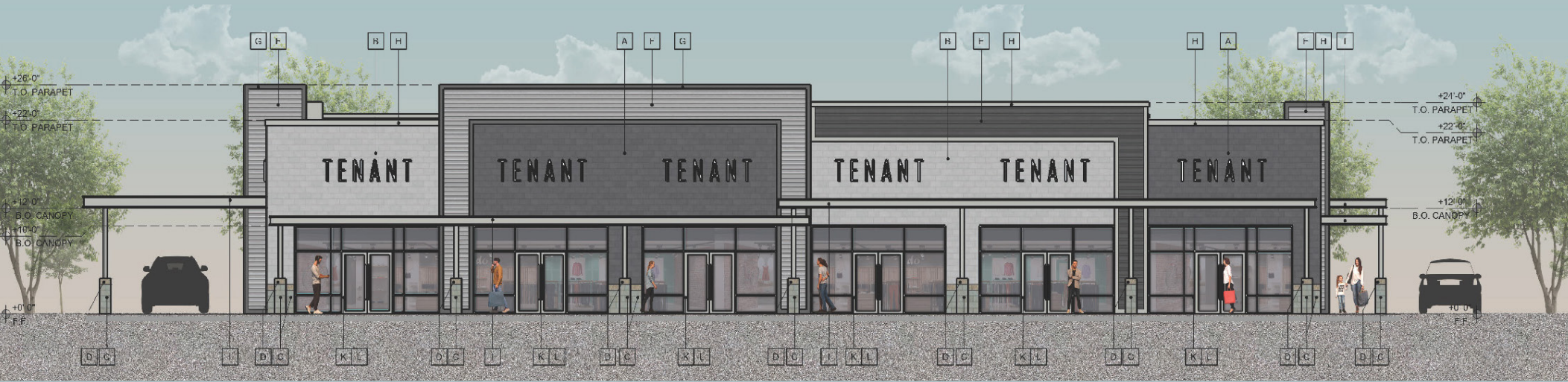


SYCAMORE FARMS | SWC CACTUS ROAD & SARIVAL ROAD SURPRISE, AZ

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

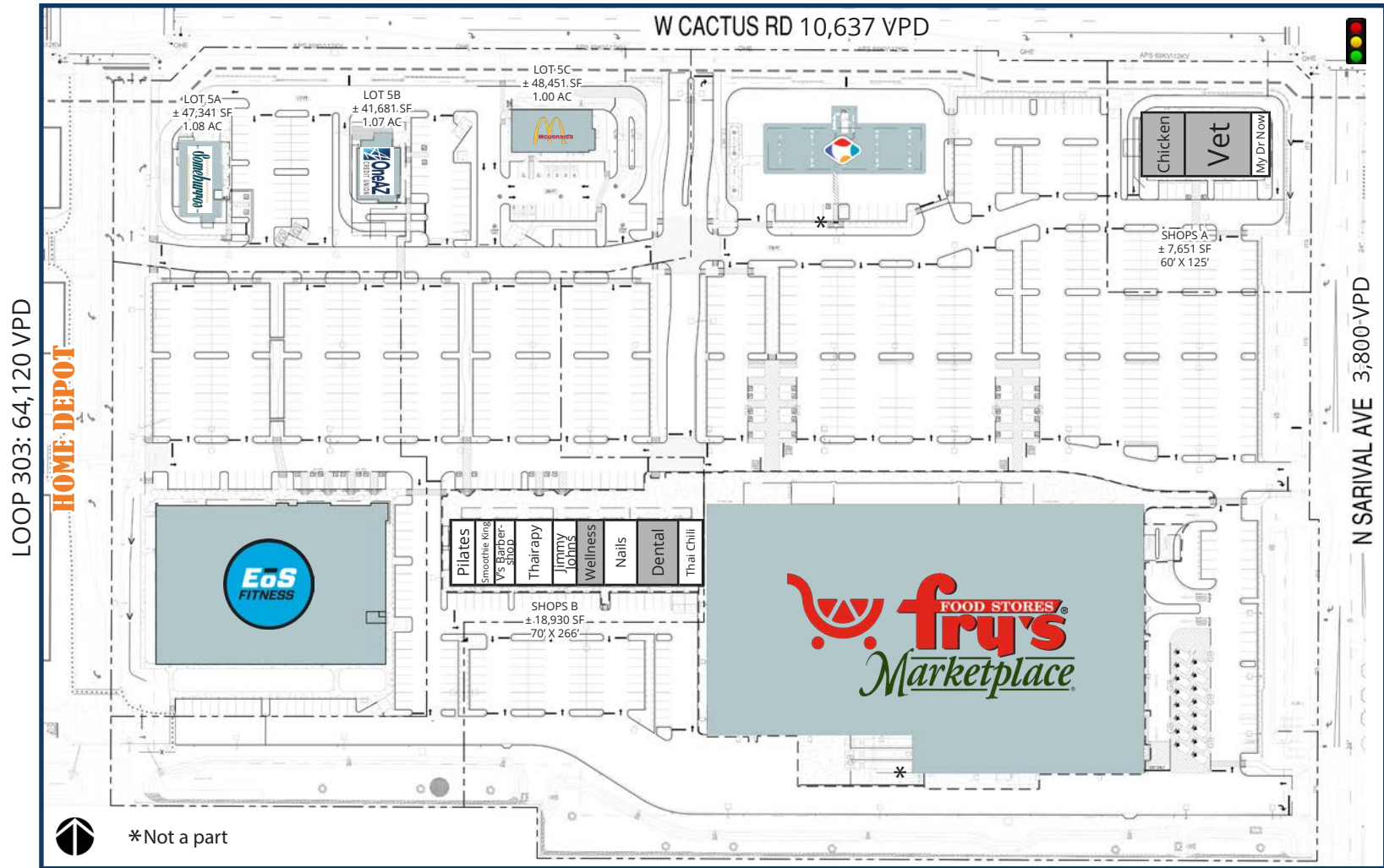
2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com
Leasing: 602.224.4166

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

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Matthew Archer
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marcher@barclaygroup.com

SYCAMORE FARMS | SITE PLAN



ACRES:
±20.00

SQUARE FEET:
±208,256

SHOPS AND PADS AVAILABLE



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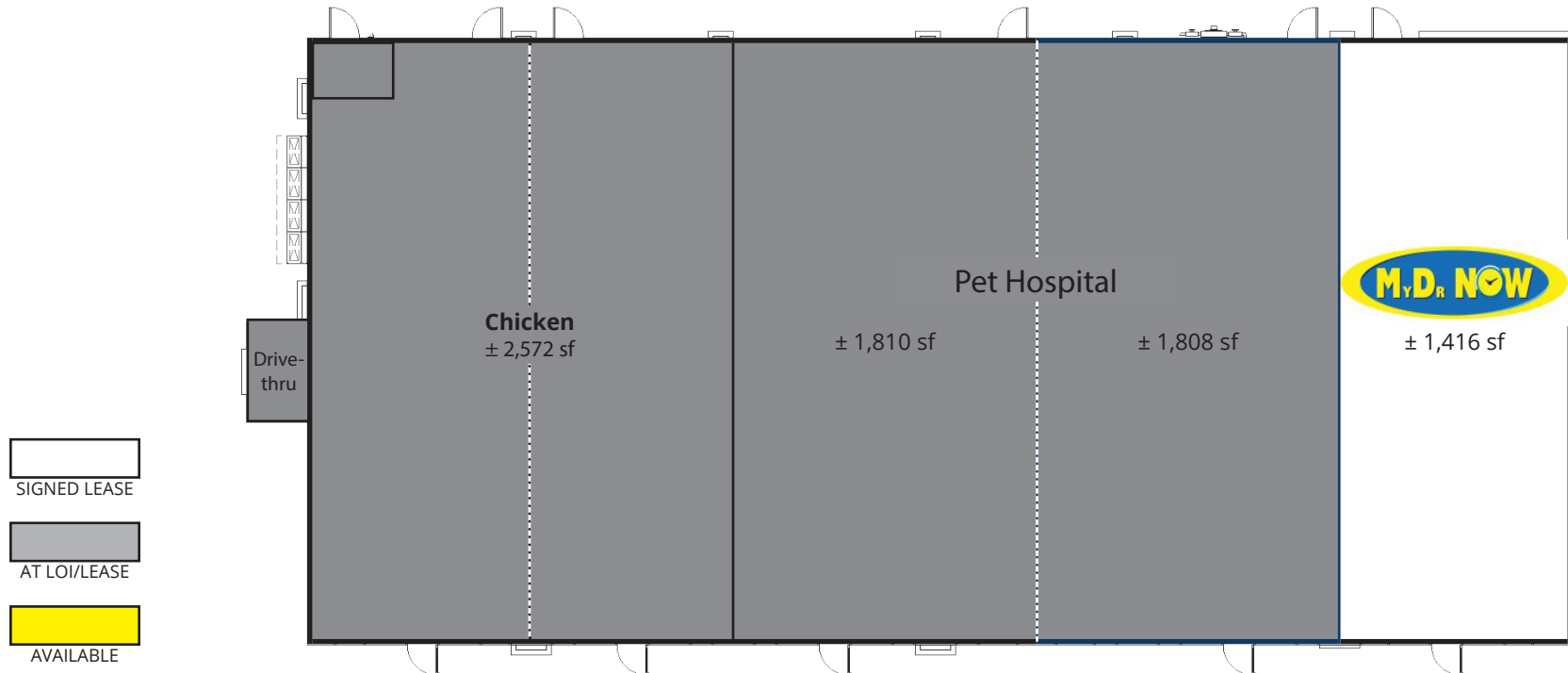
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SYCAMORE FARMS | SHOPS A



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SYCAMORE FARMS | SHOPS B



 ±1,643 sf	 ±1,264 sf	 ±1,200 sf	 ±2,416 sf	 ±1,215 sf	Wellness ±1,923 sf	Elite Nail Gallery ±2,394 sf	Dental ±4,926 sf	 ±1,682 sf
------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------	-----------------------	---------------------------------	---------------------	--------------------------------------------------------------------------------------------------


 AT LOI/LEASE


 SIGNED LEASE


 AVAILABLE



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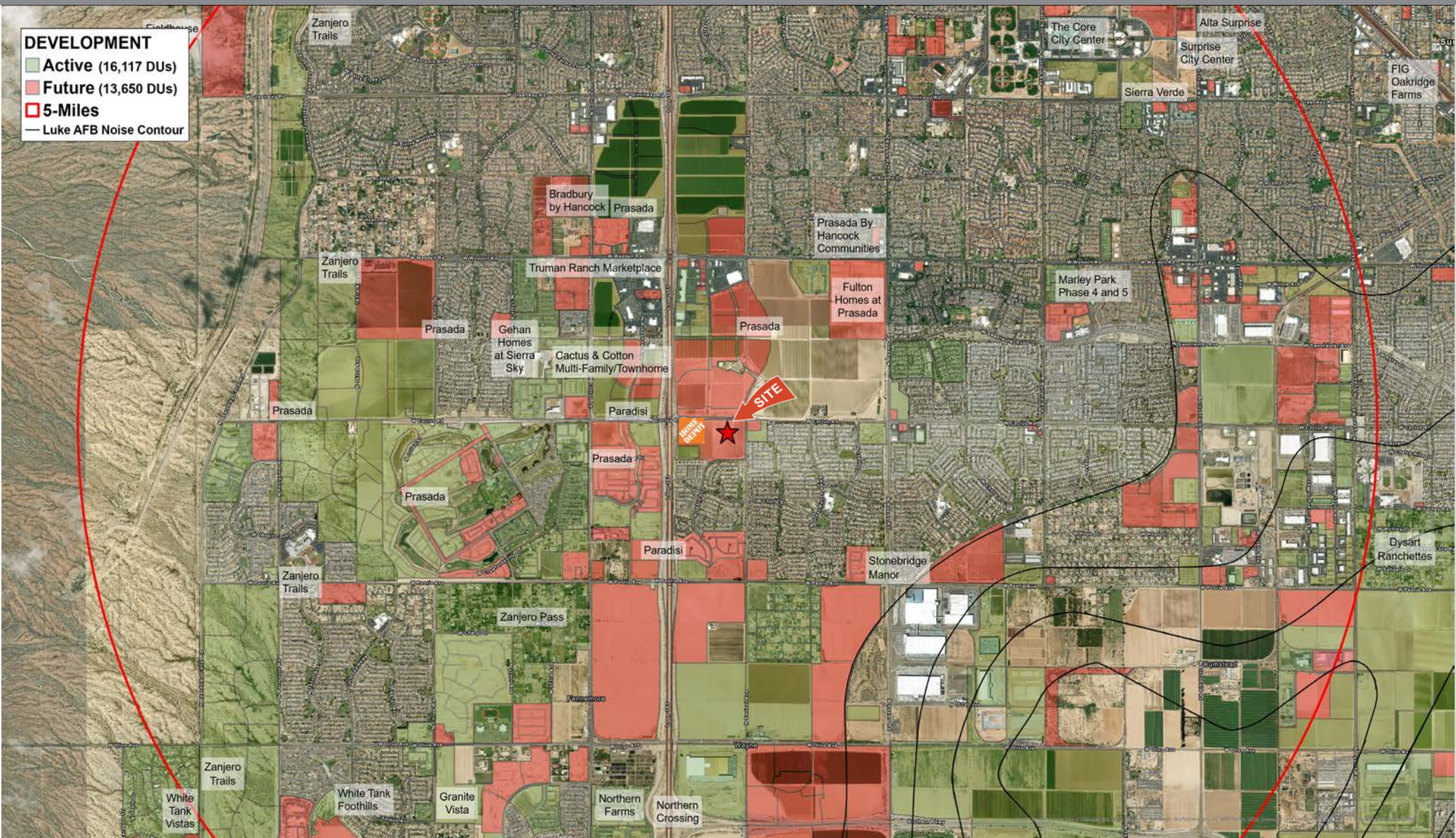
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SYCAMORE FARMS | TRADE AREA



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SYCAMORE FARMS | 5 MILE DEMOGRAPHICS

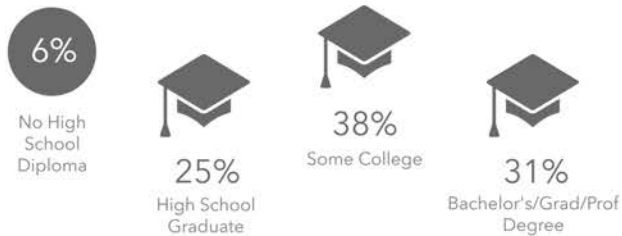
ANNUAL HOUSEHOLD SPENDING



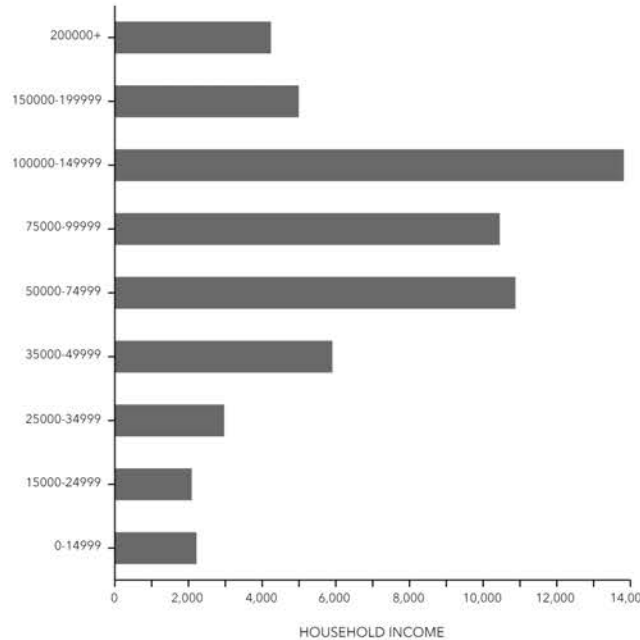
KEY FACTS



EDUCATION



INCOME



Tapestry Segments

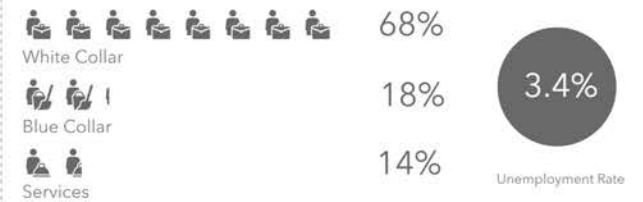


Average Household Size

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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