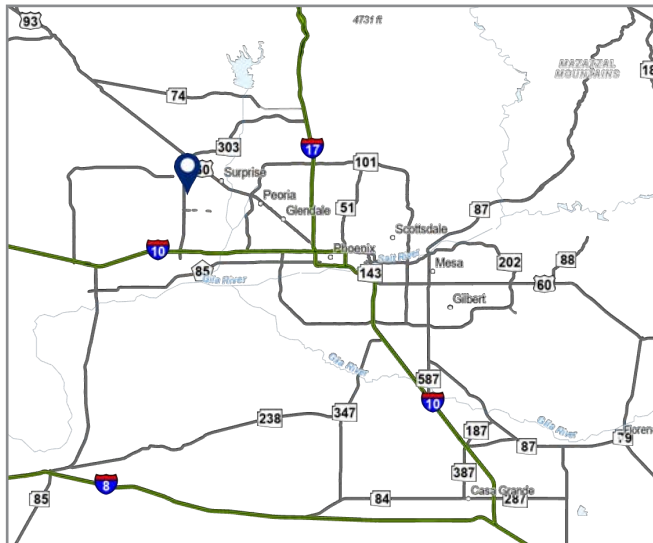


SYCAMORE FARMS | SWC CACTUS ROAD & SARIVAL ROAD SURPRISE, AZ

New Fry's Marketplace and EOS Fitness Anchored Center



ADDRESS:

SWC Cactus Rd & Sarival Rd, Surprise, Arizona

SUMMARY:

- **Booming Location:** Fastest-growing Phoenix suburb—explosive residential & commercial demand.
- **\$96K+ Avg. Income:** Affluent households fueling premium retail & dining.
- **70K+ Residents:** Massive, engaged consumer base for steady traffic.
- **20K Households + 10K Coming:** Trade area expanding fast—future-proof growth.
- **95K+ Vehicles Daily:** Prime visibility, unmatched access, high-volume sales.

SHOPS AND PADS AVAILABLE



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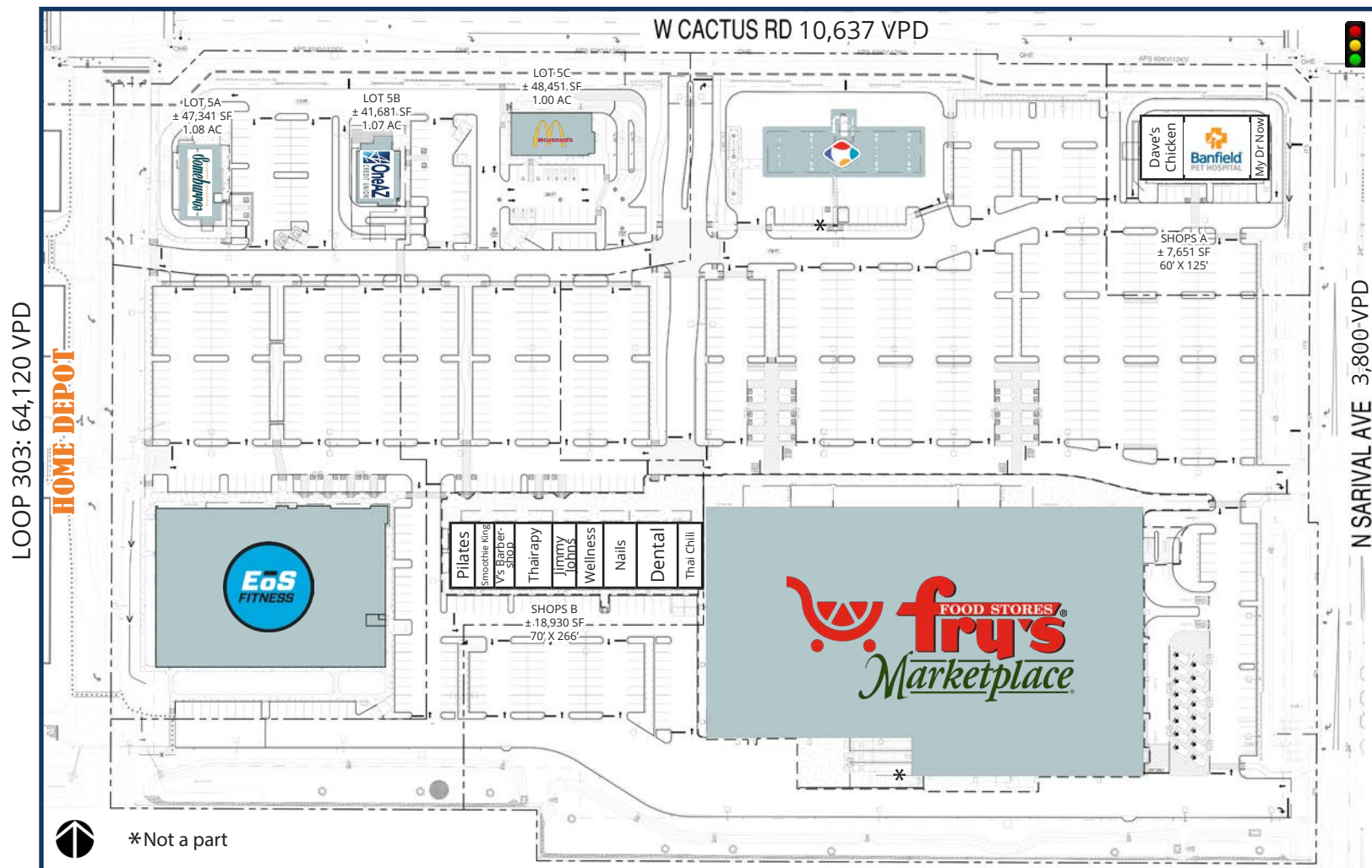
2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
www.BarclayGroup.com
Leasing: 602.224.4166

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Senior Vice President Leasing
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Matthew Archer
Leasing Associate
602.224.4160 Direct
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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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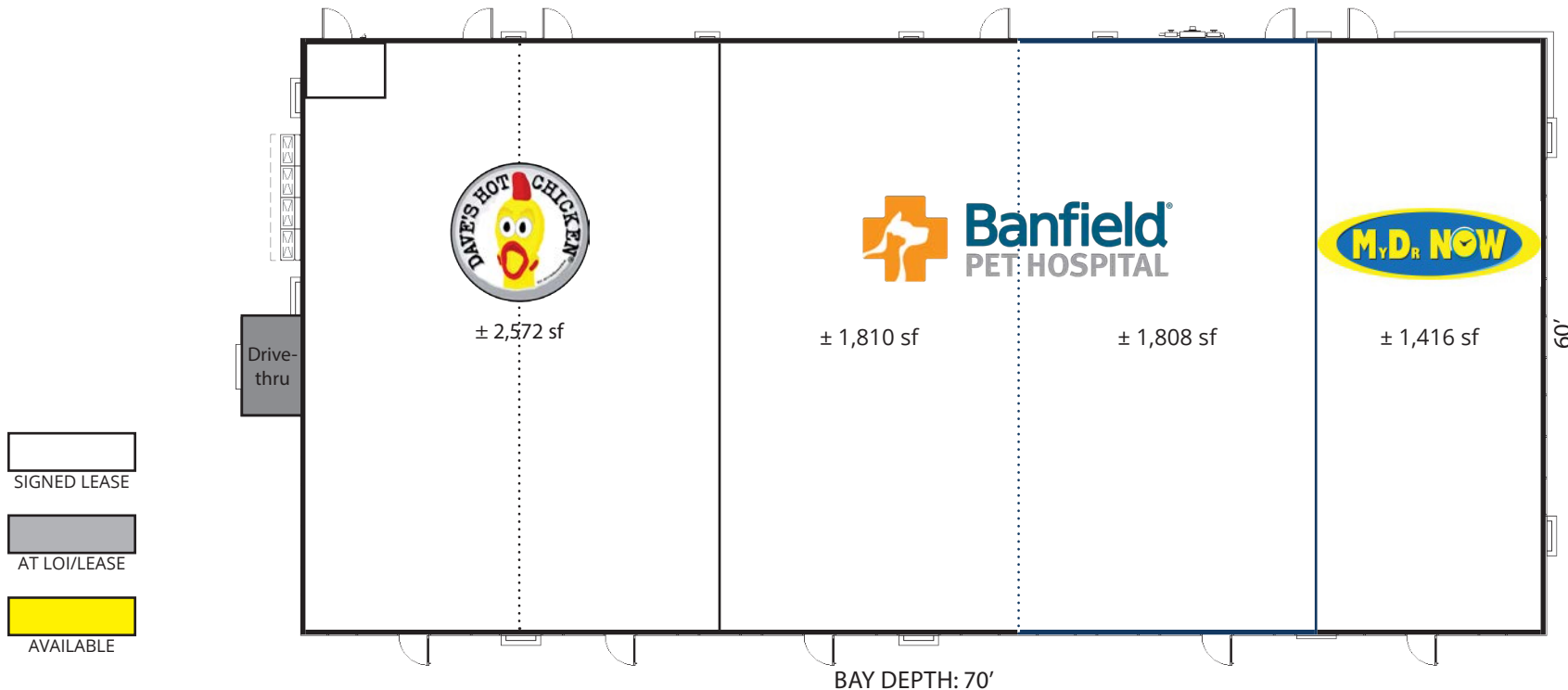
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SYCAMORE FARMS | SHOPS A



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SYCAMORE FARMS | SHOPS B



 $\pm 1,643$ sf	 $\pm 1,264$ sf	 $\pm 1,200$ sf	 $\pm 2,416$ sf	 $\pm 1,215$ sf	 $\pm 1,923$ sf	Elite Nail Gallery $\pm 2,394$ sf	 $\pm 4,926$ sf	 $\pm 1,682$ sf
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AT LOI/LEASE	SIGNED LEASE	AVAILABLE

BAY DEPTH: 70'



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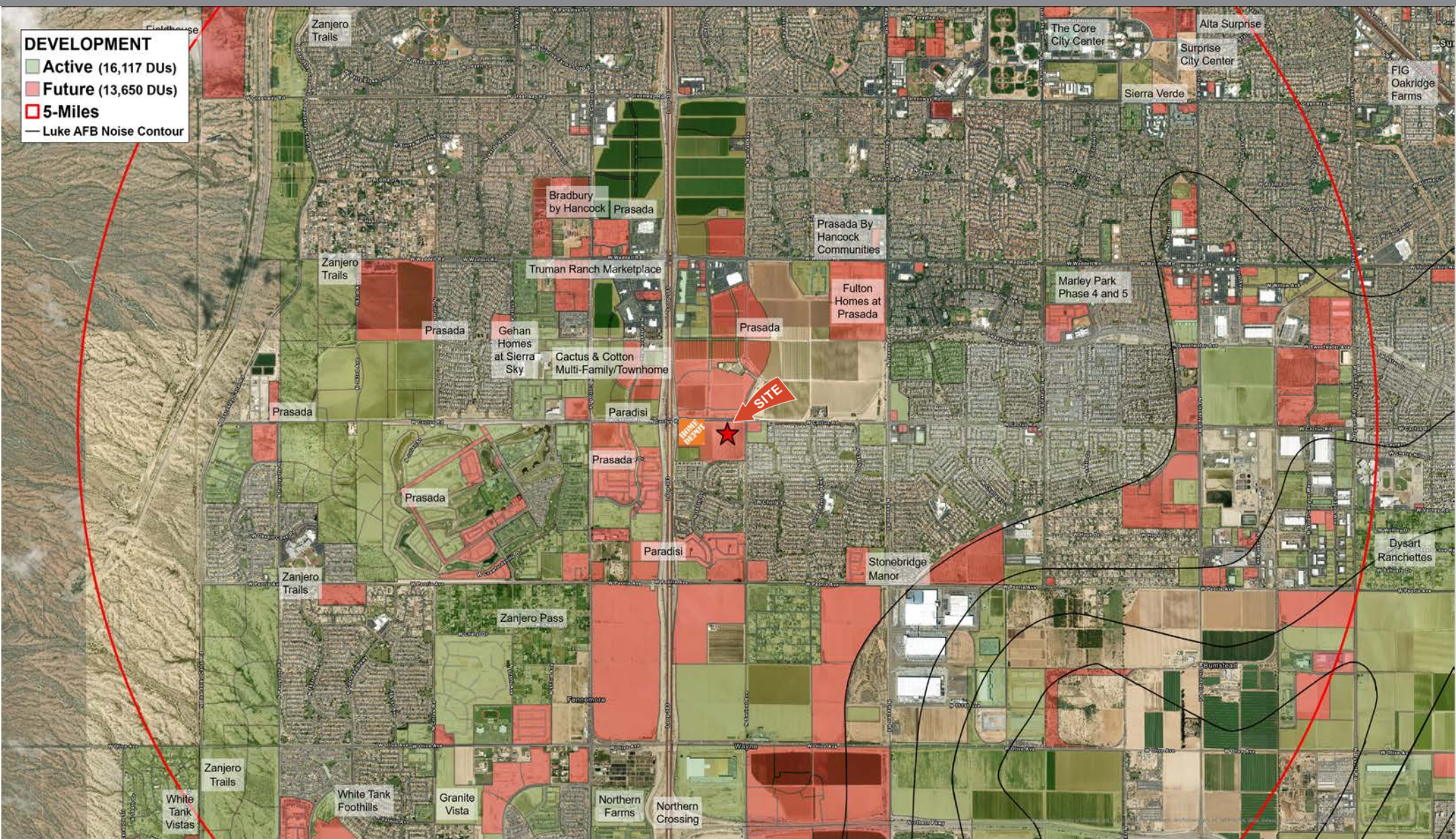
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SYCAMORE FARMS | TRADE AREA



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SYCAMORE FARMS | 5 MILE DEMOGRAPHICS

ANNUAL HOUSEHOLD SPENDING



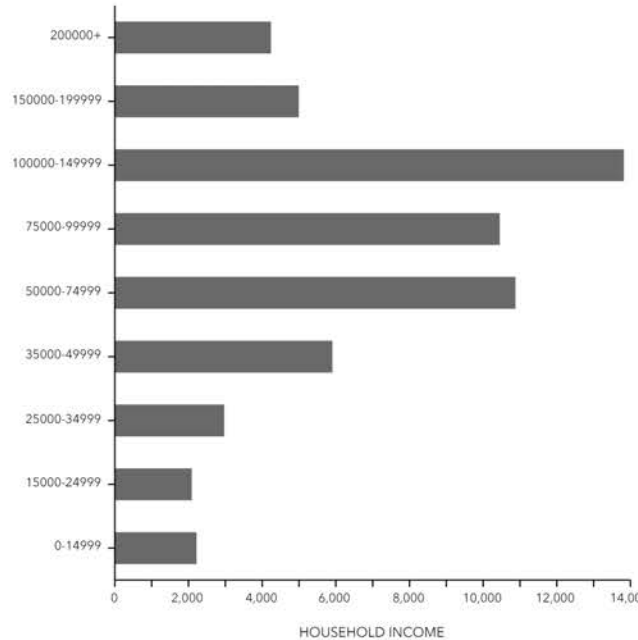
INCOME



Tapestry Segments



KEY FACTS



Average Household Size

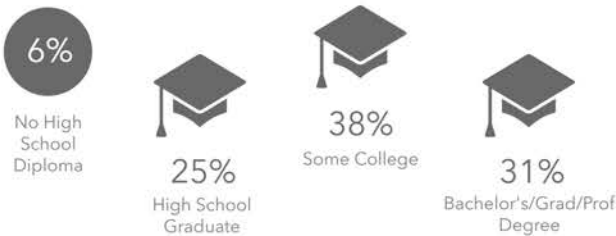
for this area

2.83

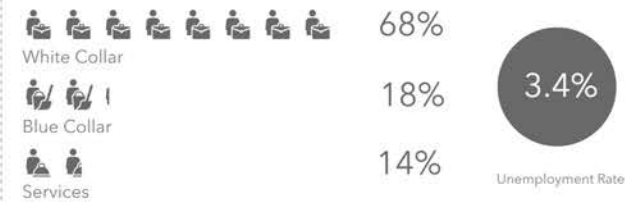
which is more than the average for United States

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

EDUCATION



EMPLOYMENT



Source: Esri Business Analyst



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