

THE SHOPS AT ANTHEM

3428-3438 W Anthem Way
NEC Anthem Way & Gavilan Peak Pkwy

SUITE 140

SUITE 160

RETAIL SPACES FOR LEASE

CAMCRE.

HORTH HONG
480.426.1670
hhong@camcre.com

602.489.7990
CAMCRE.COM



AVAILABLE

978 SF (Former Wellness Spa)
980 SF (Former Frozen Yogurt)

PROPERTY FEATURES

- Ace Hardware Anchored Center
- Nearby tenant: Copper State Credit Union, Circle K, Wendy's, Grease Monkey
- Great co-tenancy including: Bearded Barber, Speak Easy, Amped Coffee, Shanghai Club, Princess Nails, Quik Burrito, and many more
- The center thrives from variety of dining, service-oriented tenants and retail
- Accessibility to Interstate 17 with only 7 miles away from the new TSMC semiconductor plant

TRAFFIC COUNTS



±20,451 VPD on W Anthem Way
±12,577 VPD on N Gavilan Peak Pkwy

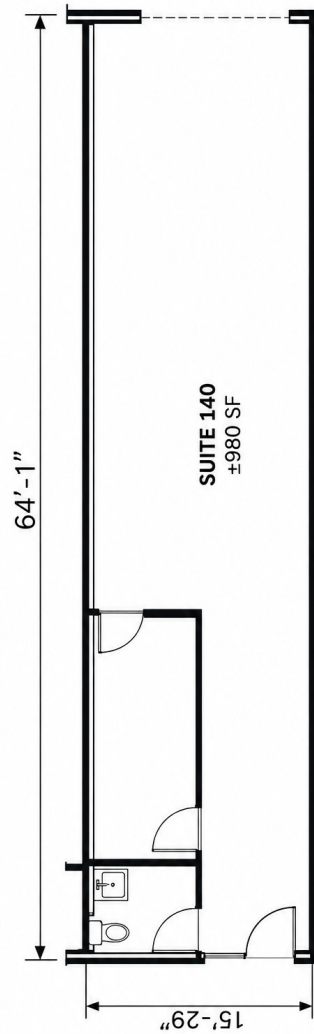
SITE PLAN



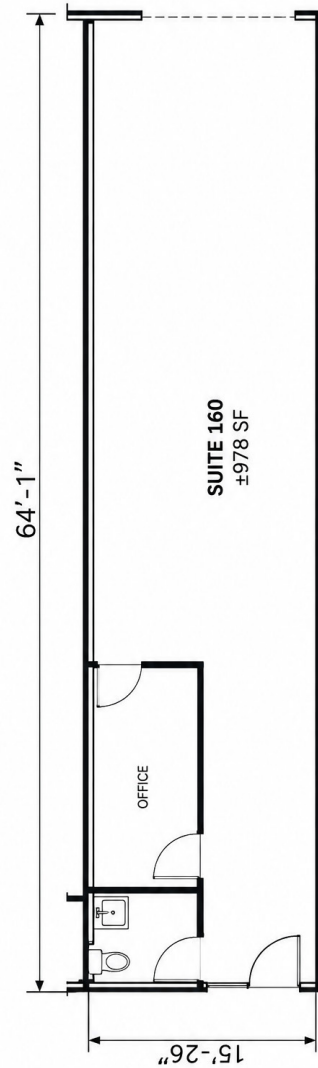
■ NAP ■ AVAILABLE ■ NOT AVAILABLE

Suite #	Tenant	SF
NAP	Anthem Ace Hardware	
NAP	Grease Monkey	
NAP	Copper State Credit Union	
108	Amped Coffee Co	3,288
112	Berkshire Hathaway	980
118	Shanghai Club	2,947
122	The Bearded Barber	3,986
130	Desert Strands	1,236
136	Princess Nails	1,600
140	VACANT	980
146	Quik Burrito	1,635
152	Anthem Ammo	1,673
156	Havana Smoke & Cigar	1,307
160	VACANT	978

SUITE 140 - ±980 SF



SUITE 160 - ±978 SF



DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Est. Population	9,179	32,934	47,367
Proj. Pop. (2030)	9,497	34,028	48,616
Daytime Population	2,743	7,394	11,918
Median Age	45	45.5	45.3

Household	1-Mile	3-Mile	5-Mile
Total Households	3,316	11,275	16,508
Proj. Households (2030)	3,430	11,630	16,912
Avg. Household Size	2.6	2.7	2.7

Income	1-Mile	3-Mile	5-Mile
Average HH Income	\$135,326	\$144,436	\$145,611
Med. HH Income	\$112,957	\$123,569	\$125,356



FOR MORE INFORMATION, CONTACT

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