

BOOMING NORTH PHOENIX FRY'S MARKETPLACE



PADS AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

NWC NORTH VALLEY PKWY & DOVE VALLEY RD | PHOENIX, AZ



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PROPERTY DETAILS

AVAILABLE Pads

ZONING PCD

PROPERTY HIGHLIGHTS

- Close proximity and access from the Interstate 17 paired with the explosive housing growth in the immediate trade area help make this the ideal neighborhood grocery & service center for the submarket
- North Valley Parkway carries a significant traffic load as the main I-17 reliever used by the residents of the community
- The on-going development of the new HonorHealth Hospital adjacent to the site along with the many other businesses in the area add to the already strong daytime population base

JOIN



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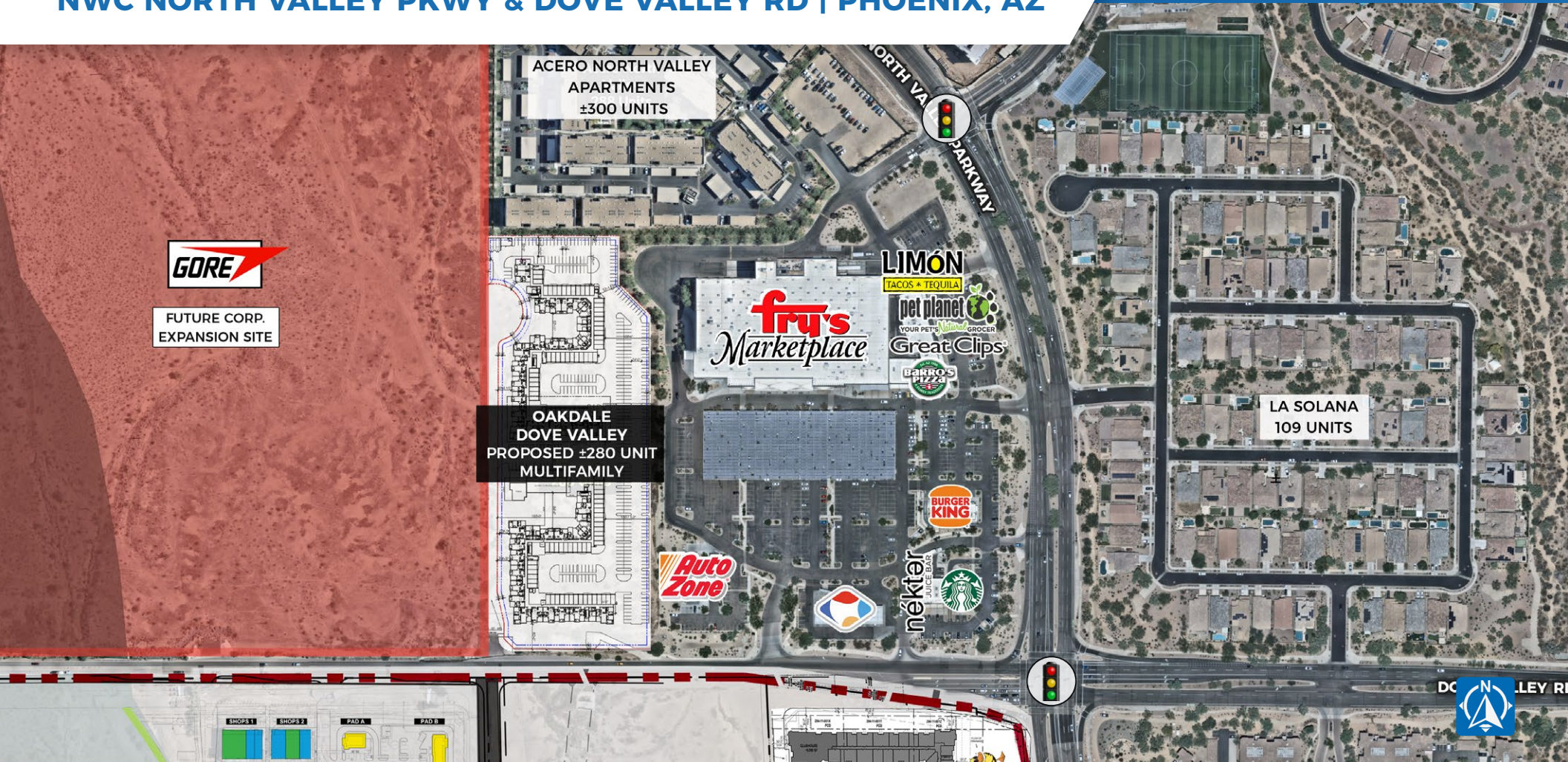


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EAST ELEVATION



Fry's South Elevation

SOUTH ELEVATION

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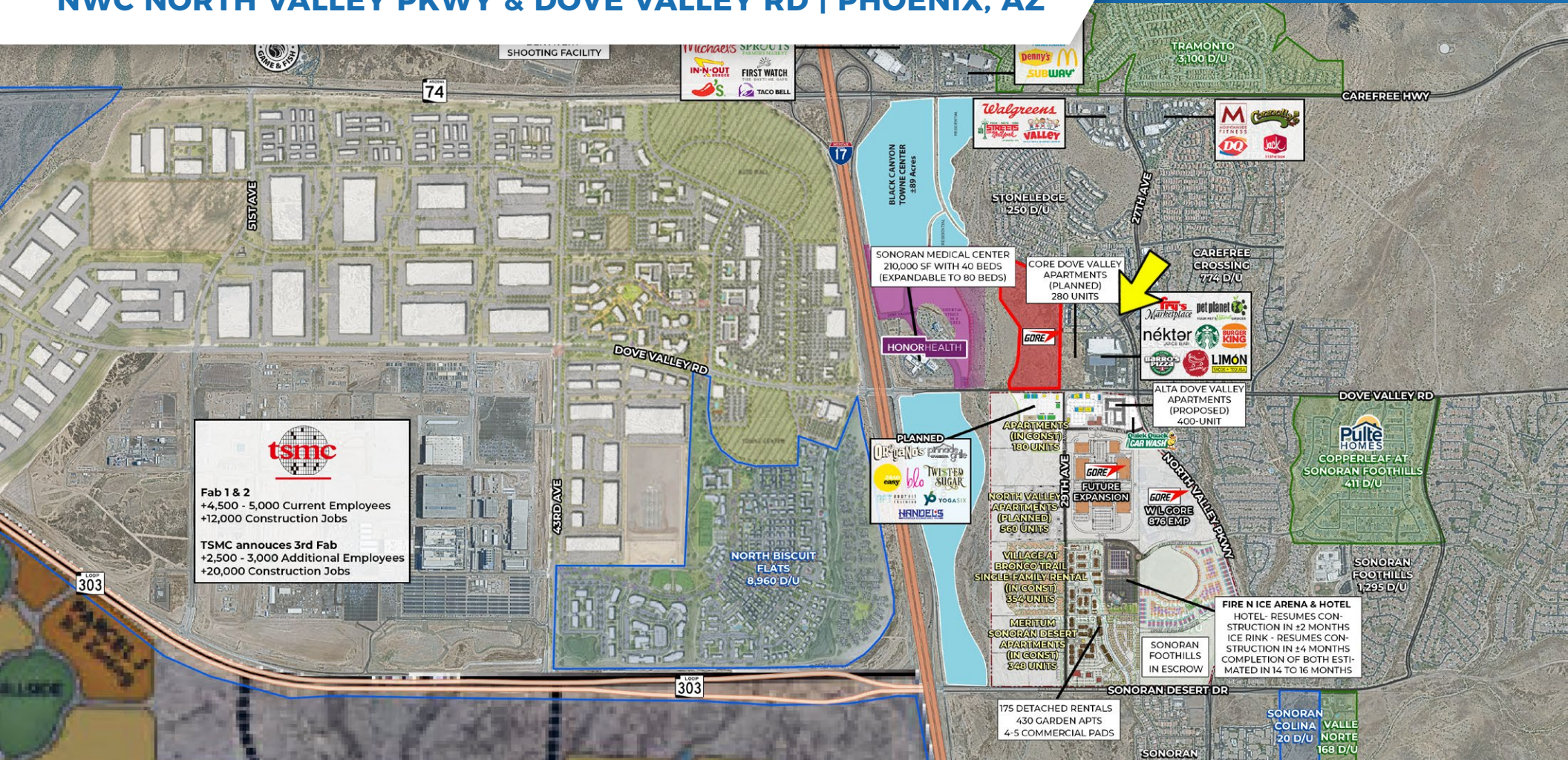


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tsmc

Fab 1 & 2
+4,500 - 5,000 Current Employees
+12,000 Construction Jobs

TSMC announces 3rd Fab
+2,500 - 3,000 Additional Employees
+20,000 Construction Jobs

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HIGH PROFILE PADS AVAILABLE

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DEMOGRAPHICS

2024 ESRI ESTIMATES



DAYTIME POPULATION



POPULATION



2024 INCOMES



HOUSING UNITS



HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2024 Total Daytime Pop	6,462	18,794	49,460
Workers	2,780	7,780	21,159
Residents	3,682	11,014	28,301
2024 Total Pop	8,307	24,639	64,728
2029 Total Pop	10,273	29,364	71,930
Median HH Income	\$117,591	\$126,168	\$126,297
Average HH Income	\$137,359	\$159,193	\$162,441
Per Capita Income	\$55,518	\$60,422	\$59,091
2024 Housing Units	3,751	9,888	25,256
Owner Occupied	50.7%	62.2%	67.7%
Renter Occupied	43.5%	32.6%	25.4%
2024 Households	3,534	9,377	23,517
2029 Households	4,451	11,397	26,732



TOTAL BUSINESSES
1,164
WITHIN 5 MILES

NWC NORTH VALLEY PKWY & DOVE VALLEY RD | PHOENIX, AZ

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

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