

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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EAST ELEVATION



SOUTH ELEVATION

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— A MEMBER OF —
CHAINLINKS
RETAIL ADVISORS



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HIGH PROFILE PADS AVAILABLE

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DEMOGRAPHICS



2020 Total Population
2025 Total Population



2020 Households
2025 Households



Average HH Income
Median HH Income
Per Capita Income



2020 Housing Units
Owner Occupied Housing Units
Renter Occupied Housing Units
Vacant Housing Units



2020 Total Daytime Population
Workers
Residents

Trade Area
67,123
73,091

Trade Area
23,125
25,122

Trade Area
\$127,251
\$100,560
\$44,359

Trade Area
25,180
67.2%
24.7%
8.2%

Trade Area
60,270
25,724
34,546



AVG HH INCOME
\$127,251
WITHIN TRADE AREA

2020 ESRI ESTIMATES

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