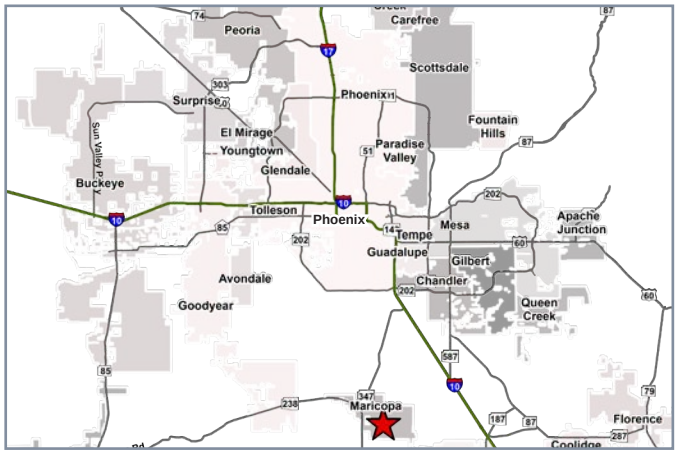
San Travasa | NWC Farrell Rd & White and Parker Rd | Maricopa, AZ

Grocery Anchored Shopping Center Opening 2028



ADDRESS:

NWC Farrell Rd & White and Parker Rd, Maricopa, AZ

SUMMARY:

- Prime grocery-anchored shopping center situated at the high-visibility corner of White and Parker Rd and Farrell Rd in Maricopa, AZ, offering excellent accessibility and traffic exposure.
- Serves a growing 3-mile population of 37,926 with a median household income of $91,665, reflecting strong purchasing power.
- Projected 3-mile population of 99,630 at full buildout, driving sustained demand for grocery, dining, and everyday essentials in this growing trade area.
- Average resident age of 37.2, indicating a youthful, family-oriented market ideal for retail and service tenants.

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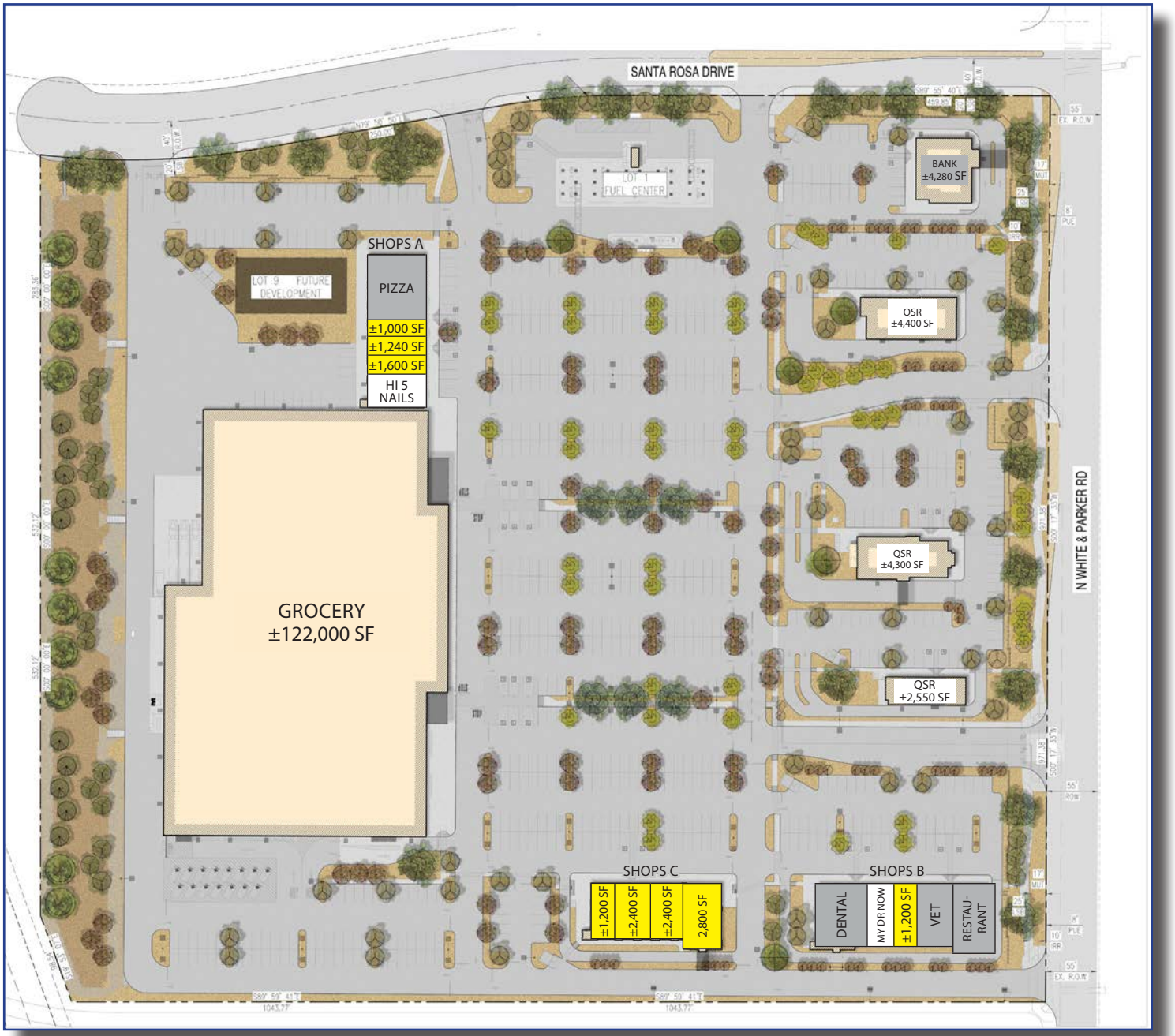
San Travasa, Maricopa, AZ | Site Plan

CONCEPTUAL



SIGNED LEASE

AT LOI/LEASE

AVAILABLE

Approximate Square Footage

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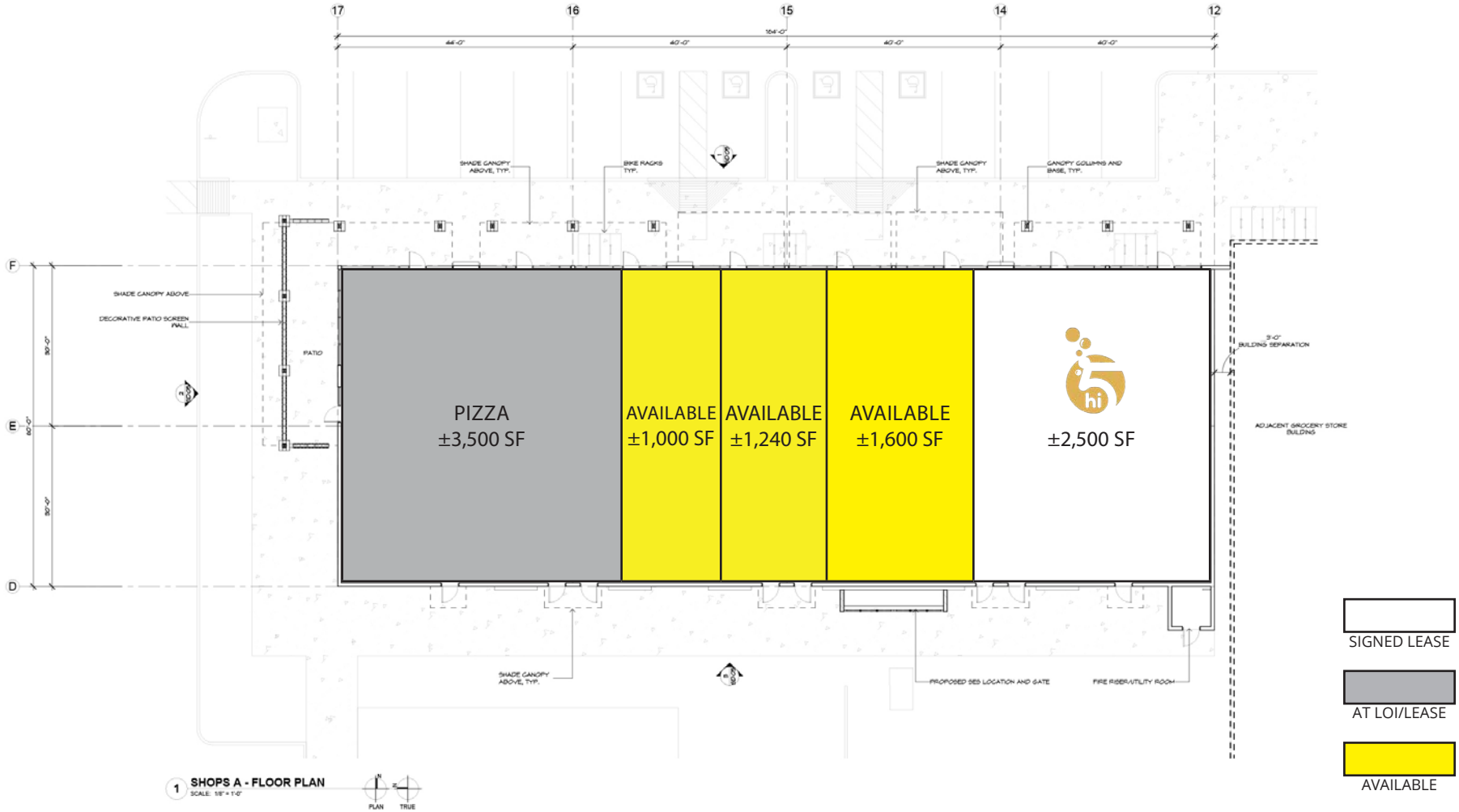
San Travasa, Maricopa, AZ | Shops A

CONCEPTUAL



BAY DEPTH: 60'

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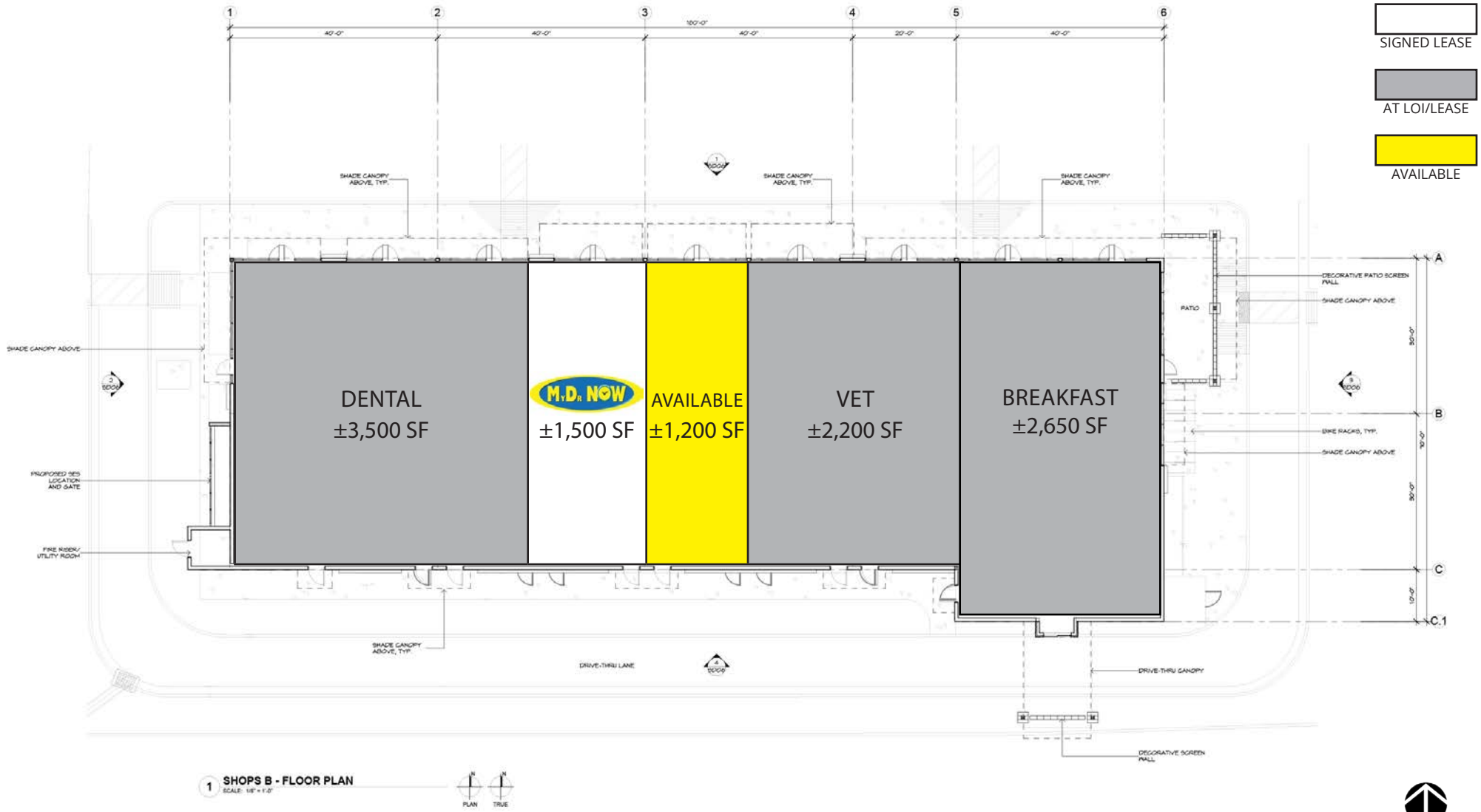
San Travasa, Maricopa, AZ | Shops B

CONCEPTUAL



BAY DEPTHS: 60'-70'

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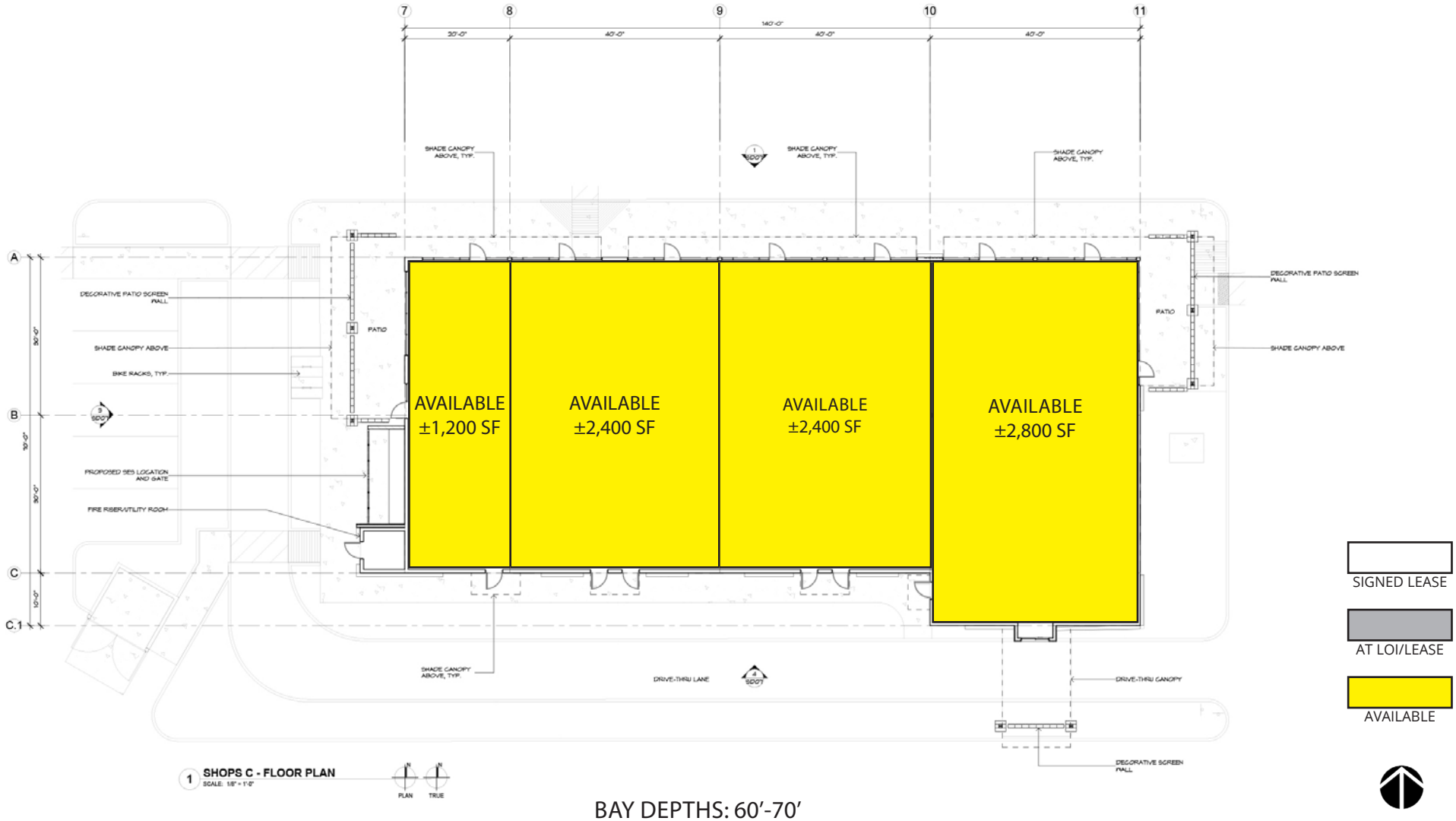
San Travasa, Maricopa, AZ | Shops C

CONCEPTUAL



BAY DEPTHS: 60'-70'

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San Travasa, Maricopa, AZ | Future Road Alignment

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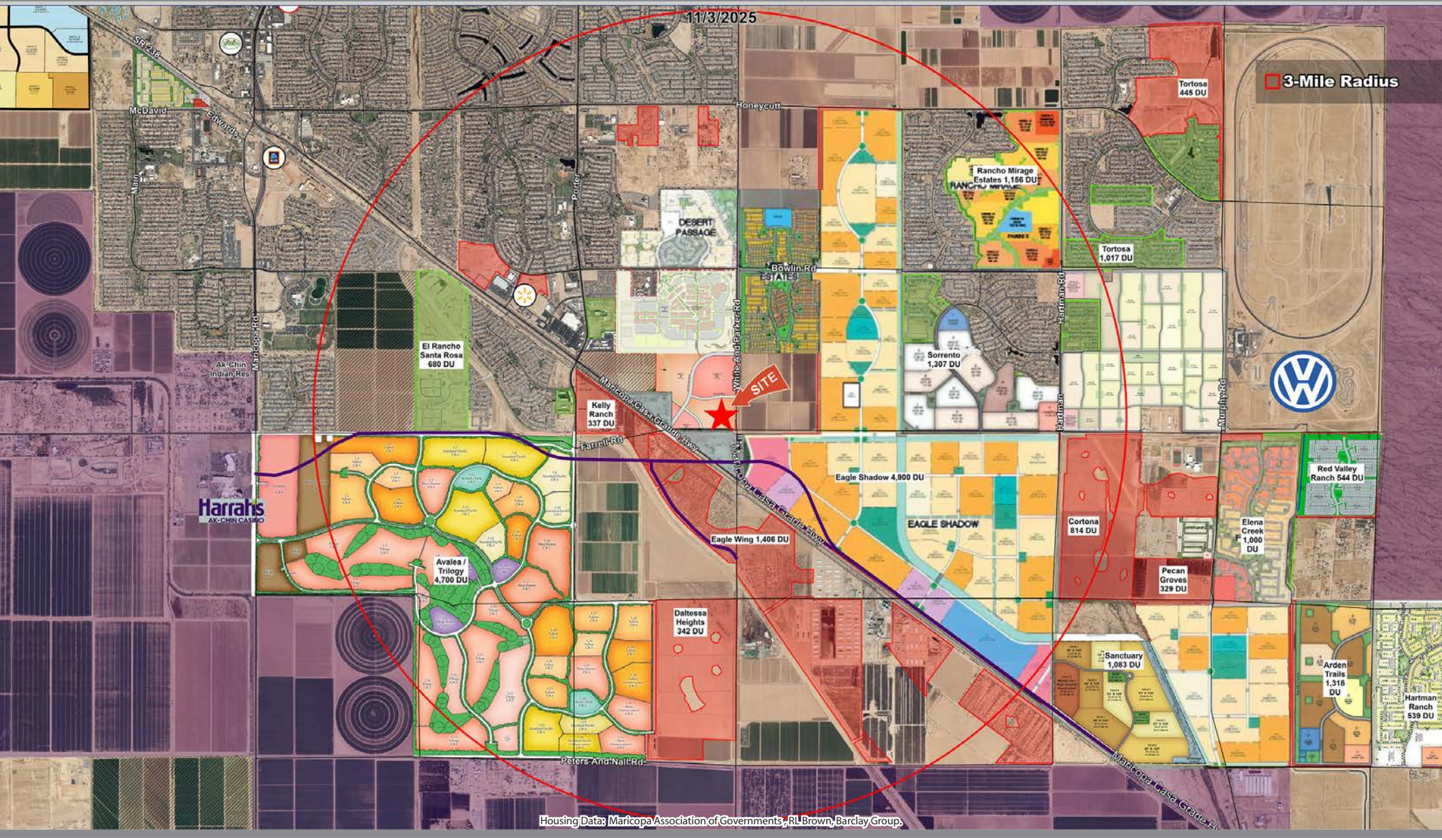
San Travasa, Maricopa, AZ | Trade Area



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San Travasa, Maricopa, AZ | 3-Mile Demographics

ANNUAL HOUSEHOLD SPENDING

$2,193
Apparel & Services

$205
Computers & Hardware

$3,720
Eating Out

$6,373
Groceries

$6,913
Health Care

INCOME

$91,665
Median Household Income

$34,942
Per Capita Income

$346,555
Median Net Worth

2025 Households By Income (Esri)

The largest group: $100,000 - $149,999 (25.9%)

The smallest group: $15,000 - $24,999 (1.2%)

Indicator ▲	Value	Diff
<$15,000	6.1%	-2.3%
$15,000 - $24,999	1.2%	-2.9%
$25,000 - $34,999	3.4%	-2.7%
$35,000 - $49,999	7.6%	-2.7%
$50,000 - $74,999	16.6%	-0.5%
$75,000 - $99,999	20.5%	+4.3%
$100,000 - $149,999	25.9%	+4.3%
$150,000 - $199,999	11.8%	+3.0%
$200,000+	6.9%	-0.6%

Bars show deviation from Pinal County

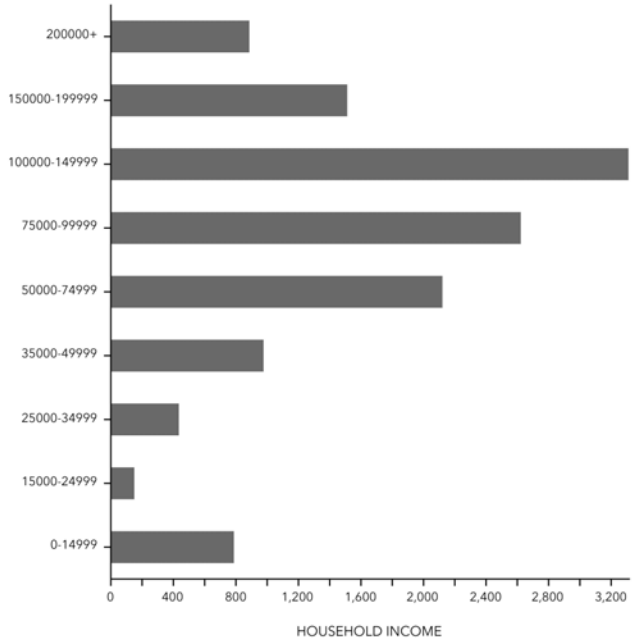
KEY FACTS

37,926
Population

37.2
Median Age

12,800
Households

$75,865
Median Disposable Income



Average Household Size

for this area

2.96 which is more than the average for United States

Area	Value ▼	0.00 — 4.00
This area	**2.96**	
Pinal County	2.69	
Arizona	2.54	
United States	2.50	

EDUCATION

8%
No High School Diploma

30%
High School Graduate

41%
Some College

22%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

63%
White Collar

24%
Blue Collar

13%
Services

2.9%
Unemployment Rate

Source: ESRI Business Analyst 2025

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