

SWC I-17 & West Anthem Way

4121 West Anthem Way | Phoenix, AZ 85086



ADDITIONAL INFORMATION:

Joe Hoyer | Director

t 602-952-3819 | m 480-213-2564 | joe.hoyer@nrmr.com

NEWMARK

PROPERTY HIGHLIGHTS

- ±3,893 SF former Denny's available
- Highly visible location along Anthem Way, situated immediately off I-17
- Located within Anthem's primary Retail Corridor, and directly across from Outlets at Anthem



N 41st Drive

SITE





Outlets North Phoenix

- TOMMY HILFIER MICHAEL KORS
- claire's SPIRIT Columbia Levi's
- OFF BROADWAY* CHARLEYS Auntie Anne's
- Calvin Klein KIMES RANCH GUESS FACTORY
- Famous Wok SKECHERS
- BANANA REPUBLIC ANN TAYLOR
- VANS CENTURY 21 AÉROPOSTALE
- GAP BLIND BEAR Bath & Body Works
- Under Armour sunglass hut Nike GENESIS FITNESS
- COACH OUTLET POLO RALPH LAUREN FACTORY STORE



SITE

20,761 VPD

18,538 VPD



Anthem Marketplace



Arizona Veterans Highway

N Pioneer Road

N Venture Drive

N 45th Avenue

N Vision Way

N Anthem Way

N Gavilan Peak Parkway



N New River Road

Outlets North Phoenix

TOMMY HILF	MICHAEL KORS
claire's	Spirit
OFF BROADWAY SHOE	Columbia
CHARLEYS	Levi's
Calvin Klein	Auntie Anne's
Famous Wok	GUESS FACTORY
BANANA REPUBLIC	SKECHERS
VANS	ANN TAYLOR
CENTURY 21	AÉROPOSTALE
Desert Estates Realty	Bath & Body Works
GAP	BLIND BEAR
Under Armour	sunglass hut
NIKE	GENESIS FITNESS
COACH OUTLET	POLO RALPH LAUREN
	FACTORY STORE



4121 W Anthem Way



Arizona Veterans Highway

Jackson Hewitt	Walmart
TAX SERVICE	
SUBWAY	SMART STYLE
	FAMILY HAIR SALON

Anthem Marketplace

POSTNET	LESLIES	verizon
Great Clips	ELEMENT DENTAL	authorized retailer
SUBWAY	ANDREW J. DRANICH	McDonald's
American Bank & Trust Company	BROTHERS FRIED CHICKEN	FOOT HILLS
SAFeway	baskin BRobbins	PIZZA'S



Wilasting Way

W Anthem Way

W Meridian Drive



17

N Gavilan Peak Parkway

SWC I-17 & West Anthem Way

4121 West Anthem Way | Phoenix, AZ, 85086



DEMOGRAPHIC PROFILE

LATITUDE: **33.55346** | LONGITUDE: **-112.09835**

POPULATION	1-MILE	3-MILE	5-MILE
2024 Estimated Population	7,633	27,010	44,108
2029 Projected Population	8,420	27,996	45,387
2024 Est. Daytime Population	8,322	23,045	36,415
HOUSEHOLDS			
2024 Estimated Households	2,506	9,063	15,716
2029 Projected Households	2,768	9,499	16,359
INCOME			
2024 Est. Average HH Income	\$143,702	\$153,297	\$155,661
2024 Est. Median HH Income	\$116,405	\$118,768	\$118,943
2024 Est. Per Capita Income	\$48,187	\$52,932	\$55,577
BUSINESS			
2024 Est. Employees	3,755	7,379	10,264
2024 Est. Businesses	370	699	944

Source: Esri Business Analyst

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

ADDITIONAL INFORMATION:

Joe Hoyer | Director
t 602-952-3819 | m 480-213-2564 | joe.hoyer@nrmk.com