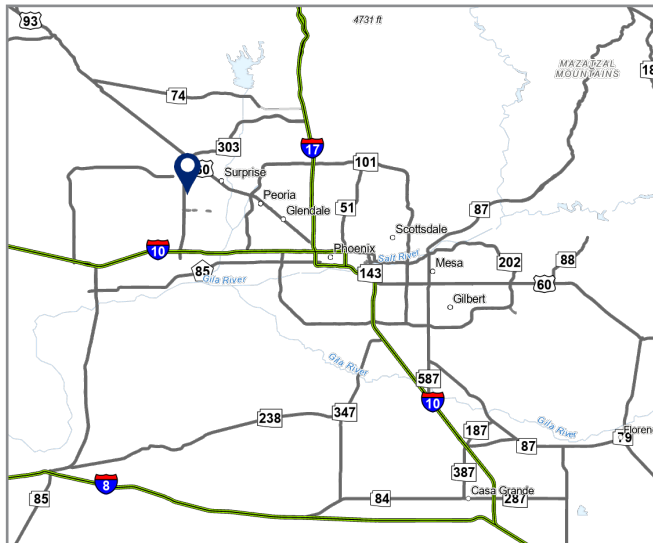


# SYCAMORE FARMS | SWC CACTUS ROAD & SARIVAL ROAD SURPRISE, AZ

*New Fry's Marketplace and EOS Fitness Anchored Center Planned Fall 2025 Opening*



## ADDRESS:

SWC Cactus Rd & Sarival Rd, Surprise, Arizona

## SUMMARY:

- Located in the rapidly growing community of Surprise, Arizona
- Average household income of over \$96,000
- Population in excess of 70,000
- Over 20,000 households in the trade area with nearly 10,000 additional units underway
- Total traffic counts exceed 95,000 vehicles per day

## SHOPS AND PADS AVAILABLE



**BARCLAY**  
GROUP

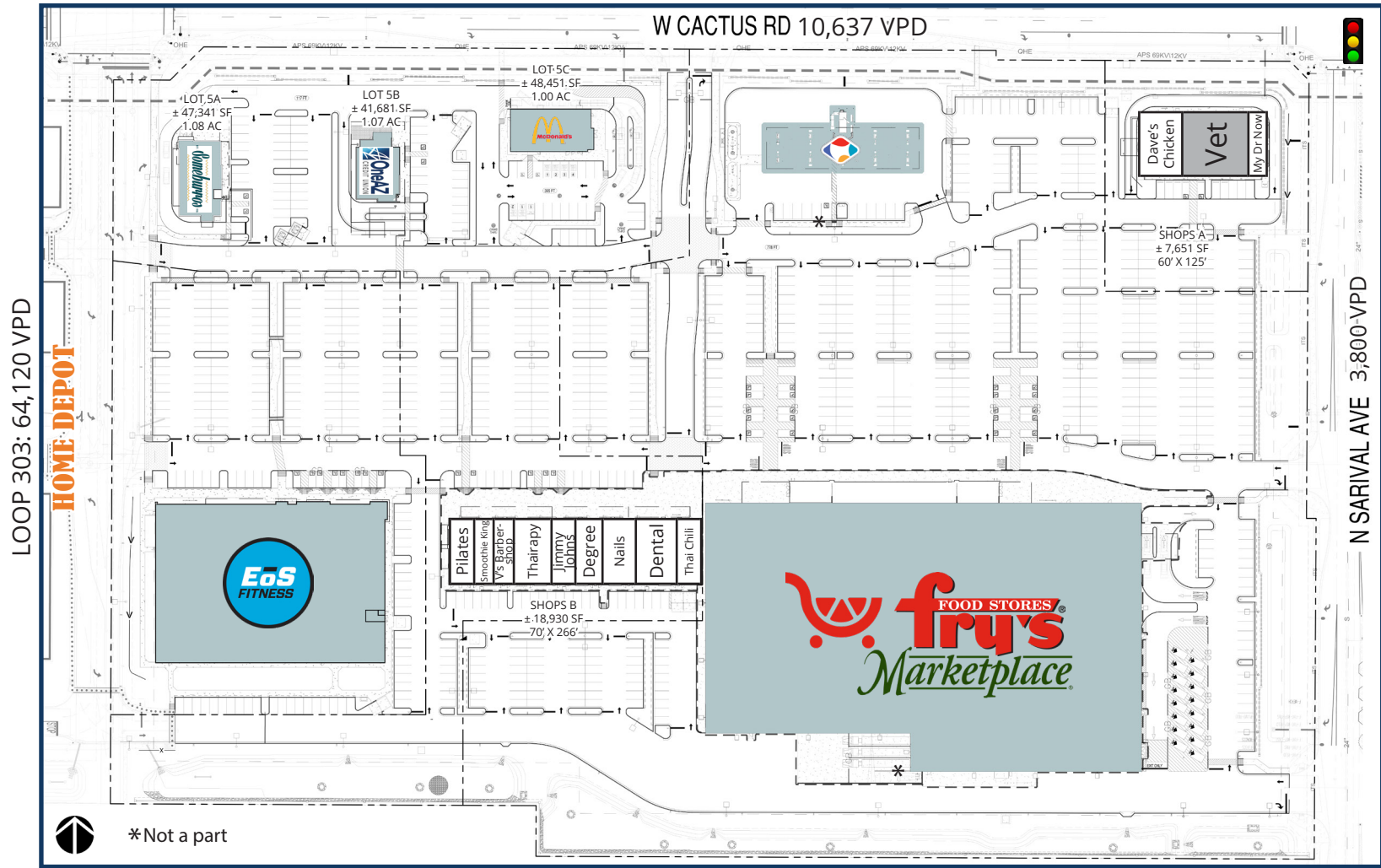
2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)  
**Leasing: 602.224.4166**

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**Matthew Archer**  
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602.908.8680 Cell  
[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)

# SYCAMORE FARMS | SITE PLAN



**ACRES:**  
±20.00

**SQUARE FEET:**  
±208,256

## SHOPS AND PADS AVAILABLE



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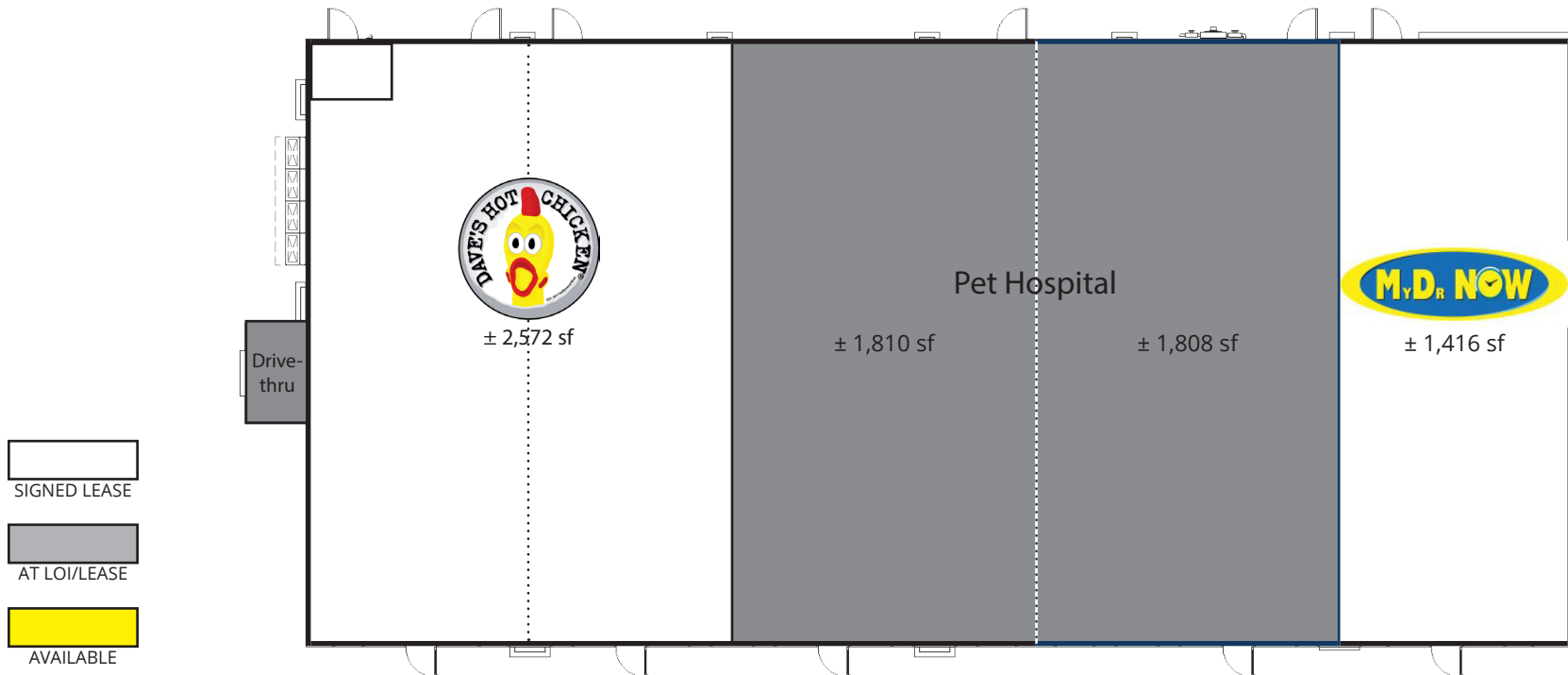
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# SYCAMORE FARMS | SHOPS A



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# SYCAMORE FARMS | SHOPS B



 ±1,643 sf	 ±1,264 sf	 ±1,200 sf	 ±2,416 sf	 ±1,215 sf	 ±1,923 sf	Elite Nail Gallery ±2,394 sf	 ±4,926 sf	 ±1,682 sf
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AT LOI/LEASE	SIGNED LEASE	AVAILABLE



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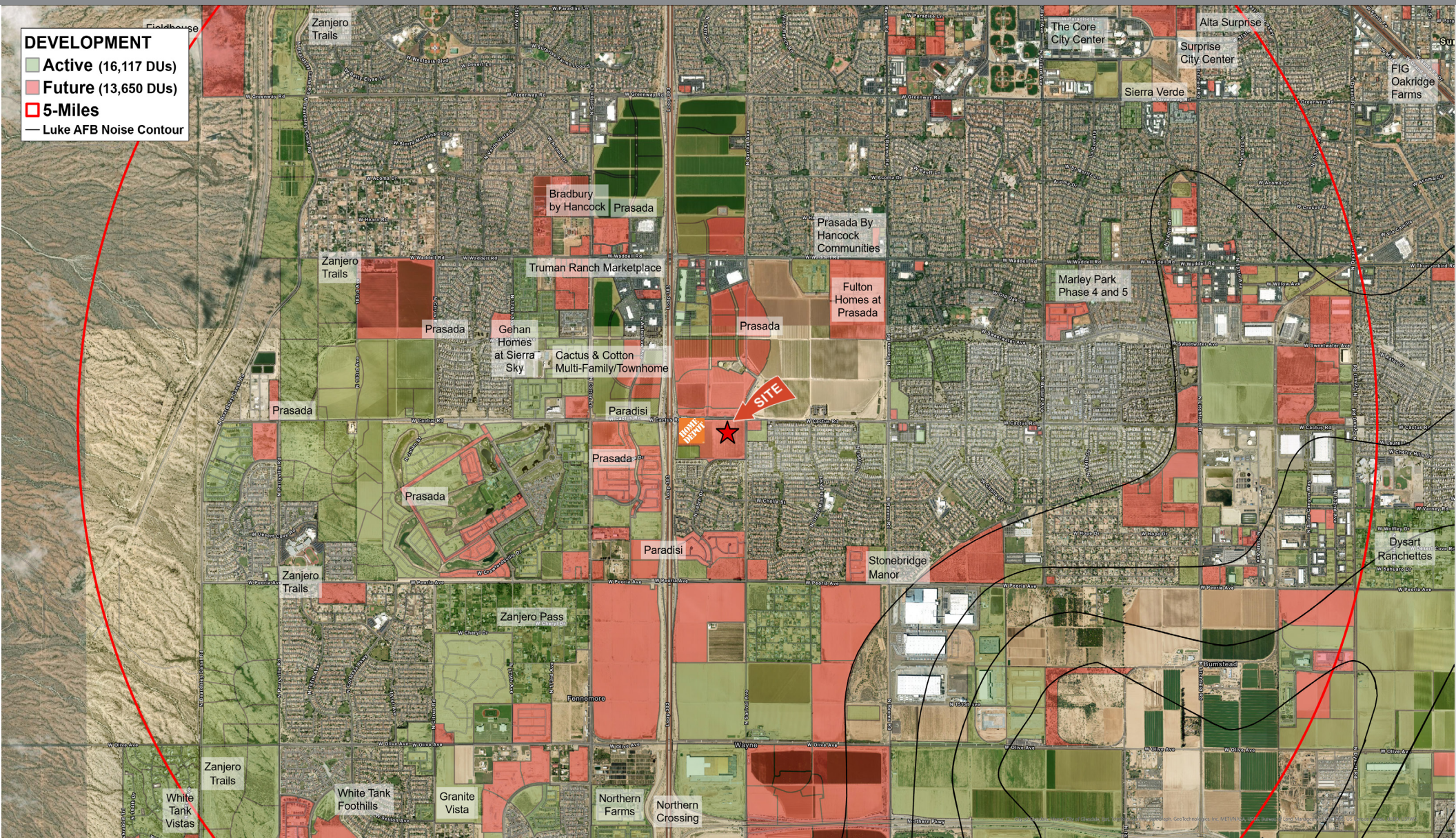
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# SYCAMORE FARMS | TRADE AREA



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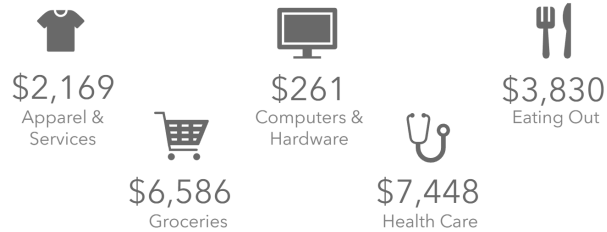
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# SYCAMORE FARMS | 5 MILE DEMOGRAPHICS

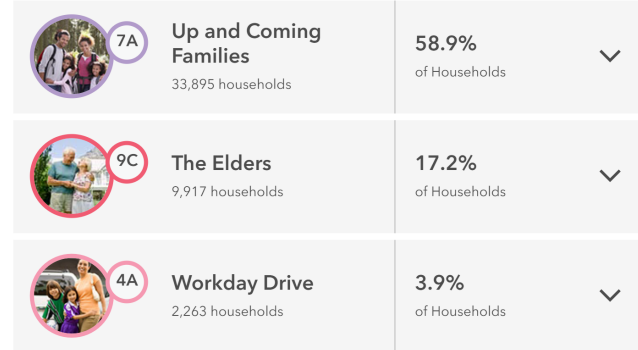
## ANNUAL HOUSEHOLD SPENDING



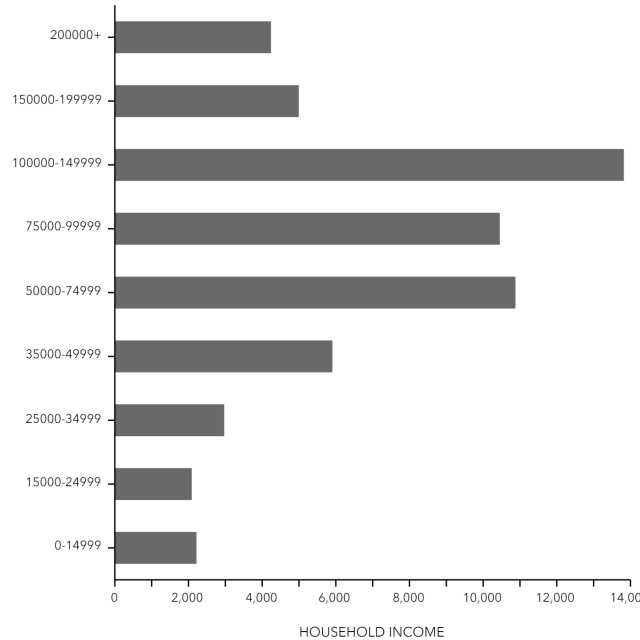
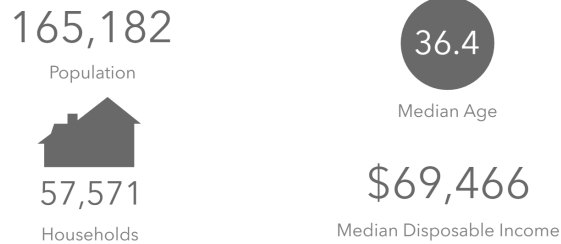
## INCOME



## Tapestry Segments



## KEY FACTS



## Average Household Size

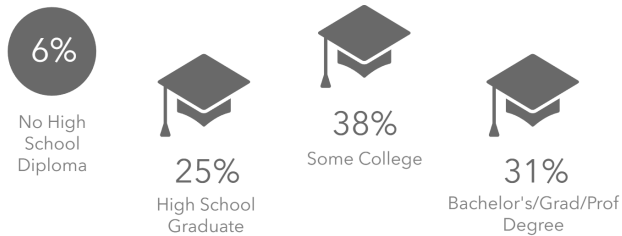
for this area

**2.83**

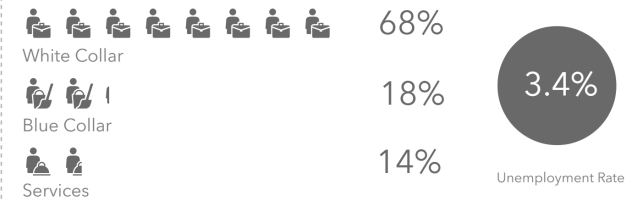
which is more than the average for United States

Area	Value	0.00	4.00
This area	2.83		
Maricopa County	2.63		
Arizona	2.57		
United States	2.53		

## EDUCATION



## EMPLOYMENT



Source: Esri Business Analyst



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