

THE SHOPS AT MARICOPA FIESTA

20800 N. JOHN WAYNE PARKWAY, MARICOPA, ARIZONA 85139

±1,482 SF Available for Lease



SITE SOURCE



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PROPERTY SUMMARY

- 1,482 SF former dentist space available for lease
- Short building setback and strong sight line from John Wayne Parkway
- Signalized intersection, directly across the street from Fry's Marketplace
- Prominent monument signage on John Wayne Parkway
- 2026 NNN of \$11.67 PSF
- Contact broker for pricing

NEARBY RETAILERS



TRAFFIC COUNTS

N John Wayne Pkwy: 15,086 VPD

E Smith Enke Rd: 11,206 VPD

S John Wayne Pkwy: 14,753 VPD

W Smith Enke Rd: 11,999 VPD



Monument Signage Available

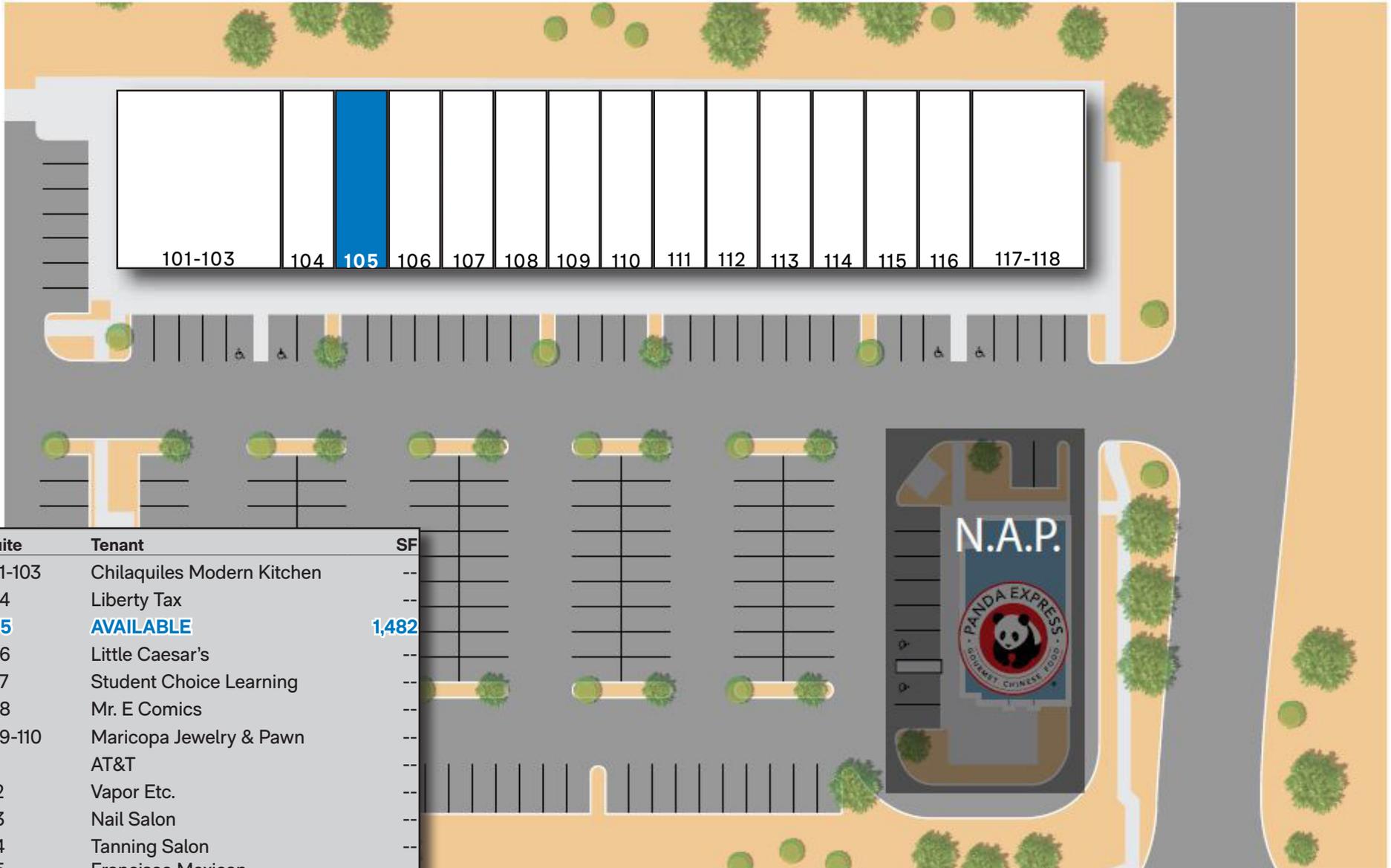


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SITE PLAN



Suite	Tenant	SF
101-103	Chilaquiles Modern Kitchen	--
104	Liberty Tax	--
105	AVAILABLE	1,482
106	Little Caesar's	--
107	Student Choice Learning	--
108	Mr. E Comics	--
109-110	Maricopa Jewelry & Pawn	--
111	AT&T	--
112	Vapor Etc.	--
113	Nail Salon	--
114	Tanning Salon	--
115	Francisco Mexican	--
116	Ice Cream	--
117-118	Brooklyn Boys Pizza	--



AERIAL

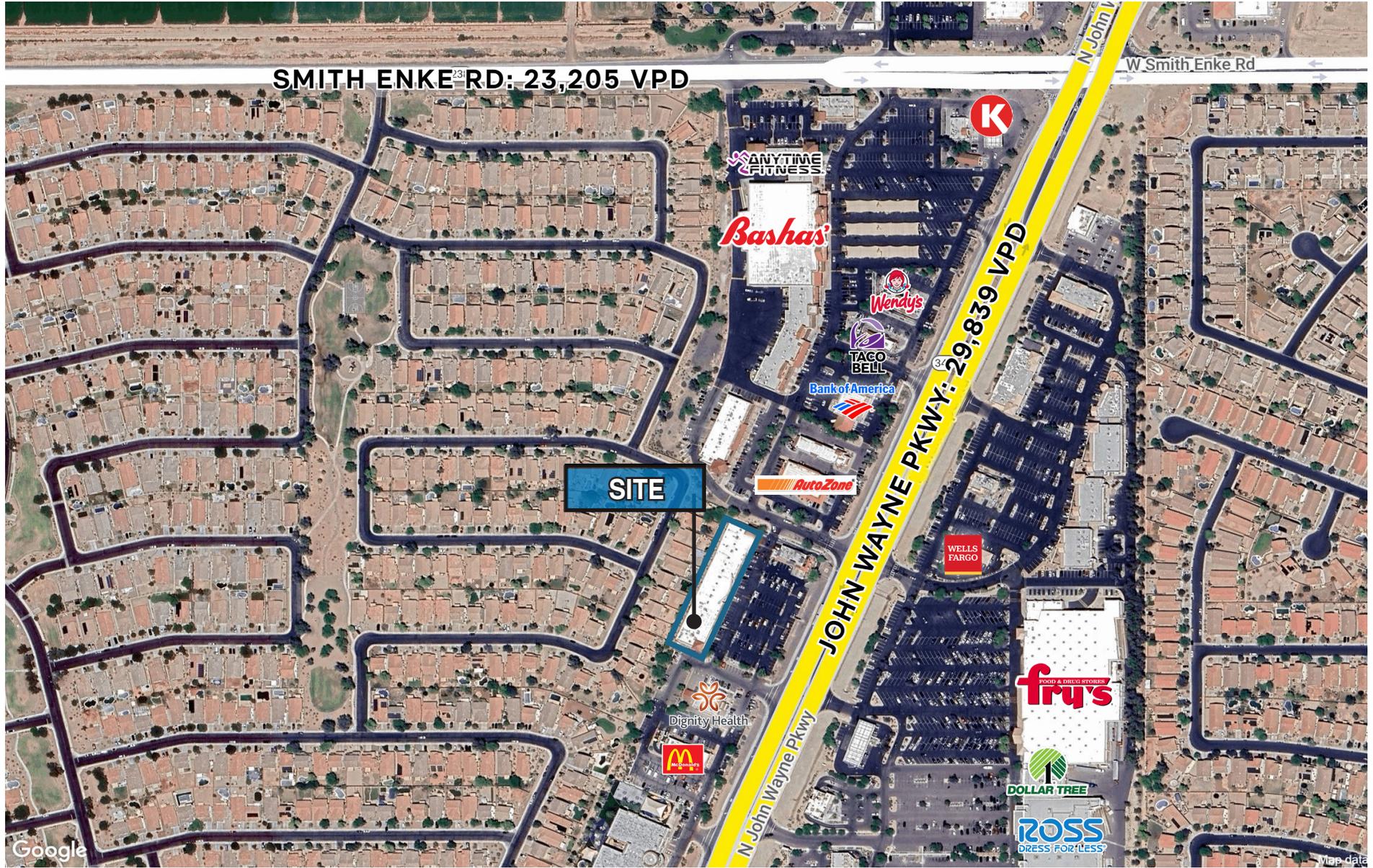


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AERIAL



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	16,385	72,375	79,494
Current Year	13,056	57,301	62,903
2020 Population	12,274	50,361	55,001
Growth Current Year - 2029	5.1%	5.3%	5.3%
Growth 2020 - Current Year	1.6%	3.4%	3.6%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	5,244	23,761	25,956
Current Year	4,191	18,833	20,562
2020 Population	3,951	16,495	17,933
Growth Current Year - 2029	5.0%	5.2%	5.2%
Growth 2020-Current Year	0.9%	2.6%	2.8%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$107,249	\$102,371	\$101,316
Median Household Income	\$98,154	\$91,114	\$90,226

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