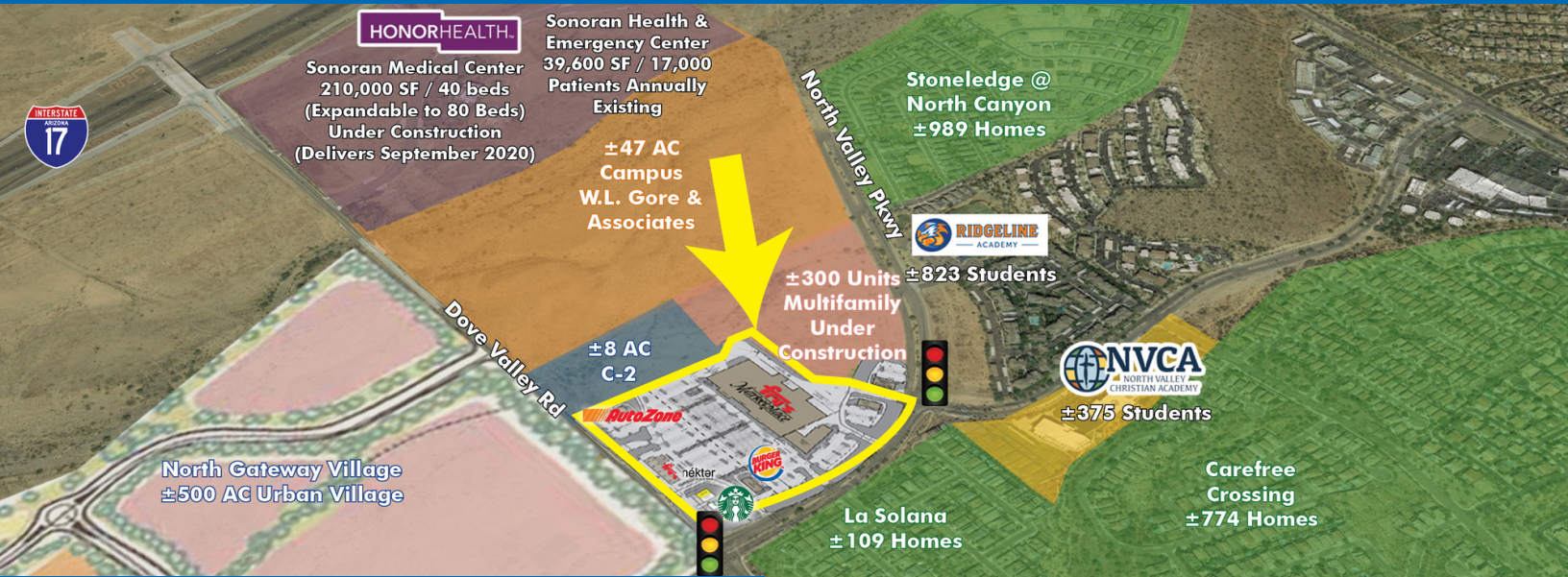


BOOMING NORTH PHOENIX FRY'S MARKETPLACE LIMITED SPACE AVAILABLE

NWC North Valley Pkwy & Dove Valley Rd | Phoenix, AZ



CANYON CROSSROADS

New North Valley Fry's-Anchored Development



PROPERTY HIGHLIGHTS

- Zoning: PCD
- 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



WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

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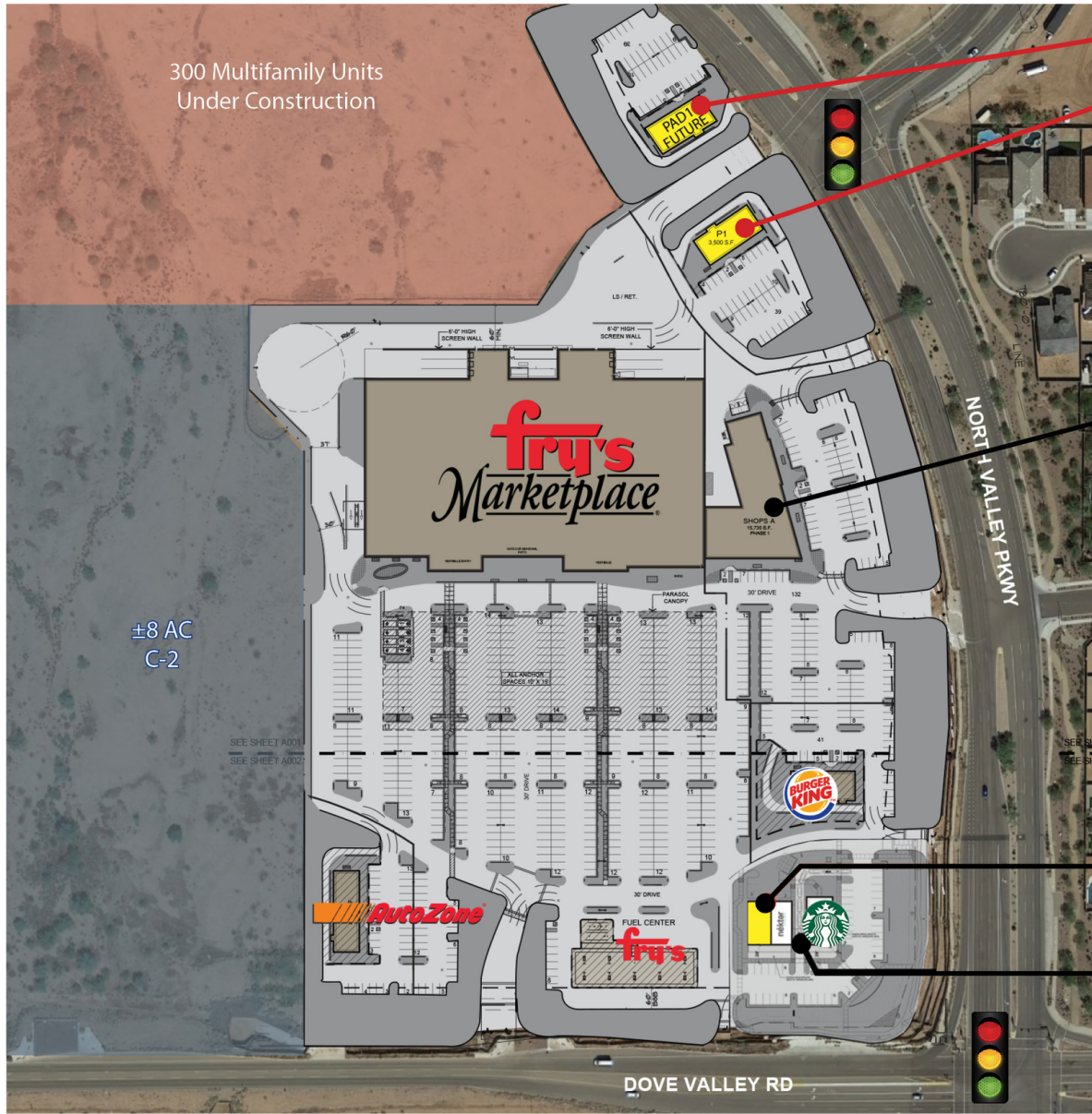
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CHAINLINKS

RETAIL ADVISORS

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NWC North Valley Pkwy & Dove Valley Rd | Phoenix, AZ



AVAILABLE
AVAILABLE

- Great Clips**
- pet planet**
YOUR PET'S *Natural* GROCER
- BARRO'S PIZZA**
Est. AZ 1980
A FAMILY TRADITION
- THAICHILI**
24 HOURS
- LIMÓN**
TACOS * TEQUILA

2,084 SF
AVAILABLE
nékter
JUICE BAR



site plan not drawn to scale

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LIMITED SPACE AVAILABLE

NWC North Valley Pkwy & Dove Valley Rd | Phoenix, AZ

Suite	Tenant	SF	Suite	Tenant	SF
100	Pinky's Nail Salon	1,600	150-160	Pet Wellness	2,220
110	Great Clips	1,020	170	Canyon Dentistry	1,360
120	Pet Planet	2,100	180	AVAILABLE	1,560
140	Barro's Pizza	3,500	190	Limon Tacos & Tequila	3,017



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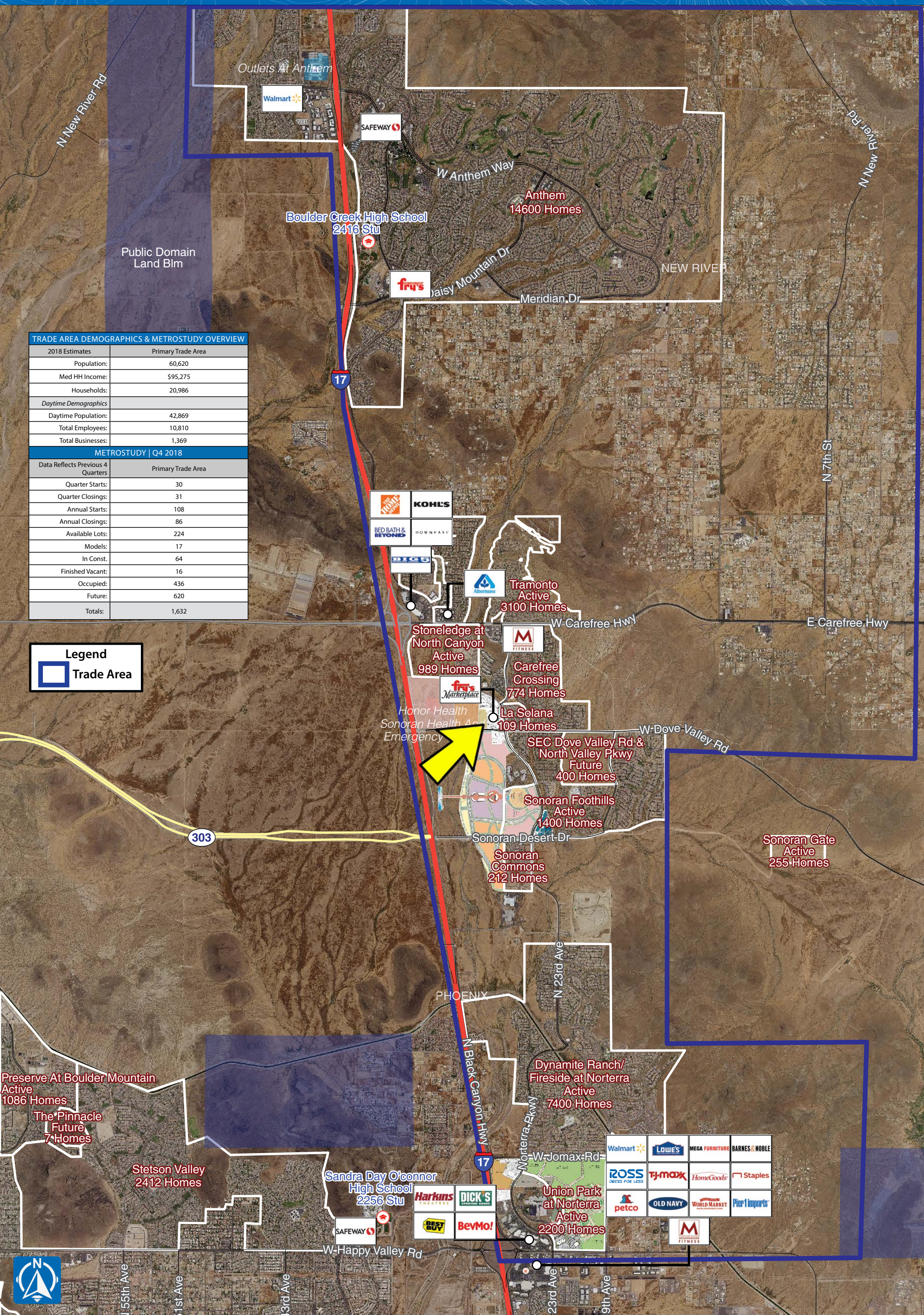


North Valley Pkwy & Dove Valley Rd PHOENIX, AZ



North Valley Pkwy & Dove Valley Rd

PHOENIX, AZ



TRADE AREA DEMOGRAPHICS & METROSTUDY OVERVIEW	
2018 Estimates	
Population:	60,620
Med HH Income:	\$95,275
Households:	20,986
Daytime Demographics	
Daytime Population:	42,869
Total Employees:	10,810
Total Businesses:	1,369
METROSTUDY Q4 2018	
Data Reflects Previous 4 Quarters	
Quarter Starts:	30
Quarter Closings:	31
Annual Starts:	108
Annual Closings:	86
Available Lots:	224
Models:	17
In Const.:	64
Finished Vacant:	16
Occupied:	436
Future:	620
Totals:	1,632

Legend

Trade Area

Preserve At Boulder Mountain
Active
1086 Homes

The Pinnacle
Future
7 Homes

Stetson Valley
2412 Homes

Sandra Day O'Connor
High School
2256 Stu

Dynamite Ranch/
Fireside at Norterra
Active
7400 Homes

Union Park
at Norterra
Active
2200 Homes

Stoneledge at
North Canyon
Active
989 Homes

Tramonto
Active
3100 Homes

Carefree
Crossing
774 Homes

La Solana
109 Homes

SEC Dove Valley Rd &
North Valley Pkwy
Future
400 Homes

Sonoran Foothills
Active
1400 Homes

Sonoran Commons
212 Homes

Sonoran Gate
Active
255 Homes

Walmart	LOWE'S	MEGA FURNITURE	BARNES & NOBLE
ROSS DRESS FOR LESS	TJ-MAXX	HomeGoods	Staples
petco	OLD NAVY	WORLD MARKET	Pier 1 Imports
			M MEMBERSHIP FITNESS



One Page Summary

North Valley & Dove Valley Rd, Phoenix
 North Valley & Dove Valley Rd, Phoenix

Prepared By Business Analyst Desktop

North Valley & Dove

Population Summary

2000 Total Population	6,395
2010 Total Population	53,016
2018 Total Population	60,620
2018 Group Quarters	66
2023 Total Population	66,995
2018-2023 Annual Rate	2.02%
2018 Total Daytime Population	42,869
Workers	12,418
Residents	30,451

Household Summary

2000 Households	2,288
2000 Average Household Size	2.79
2010 Households	18,652
2010 Average Household Size	2.84
2018 Households	20,986
2018 Average Household Size	2.89
2023 Households	23,123
2023 Average Household Size	2.89
2018-2023 Annual Rate	1.96%
2010 Families	14,298
2010 Average Family Size	3.22
2018 Families	15,912
2018 Average Family Size	3.31
2023 Families	17,448
2023 Average Family Size	3.33
2018-2023 Annual Rate	1.86%

Housing Unit Summary

2018 Housing Units	23,030
Owner Occupied Housing Units	65.8%
Renter Occupied Housing Units	25.4%
Vacant Housing Units	8.9%

Median Household Income

2018	\$95,275
2023	\$105,395

Median Home Value

2018	\$340,056
2023	\$382,301

Average Income Value

Average Household Income	\$121,061
--------------------------	-----------

Per Capita Income

2018	\$42,353
2023	\$48,984

Median Age

2018	36.8
------	------

2018 Population 25+ by Educational Attainment

Total	39,239
Less than 9th Grade	1.3%
9th - 12th Grade, No Diploma	2.2%
High School Graduate	15.0%
GED/Alternative Credential	2.0%
Some College, No Degree	26.8%
Associate Degree	9.8%
Bachelor's Degree	30.0%
Graduate/Professional Degree	12.9%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023