



**FORMER RESTAURANT BUILDING
AVAILABLE FOR SALE OR LEASE**

Southwest Corner of Interstate 17 & Anthem Way
Phoenix, Arizona

Joe Hoye
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FORMER RESTAURANT BUILDING AVAILABLE FOR SALE OR LEASE



◆ ±3,893 SF FORMER DENNY'S AVAILABLE FOR SALE OR LEASE

Property Highlights

- ±3,893 SF former Denny's available
- Full FF&E package remaining
- Parcel size is 52,074 SF
- 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

Traffic Counts

Interstate 17	67,025 CPD
Anthem Way	20,761 CPD
Total	87,786 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	9,328	102,944	215,321
Estimated Households	3,670	42,619	88,549
Avg Household Income	\$118,752	\$102,751	\$108,135

Source: SitesUSA

Nearby Tenants



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Outlets North Phoenix

- TOMMY HILF IGER MICHAEL KORS
- claire's SPIRIT Columbia LEVI'S
- OFF BROADWAY SHOE 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



20,761 VPD

18,588 VPD



- Jackson Hewitt TAX SERVICE Walmart
- SUBWAY SMART STYLE

- Tennessee GRILL
- Ziggis COFFEE



Anthem Marketplace

- POSTNET LESLIES verizon authorized retailer
- Great Clips ELEMENT DENTAL
- SUBWAY ANDREW ZIMMERMANN MCDONALD'S FOOHILLS
- PET SMART PROTHERS KITCHEN BERRO'S PIZZA
- SAFeway basquin BR Robbini



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JACKSONSONS TRAILERS



- Anthem Marketplace
- POSTNET LESLIES verizon
 - Great Clips ELEMENT DENTAL
 - SUBWAY American Bank & Trust Company FOTHERS KITCHEN BASKIN'S PIZZA
 - SAFEMWAY baskin BRobbing

By the Bucket.



- Jackson Hewitt TAX SERVICE Walmart
- SUBWAY SMART STYLE FAMILY HAIR SALON

Tortas chAno

frus

Jack In the box

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DEMOGRAPHICS



2025 POPULATION

1 MILE: 9,329
3 MILES: 25,970
5 MILES: 44,211



MEDIAN HOUSEHOLD INCOME

1 MILE: \$152,930
3 MILES: \$159,943
5 MILES: \$166,304



POPULATION GROWTH PROJECTION 2025 - 2030

1 MILE: 0.5%
3 MILES: 0.1%
5 MILES: 0.1%



TOTAL BUSINESSES

1 MILE: 587
3 MILES: 1,124
5 MILES: 1,724



2025 TOTAL HOUSEHOLDS

1 MILE: 3,379
3 MILES: 9,432
5 MILES: 16,084



NUMBER OF EMPLOYEES

1 MILE: 3,512
3 MILES: 6,373
5 MILES: 9,354



MEDIAN HOME VALUE

1 MILE: \$463,641
3 MILES: \$512,393
5 MILES: \$535,388

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