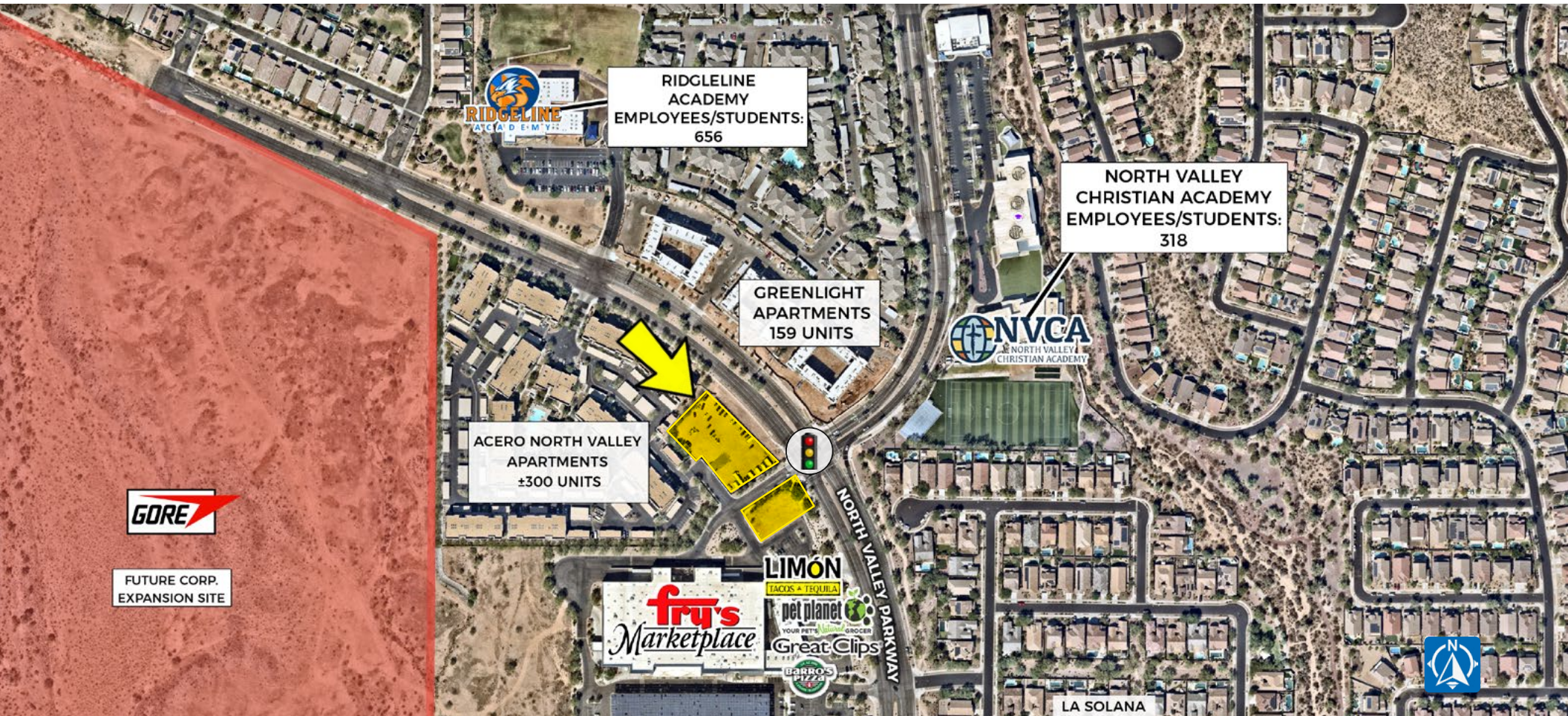


BOOMING NORTH PHOENIX FRY'S MARKETPLACE

PADS AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT



NWC NORTH VALLEY PKWY & DOVE VALLEY RD | PHOENIX, AZ



CAMERON WARREN
602.288.3471
cwarren@pcaemail.com

GREG LAING
602.734.7207
glaing@pcaemail.com



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PROPERTY DETAILS

AVAILABLE Pads

ZONING PCD

PROPERTY HIGHLIGHTS

- 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



CAMERON WARREN
602.288.3471
cwarren@pcaemail.com

GREG LAING
602.734.7207
glaing@pcaemail.com



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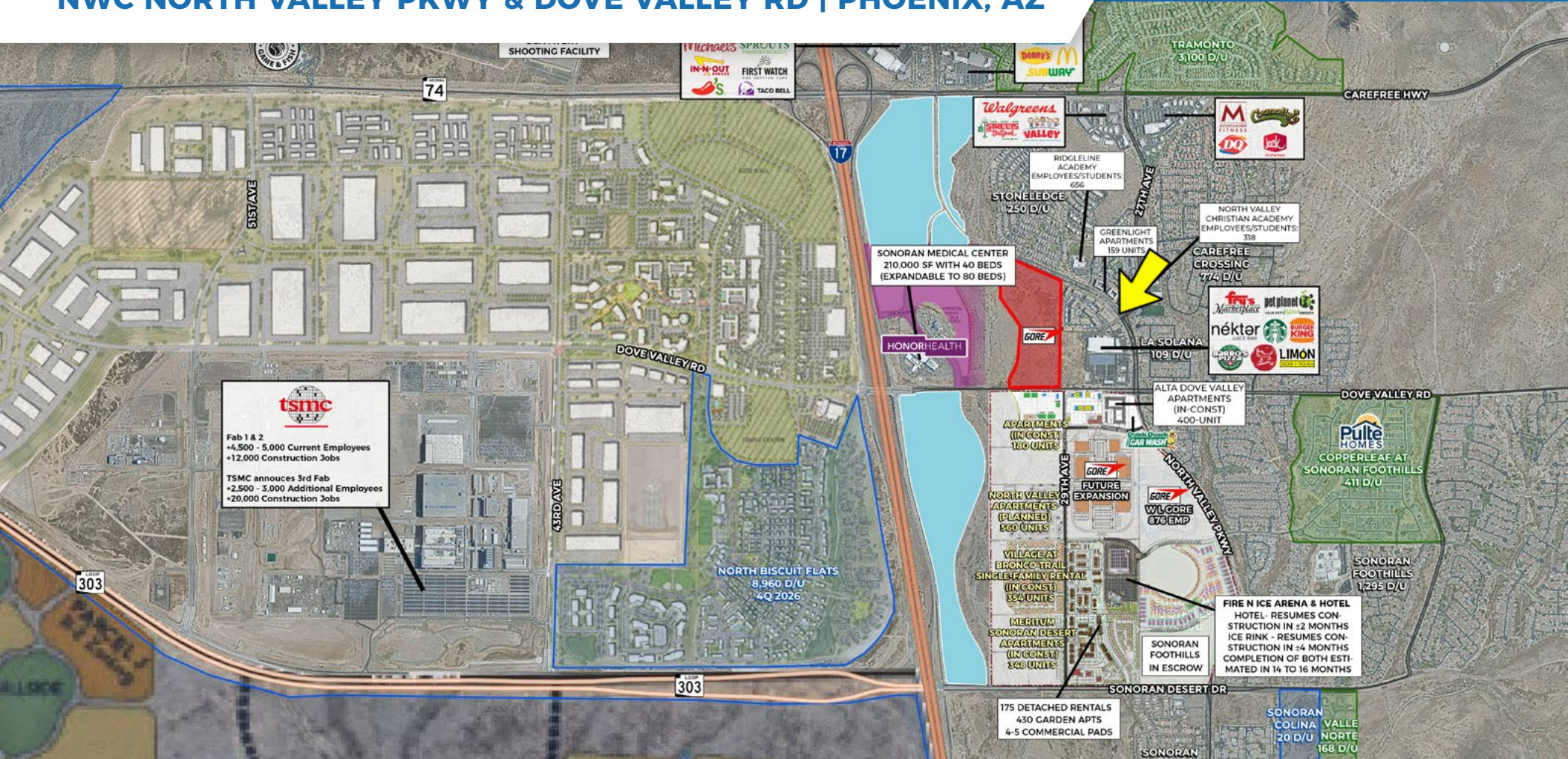
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CAMERON WARREN
602.288.3471
cwarren@pcaemail.com

GREG LAINC
602.734.7207
glaing@pcaemail.com





BOOMING NORTH PHOENIX FRY'S MARKETPLACE

HIGH PROFILE
PADS AVAILABLE

CAMERON WARREN
602.288.3471
cwarren@pcaemail.com

GREG LAING
602.734.7207
glaing@pcaemail.com

DEMOGRAPHICS

2024 ESRI ESTIMATES



**DAYTIME
POPULATION**

	1-Mile	3-Mile	5-Mile
2024 Total Daytime Pop	6,462	18,794	49,460
Workers	2,780	7,780	21,159
Residents	3,682	11,014	28,301



POPULATION

	1-Mile	3-Mile	5-Mile
2024 Total Pop	8,307	24,639	64,728
2029 Total Pop	10,273	29,364	71,930



**2024
INCOMES**

	1-Mile	3-Mile	5-Mile
Median HH Income	\$117,591	\$126,168	\$126,297
Average HH Income	\$137,359	\$159,193	\$162,441
Per Capita Income	\$55,518	\$60,422	\$59,091



HOUSING UNITS

	1-Mile	3-Mile	5-Mile
2024 Housing Units	3,751	9,888	25,256
Owner Occupied	50.7%	62.2%	67.7%
Renter Occupied	43.5%	32.6%	25.4%



HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2024 Households	3,534	9,377	23,517
2029 Households	4,451	11,397	26,732



TOTAL BUSINESSES
1,164
WITHIN 5 MILES

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