

THE SHOPS AT MARICOPA FIESTA

20800 N. JOHN WAYNE PARKWAY, MARICOPA, ARIZONA 85139

±1,482 SF Available for Lease



SITE SOURCE



GABE ORTEGA
480.561.0189
gortega@camcre.com

CHRIS GEROW
602.491.1041
cgerow@camcre.com

SHELBY TWOREK
602.491.1030
stworek@camcre.com

2701 E. CAMELBACK RD., #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

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
- Lease Rate: \$26.00 PSF
- 2025 NNN: \$12.52 PSF

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

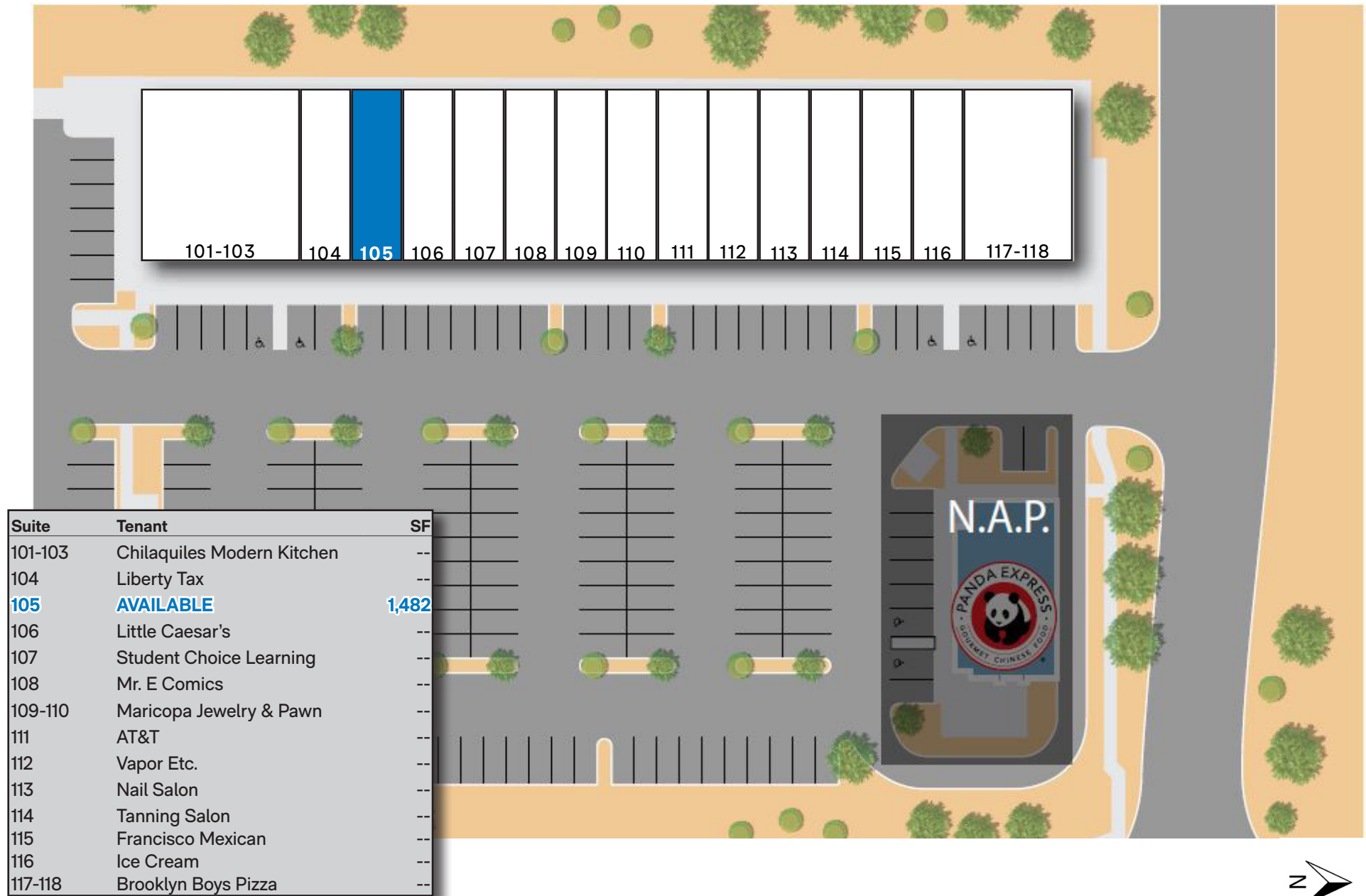


GABE ORTEGA
480.561.0189
gortega@camcre.com

CHRIS GEROW
602.491.1041
cgerow@camcre.com

SHELBY TWOREK
602.491.1030
stworek@camcre.com

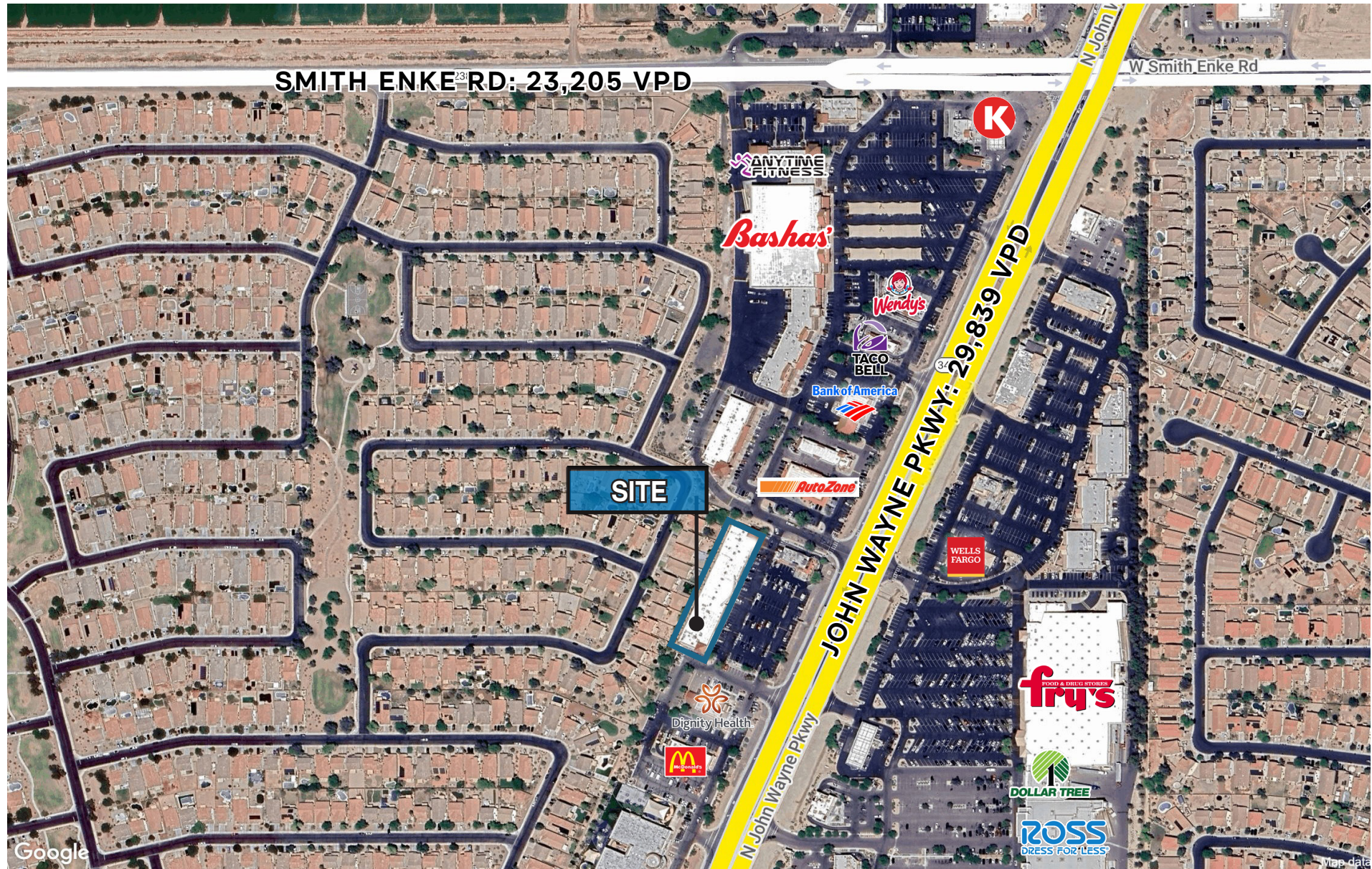
SITE PLAN



AERIAL



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

DISCLAIMER

2025 Capital Asset Management, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.