

# 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
- Limited space available - ±1,020 SF inline and 2 pads
- 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

### Contact

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site plan not drawn to scale

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Suite	Tenant	SF
100	Pinky's Nail Salon	1,600
110	Great Clips	1,020
120	Pet Planet	2,100
140	Barro's Pizza	3,500
150	Pet Wellness	1,200
<b>160</b>	<b>AVAILABLE</b>	<b>1,020</b>
170	Canyon Dentistry	1,360
180	AVAILABLE	1,560
190	Limon Tacos & Tequila	3,017

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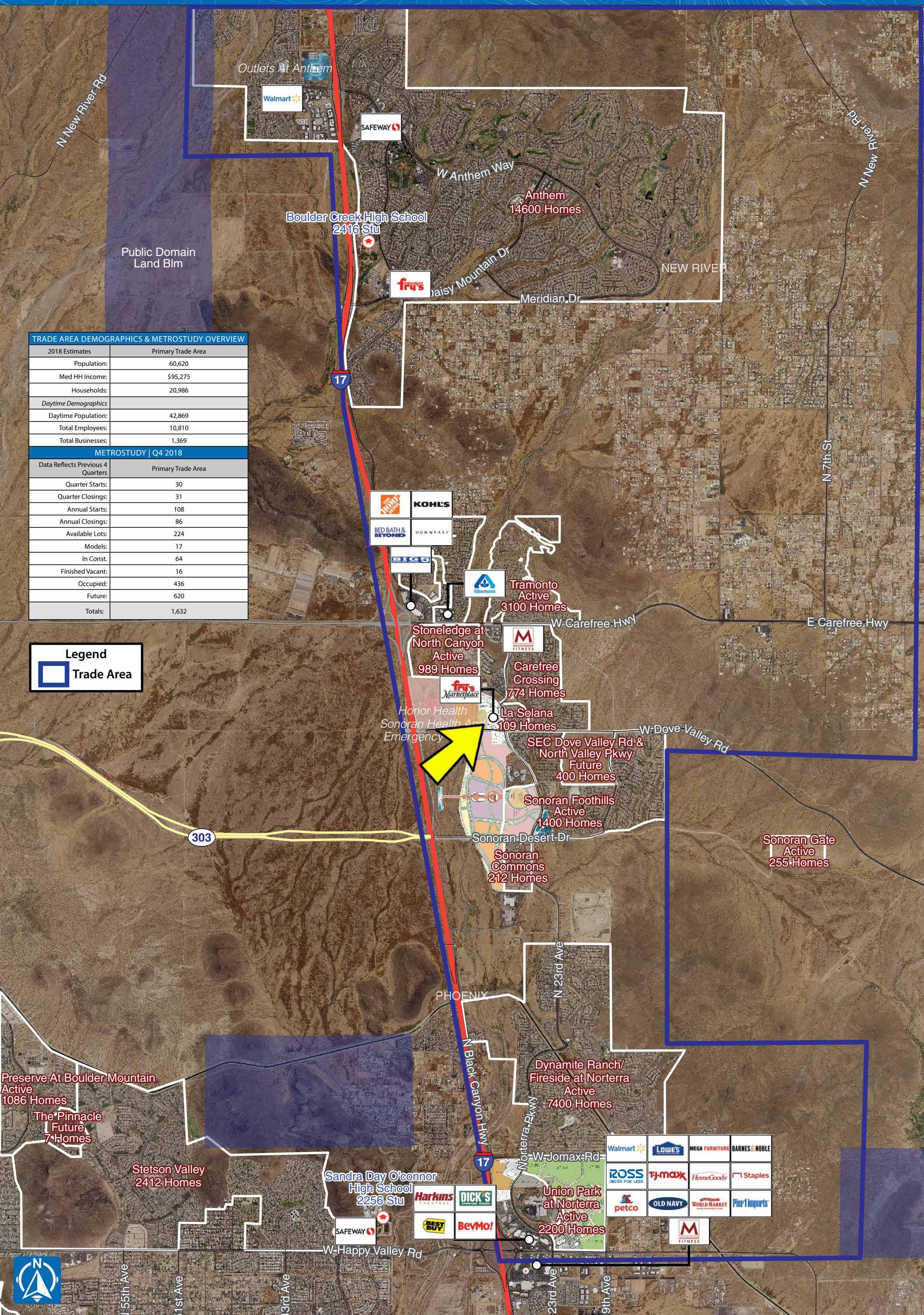
# North Valley Pkwy & Dove Valley Rd

## 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





# One Page Summary

North Valley & Dove Valley Rd, Phoenix  
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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
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### Per Capita Income

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

### Median Age

2018	36.8
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### 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

April 01, 2019

Made with Esri Business Analyst