



Property Highlights

- Strategically located on Hunt Hwy servicing Anthem, Arizona Farms, Magic Ranch, as well as several other master planned communities
- Pads Available in 100% leased Safeway anchored center
- Zoning: CC (Community Commercial), Town of Florence
- Drive-thru opportunities
- 237 Planned single-family homes directly across Hunt Hwy

Area Co-Tenants



Contact

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SHOP	TENANT	SF
ANCHOR	SAFEGWAY	58,000
A111	ALLSTATE	1,200
A115	ELITE SHUTTERS & BLINDS	1,200
A117	CHEN'S CHINESE	2,400
B121	MAMA'S CAFE	2,340
B123	CIGAR PLUS	1,000
B125	NAILS OF THE WORLD	1,200
B127	MERRILL RANCH DENTISTRY	2,100
D101	BANNER MEDICAL	1,300
D103	BANNER MEDICAL	1,915
D105	SUBWAY	1,000
PAD 1	WELLS FARGO	
PAD 2	SAFEGWAY FUEL	
PAD 3	MCDONALDS	
PAD 4	AVAILABLE - DRIVE-THRU OPP.	1.01 AC
PAD 5	AVAILABLE - DRIVE-THRU OPP.	0.99 AC
PAD 6	AVAILABLE	3.08 AC
PAD 7	AVAILABLE	2.9 AC



	1 miles	3 miles	5 miles
POPULATION SUMMARY			
2018 Total Population	1,647	9,301	11,272
2023 Total Population	2,030	10,793	13,006
2018-2023 Annual Growth Rate	4.27%	3.02%	2.90%
2018 Median Age	46.6	39.3	38.1
INCOME SUMMARY			
Median Household Income	\$61,781	\$56,891	\$56,072
Average Household Income	\$73,370	\$67,681	\$66,471
BUSINESS DATA			
Total Businesses:	8	46	96
Total Employees:	72	437	1,136
Daytime Population:	1,190	6,808	8,881
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	11.3%	11.2%	11.3%
Bachelor's Degree	9.9%	11.7%	12.0%
Graduate/Professional Degree	14.8%	13.8%	12.4%
Percent of Population with Degrees	36.0%	36.7%	35.7%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	529	2,930	3,527
White Collar	48.4%	50.1%	49.6%
Services	38.9%	29.3%	28.6%
Blue Collar	12.7%	20.6%	21.7%
HOUSEHOLD SUMMARY			
2018 Households	489	3,116	3,715
2018 Average Household Size	3.37	2.98	3.03
2018 Average Family Size	3.70	3.34	3.41
2018 Median Home Value	\$236,141	\$198,939	\$190,645