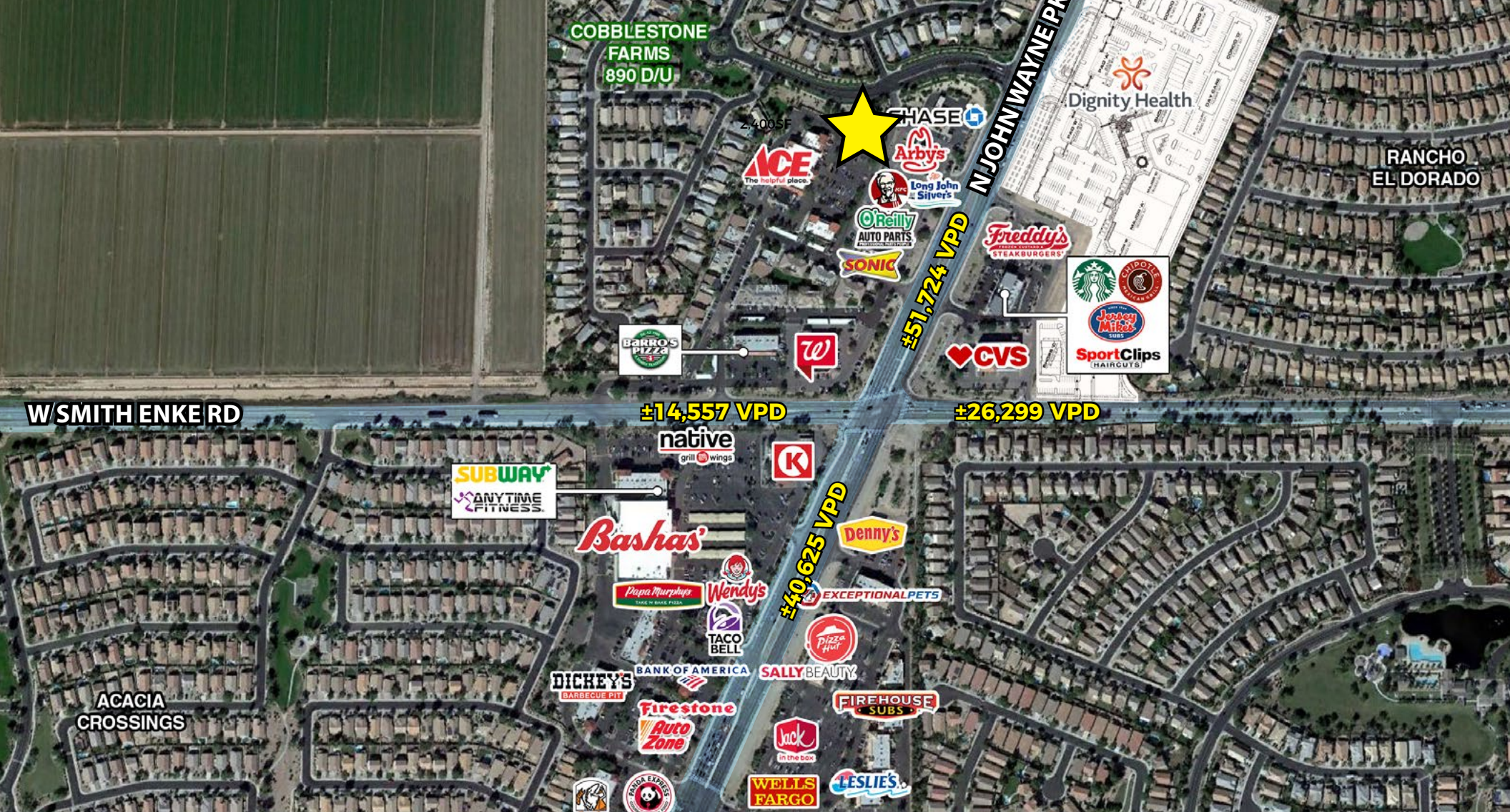




COBBLESTONE FIESTA SHOPPING CENTER

Restaurant End-Cap for Lease

NWC JOHN WAYNE PKWY & SMITH ENKE RD | MARICOPA, AZ





SITE PLAN

property summary

AVAILABLE ±2,795 SF Restaurant End-Cap with Paito

PRICING Please call for rates

PROPERTY HIGHLIGHTS

- » **Fastest growth area in the valley with 50% growth expected** to continue of the next several years.
- » **Ace Hardware** is the Anchor of this center.
- » **Area tenants include:** Sonic Drive IN, Checker Auto, KFC, Arby's, Chase Bank, CVS, and across the street from Basha's Supermarket.
- » **Just south of Chandler** going south on Interstate 10, take the Maricopa exit, go 12 miles on Highway 347 until you reach Maricopa.

TRAFFIC COUNTS

N ±51,724 VPD (NB & SB) **E** ±26,299 VPD (EB & WB)
S ±40,625 VPD (NB & SB) **W** ±14,557 VPD (EB & WB)

INRIX 2022

JOIN



POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Population	12,144	55,371	61,815
2028 Total Population	13,616	59,162	66,306



demographics

2023 ESRI ESTIMATES



POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Population	12,144	55,371	61,815
2028 Total Population	13,616	59,162	66,306



2023 DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
Total Daytime Pop	11,026	40,302	45,905
Residents	6,469	30,684	34,316
Workers	4,557	9,618	11,589



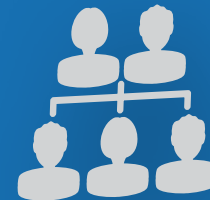
HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2023 Households	3,976	18,362	20,369
2028 Households	4,461	19,620	21,835



2023 INCOMES

	1-Mile	3-Mile	5-Mile
Median HH Income	\$99,588	\$91,817	\$91,708
Average HH Income	\$110,260	\$105,533	\$105,020
Per Capita Income	\$35,898	\$34,970	\$34,590

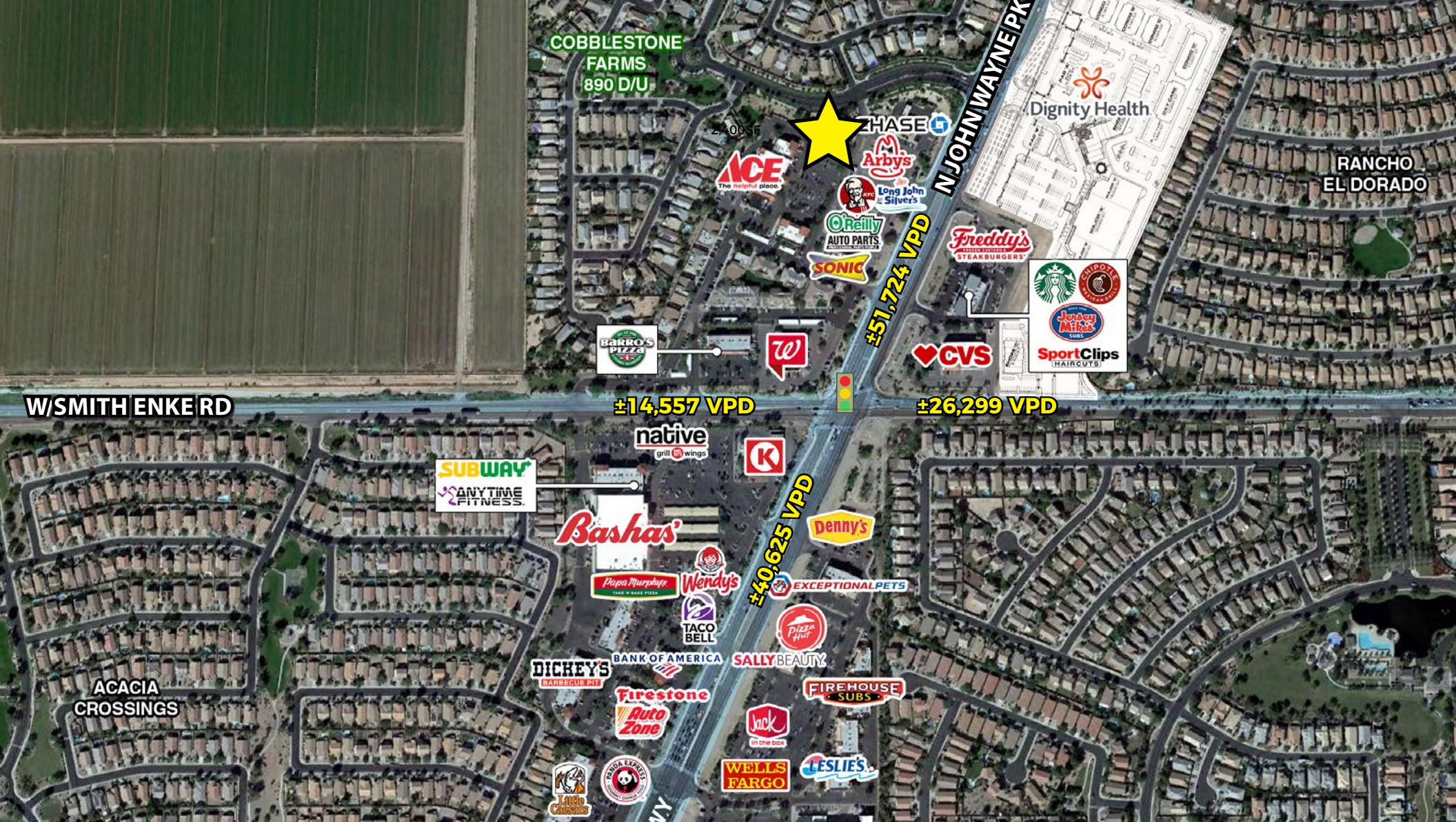


2023 TOTAL POPULATION

61,815

WITHIN A 5-MILE RADIUS





exclusively listed by

NICK DEDONA

(602) 734-7208

zpace@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. August 28, 2024 7:54 AM



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016
P. (602) 957-9800 F. (602) 957-0889
www.phoenixcommercialadvisors.com