



# SAFeway

## ANTHEM MARKETPLACE

3655 W ANTHEM WAY  
ANTHEM, AZ 85086

RETAIL PROPERTY FOR LEASE

**JASON BOWLES**

DIRECTOR OF LEASING - AZ  
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p: 480.397.1910



# ANTHEM MARKETPLACE

SAFeway GROCERY ANCHORED NEIGHBORHOOD CENTER | 3655 W ANTHEM WAY, ANTHEM, AZ 85086



## PROPERTY DESCRIPTION

Anthem Marketplace supports the Anthem community Safeway, McDonald's, Taco Bell, Wells Fargo, Midfirst Bank, Quality Interactive Montessori Daycare, Barros Pizza, Foothills Sports Medicine, Verizon, T-Mobile, Subway, Baskin & Robbins, Leslie Pools, Great Clips, PostNet, State Farm Insurance, Edward Jones to name a few. The center thrives from the variety of dining, retail, and service tenants. There are restaurant, medical, and salon spaces available

## PROPERTY HIGHLIGHTS

- Easy accessibility to Interstate 17
- Conveniently located approximately 7 miles from the new TSMC plant.
- Located across the street from the Anthem Community Park, Elementary School, and Community Center

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## OFFERING SUMMARY

Available SF:	855 - 1,307 SF
Building Size:	113,292 SF
Vehicles Per Day:	16,000 via Anthem Way 11,000 Gavilan Peak Parkway
Major Tenants:	Safeway, McDonalds, Taco Bell, Baskin Robbins, AZ Pet Vet

DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Average HH Income	\$148,374	\$148,813	\$152,617
Total Population	7,667	27,933	51,798
Total Households	2,725	10,080	19,059



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### LEGEND

Available

Unavailable

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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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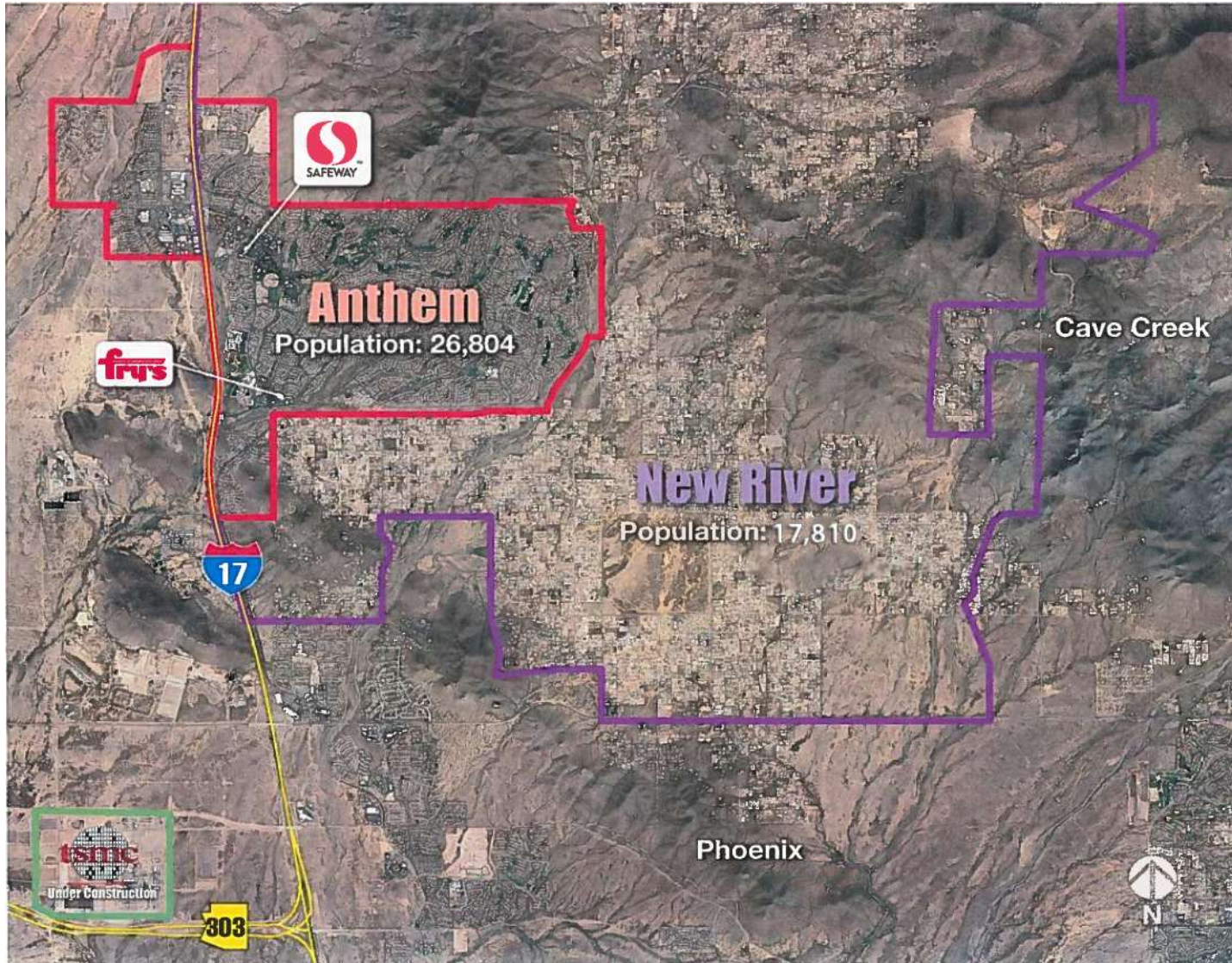
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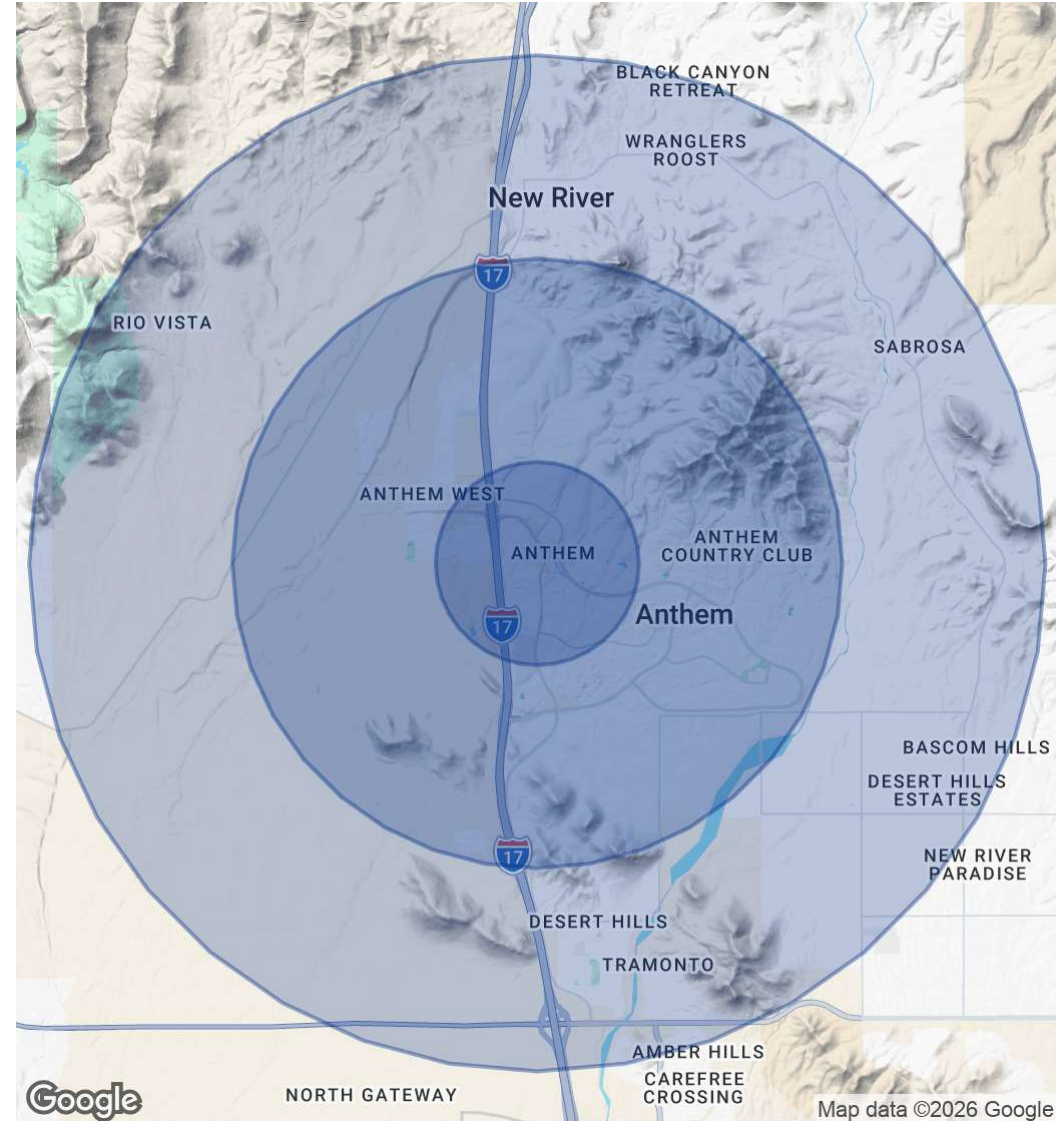


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Demographics derived from 2024 ESRI

POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total Population	7,667	27,933	51,798
Median Age	43.2	44.0	42.2
Daytime Population	7,148	25,287	41,977
Workers	3,577	11,571	16,763
Residents	3,571	13,716	25,214
HOUSEHOLD & INCOME	5 MIN DT	10 MIN DT	15 MIN DT
Total Households	2,725	10,080	19,059
# of Persons per HH	2.75	2.71	2.66
Average HH Income	\$148,374	\$148,813	\$152,617
Average House Value	\$175,755	\$174,856	\$176,210



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