

Northeast Corner  
Gavilan Peak Pkwy. & Daisy Mountain Dr,  
Anthem, AZ

# ANTHEM CROSSROADS NEIGHBORHOOD CENTER



## CO-TENANTS



## PROPERTY HIGHLIGHTS

- Anchored by a Fry's Signature
- Located at the entrance to the community of Anthem.
- A great line up of national and regional co-tenants.
- Drive-thru approved pad available.

Developed by:



## PROPERTY SIZE

± 130,870 SF (GLA)

## TRAFFIC COUNTS

**Daisy Mountain Drive:** 13,000 CPD      **Gavilan Peak Parkway:** 11,000 CPD  
(Source: MAG 2007)

## DEMOGRAPHIC BRIEF (2009)

	5-Mile	7-Mile	10-Mile
Population:	33,614	41,651	54,123
Average HH Income:	\$89,834	\$89,408	\$88,070
Households:	12,013	14,903	18,934
Median Age:	38.6	39.0	40.1

## FOR MORE INFORMATION

**Joe Doucett**  
602.368.3555 x105  
480.390.2262 Cell  
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**Tim Gunnink**  
602.368.3555 x104  
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**Tim Westfall**  
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Tim.Westfall@GDCRE.com

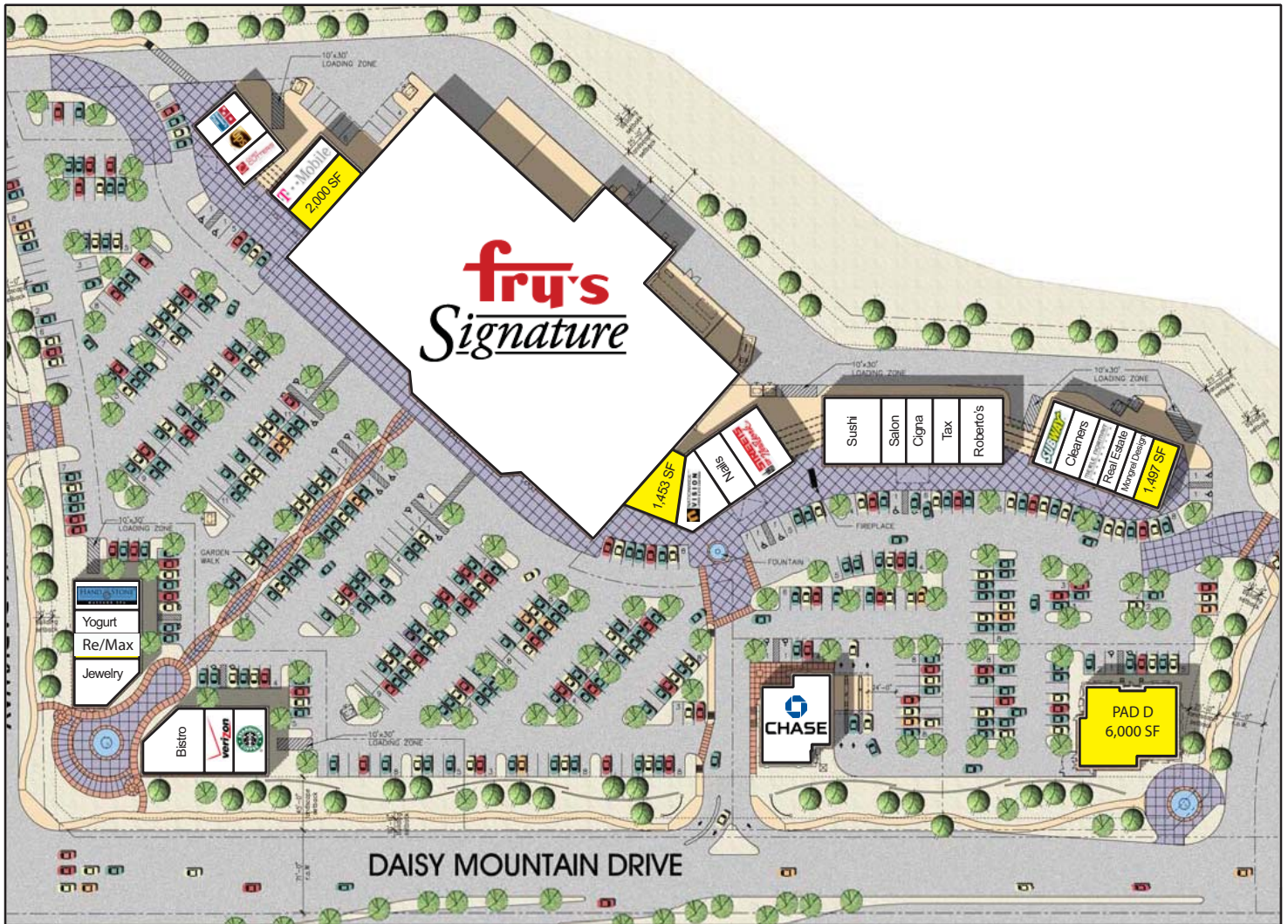
# GDC/RE

2929 E. Camelback Rd. Suite #113 | Phoenix, AZ 85016 | 602.368.3555 | [www.GDCRE.com](http://www.GDCRE.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.

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## AVAILABLE SPACES

### Shops:

2,000 SF      1,453 SF  
1,497 SF

### Pad:

Drive-Thru Approved Fast Food or  
Buildable to 6,000 SF

FOR MORE  
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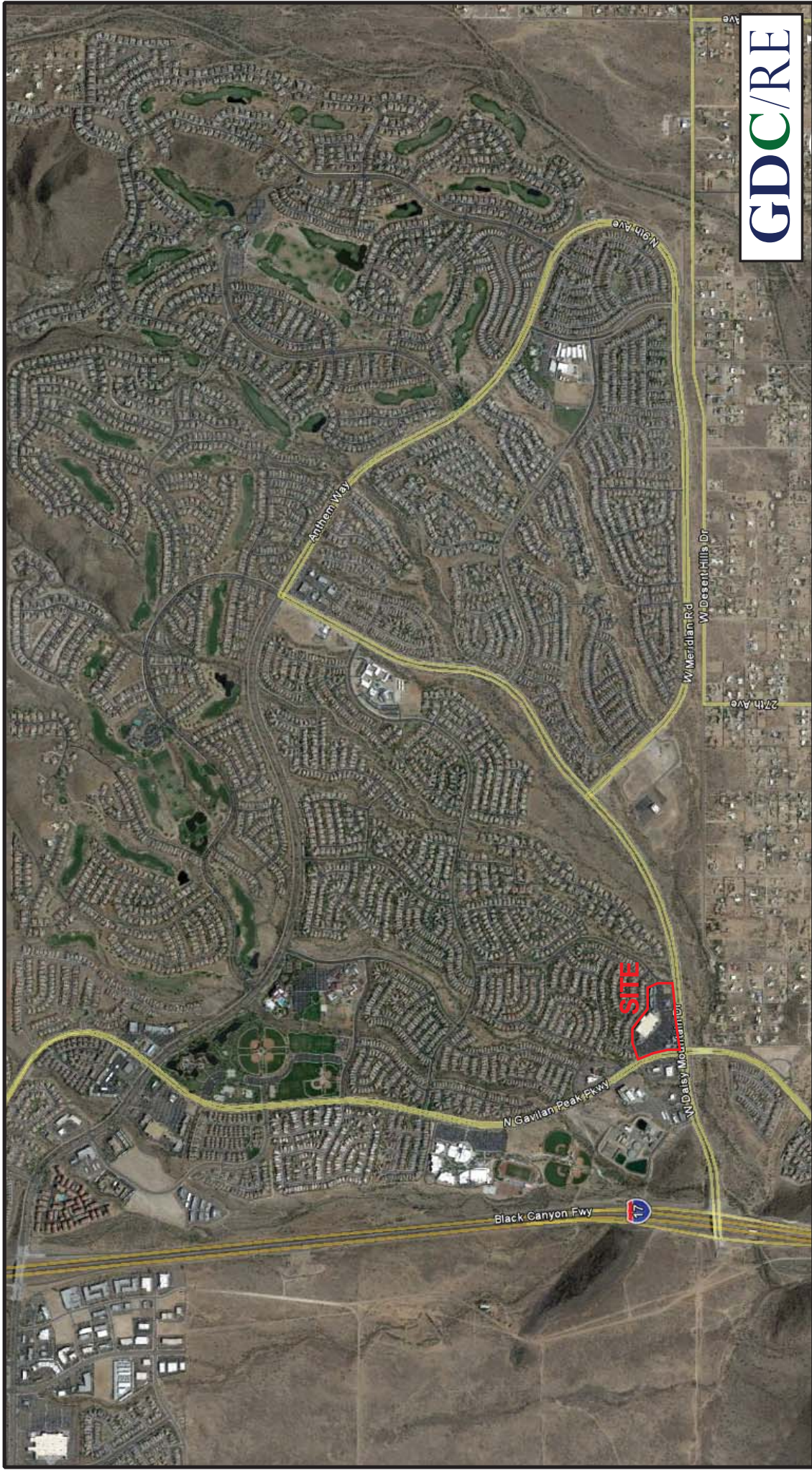
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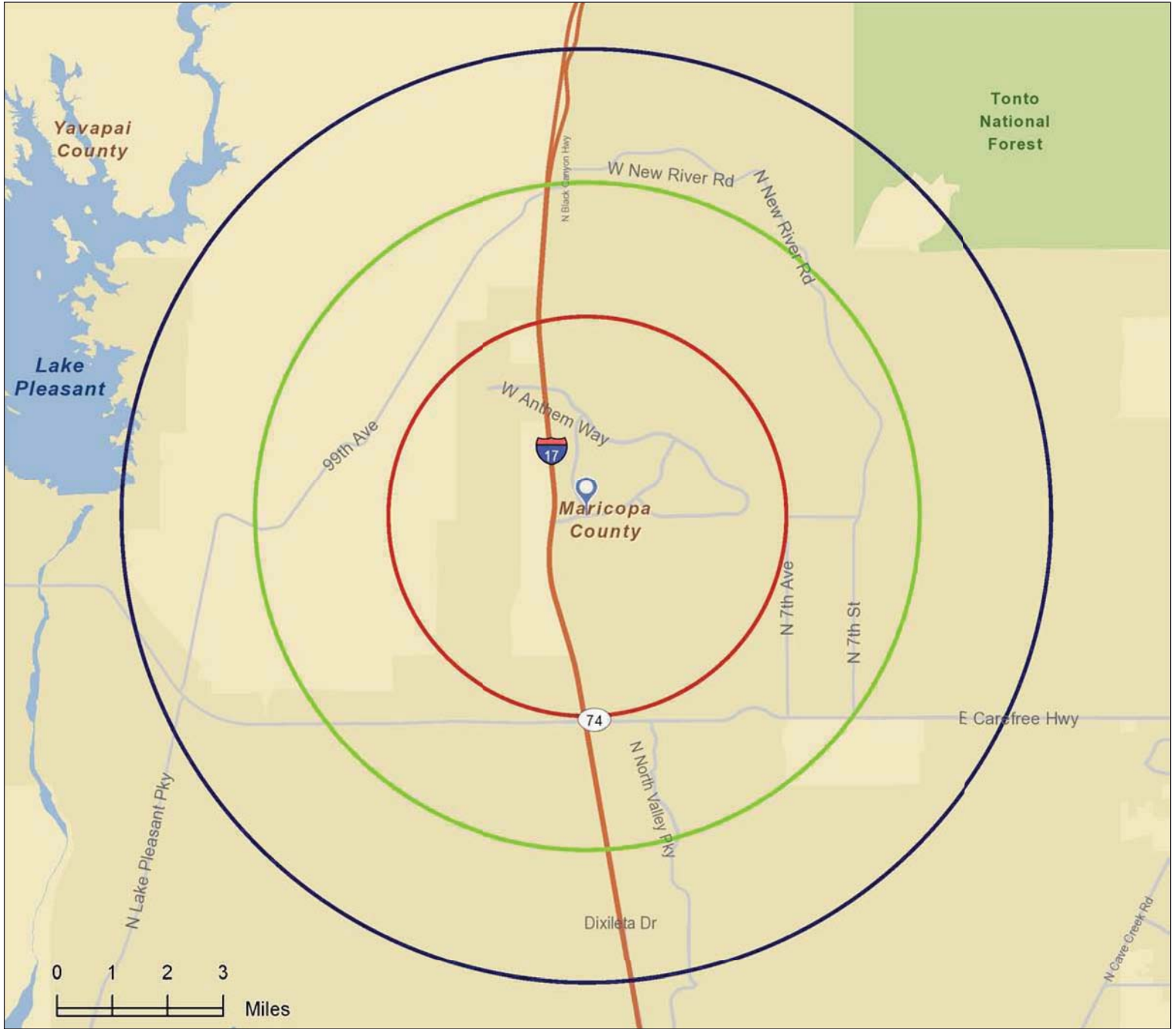
# ANTHEM CROSSROADS



NEC Gavilan Peak Parkway & Daisy Mountain Dr.  
Anthem, AZ

Anthem Crossroads  
N Gavilan Peak Pkwy & N Daisy Mountain Dr, Anthem, AZ 85086  
Ring: 3, 5, 7 Miles

Latitude: 33.84297  
Longitude: -112.13517



**This site is located in:**

- City:** New River CDP
- County:** Maricopa County
- State:** Arizona
- Census Tract:** 04013030378
- ZIP Code:** 85086
- Census Block Group:** 040130303781
- CBSA:** Phoenix-Mesa-Glendale, AZ Metropolitan Statistical Area (38060)



# Demographic and Income Comparison Profile

Anthem Crossroads  
N Gavilan Peak Pkwy & N Daisy Mountain Dr, Anthem, AZ 85086  
Rings: 3, 5, 7 miles radii

Latitude: 33.84297  
Longitude: -112.13517

	3 miles	5 miles	7 miles
<b>2000 Summary</b>			
Population	4,771	8,301	12,629
Households	1,401	2,682	4,297
Families	1,078	2,086	3,320
Average Household Size	2.56	2.63	2.65
Owner Occupied Housing Units	1,300	2,488	3,964
Renter Occupied Housing Units	101	194	333
Median Age	39.2	38.8	39.1
<b>2010 Summary</b>			
Population	33,614	41,651	54,123
Households	12,013	14,903	18,934
Families	9,162	11,305	14,185
Average Household Size	2.71	2.72	2.80
Owner Occupied Housing Units	11,142	13,756	17,295
Renter Occupied Housing Units	871	1,146	1,639
Median Age	38.6	39.0	40.1
<b>2015 Summary</b>			
Population	42,422	52,407	67,569
Households	15,231	18,817	23,673
Families	11,450	14,062	17,455
Average Household Size	2.71	2.72	2.80
Owner Occupied Housing Units	14,088	17,324	21,570
Renter Occupied Housing Units	1,143	1,494	2,103
Median Age	39.4	39.8	40.9
<b>Trends: 2010-2015 Annual Rate</b>			
Population	4.76%	4.70%	4.54%
Households	4.86%	4.78%	4.57%
Families	4.56%	4.46%	4.24%
Owner Households	4.80%	4.72%	4.52%
Median Household Income	1.84%	1.88%	1.96%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011



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2000 Households by Income	3 miles		5 miles		7 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	122	8.7%	206	7.6%	316	7.3%
\$15,000 - \$24,999	93	6.6%	174	6.4%	332	7.6%
\$25,000 - \$34,999	147	10.4%	259	9.6%	431	9.9%
\$35,000 - \$49,999	182	12.8%	340	12.6%	578	13.3%
\$50,000 - \$74,999	409	28.9%	779	28.8%	1,188	27.3%
\$75,000 - \$99,999	220	15.6%	467	17.3%	754	17.3%
\$100,000 - \$149,999	187	13.3%	364	13.5%	558	12.8%
\$150,000 - \$199,000	39	2.8%	82	3.0%	129	3.0%
\$200,000+	15	1.1%	33	1.2%	61	1.4%
Median Household Income	\$58,744		\$61,389		\$60,550	
Average Household Income	\$66,659		\$68,862		\$67,569	
Per Capita Income	\$22,051		\$23,790		\$24,350	

2010 Households by Income	3 miles		5 miles		7 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	475	4.0%	605	4.1%	814	4.3%
\$15,000 - \$24,999	458	3.8%	603	4.0%	872	4.6%
\$25,000 - \$34,999	513	4.3%	665	4.5%	944	5.0%
\$35,000 - \$49,999	1,136	9.5%	1,422	9.5%	1,903	10.0%
\$50,000 - \$74,999	2,670	22.2%	3,292	22.1%	4,155	21.9%
\$75,000 - \$99,999	3,142	26.2%	3,844	25.8%	4,681	24.7%
\$100,000 - \$149,999	2,578	21.5%	3,190	21.4%	3,982	21.0%
\$150,000 - \$199,000	627	5.2%	754	5.1%	888	4.7%
\$200,000+	413	3.4%	526	3.5%	695	3.7%
Median Household Income	\$79,195		\$78,907		\$77,846	
Average Household Income	\$89,834		\$89,408		\$88,070	
Per Capita Income	\$32,403		\$32,321		\$31,955	

2015 Households by Income	3 miles		5 miles		7 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	366	2.4%	465	2.5%	623	2.6%
\$15,000 - \$24,999	372	2.4%	488	2.6%	704	3.0%
\$25,000 - \$34,999	416	2.7%	539	2.9%	766	3.2%
\$35,000 - \$49,999	827	5.4%	1,032	5.5%	1,383	5.8%
\$50,000 - \$74,999	3,380	22.2%	4,167	22.1%	5,265	22.2%
\$75,000 - \$99,999	3,955	26.0%	4,825	25.6%	5,853	24.7%
\$100,000 - \$149,999	4,110	27.0%	5,081	27.0%	6,334	26.8%
\$150,000 - \$199,000	1,059	7.0%	1,279	6.8%	1,520	6.4%
\$200,000+	746	4.9%	942	5.0%	1,225	5.2%
Median Household Income	\$86,761		\$86,606		\$85,780	
Average Household Income	\$102,023		\$101,790		\$100,770	
Per Capita Income	\$36,851		\$36,806		\$36,597	

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011



# Demographic and Income Comparison Profile

Anthem Crossroads  
N Gavilan Peak Pkwy & N Daisy Mountain Dr, Anthem, AZ 85086  
Rings: 3, 5, 7 miles radii

Latitude: 33.84297  
Longitude: -112.13517

	3 miles		5 miles		7 miles	
<b>2000 Population by Age</b>						
Age 0 - 4	219	4.6%	449	5.4%	696	5.5%
Age 5 - 9	246	5.2%	510	6.1%	806	6.4%
Age 10 - 14	241	5.0%	522	6.3%	881	7.0%
Age 15 - 19	173	3.6%	368	4.4%	617	4.9%
Age 20 - 24	220	4.6%	329	4.0%	466	3.7%
Age 25 - 34	843	17.7%	1,297	15.6%	1,767	14.0%
Age 35 - 44	1,036	21.7%	1,784	21.5%	2,672	21.2%
Age 45 - 54	712	14.9%	1,299	15.7%	2,060	16.3%
Age 55 - 64	542	11.4%	951	11.5%	1,490	11.8%
Age 65 - 74	361	7.6%	528	6.4%	784	6.2%
Age 75 - 84	159	3.3%	232	2.8%	336	2.7%
Age 85+	21	0.4%	34	0.4%	55	0.4%

	Number	Percent	Number	Percent	Number	Percent
<b>2010 Population by Age</b>						
Age 0 - 4	2,201	6.5%	2,701	6.5%	3,374	6.2%
Age 5 - 9	2,462	7.3%	3,020	7.3%	3,782	7.0%
Age 10 - 14	2,645	7.9%	3,267	7.8%	4,148	7.7%
Age 15 - 19	2,491	7.4%	3,059	7.3%	3,868	7.1%
Age 20 - 24	1,483	4.4%	1,804	4.3%	2,269	4.2%
Age 25 - 34	3,619	10.8%	4,384	10.5%	5,441	10.1%
Age 35 - 44	5,679	16.9%	6,975	16.7%	8,829	16.3%
Age 45 - 54	6,135	18.3%	7,704	18.5%	10,230	18.9%
Age 55 - 64	3,857	11.5%	4,956	11.9%	6,946	12.8%
Age 65 - 74	1,877	5.6%	2,340	5.6%	3,239	6.0%
Age 75 - 84	894	2.7%	1,104	2.7%	1,534	2.8%
Age 85+	272	0.8%	337	0.8%	463	0.9%

<b>2015 Population by Age</b>						
Age 0 - 4	2,684	6.3%	3,279	6.3%	4,053	6.0%
Age 5 - 9	3,029	7.1%	3,704	7.1%	4,604	6.8%
Age 10 - 14	3,391	8.0%	4,173	8.0%	5,258	7.8%
Age 15 - 19	3,022	7.1%	3,692	7.0%	4,615	6.8%
Age 20 - 24	2,016	4.8%	2,439	4.7%	3,017	4.5%
Age 25 - 34	4,413	10.4%	5,351	10.2%	6,634	9.8%
Age 35 - 44	6,399	15.1%	7,852	15.0%	9,901	14.7%
Age 45 - 54	7,285	17.2%	9,064	17.3%	11,772	17.4%
Age 55 - 64	5,605	13.2%	7,139	13.6%	9,809	14.5%
Age 65 - 74	2,977	7.0%	3,730	7.1%	5,166	7.6%
Age 75 - 84	1,219	2.9%	1,511	2.9%	2,093	3.1%
Age 85+	383	0.9%	472	0.9%	647	1.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

December 21, 2011

Made with Esri Business Analyst



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Rings: 3, 5, 7 miles radii

Latitude: 33.84297  
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2000 Race and Ethnicity	3 miles		5 miles		7 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,210	88.2%	7,579	91.3%	11,753	93.1%
Black Alone	313	6.6%	338	4.1%	348	2.8%
American Indian Alone	111	2.3%	135	1.6%	156	1.2%
Asian Alone	46	1.0%	64	0.8%	80	0.6%
Pacific Islander Alone	5	0.1%	7	0.1%	7	0.1%
Some Other Race Alone	46	1.0%	93	1.1%	135	1.1%
Two or More Races	40	0.8%	85	1.0%	150	1.2%
Hispanic Origin (Any Race)	549	11.5%	732	8.8%	930	7.4%
<b>2010 Race and Ethnicity</b>						
White Alone	30,578	91.0%	37,710	90.5%	48,200	89.1%
Black Alone	839	2.5%	970	2.3%	1,256	2.3%
American Indian Alone	469	1.4%	556	1.3%	708	1.3%
Asian Alone	321	1.0%	413	1.0%	597	1.1%
Pacific Islander Alone	47	0.1%	55	0.1%	65	0.1%
Some Other Race Alone	807	2.4%	1,215	2.9%	2,214	4.1%
Two or More Races	553	1.6%	731	1.8%	1,082	2.0%
Hispanic Origin (Any Race)	3,388	10.1%	4,475	10.7%	6,885	12.7%
<b>2015 Race and Ethnicity</b>						
White Alone	38,014	89.6%	46,668	89.0%	58,954	87.2%
Black Alone	1,162	2.7%	1,360	2.6%	1,790	2.7%
American Indian Alone	627	1.5%	749	1.4%	953	1.4%
Asian Alone	478	1.1%	615	1.2%	881	1.3%
Pacific Islander Alone	62	0.1%	73	0.1%	85	0.1%
Some Other Race Alone	1,255	3.0%	1,864	3.6%	3,338	4.9%
Two or More Races	824	1.9%	1,079	2.1%	1,568	2.3%
Hispanic Origin (Any Race)	5,096	12.0%	6,733	12.8%	10,296	15.2%

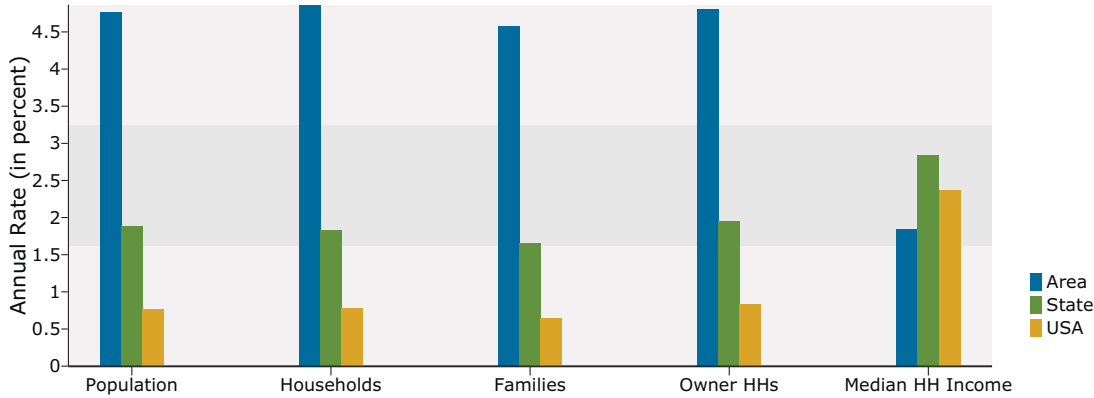
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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 Rings: 3, 5, 7 miles radii

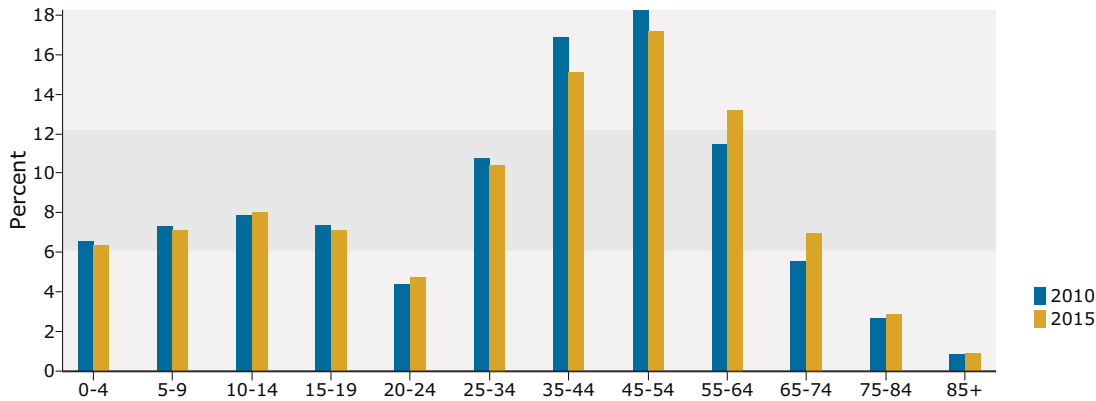
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## 3 miles

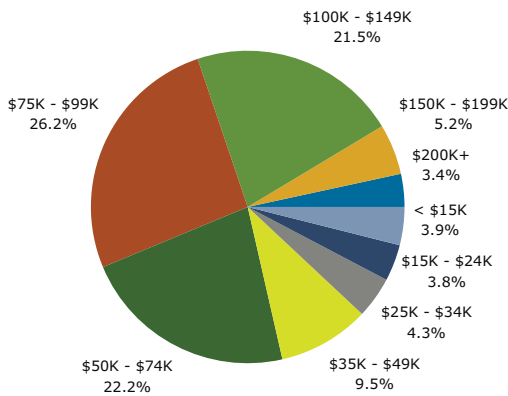
Trends 2010-2015



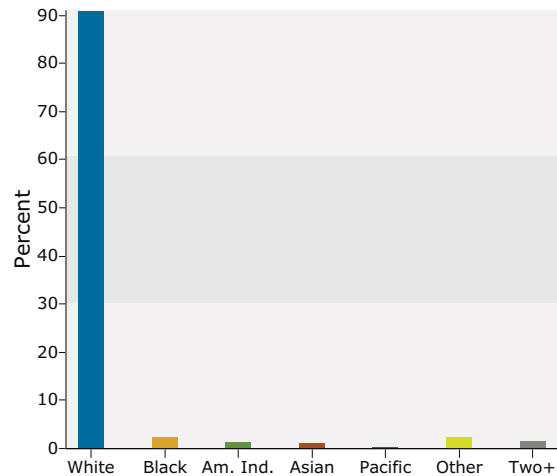
Population by Age



2010 Household Income



2010 Population by Race



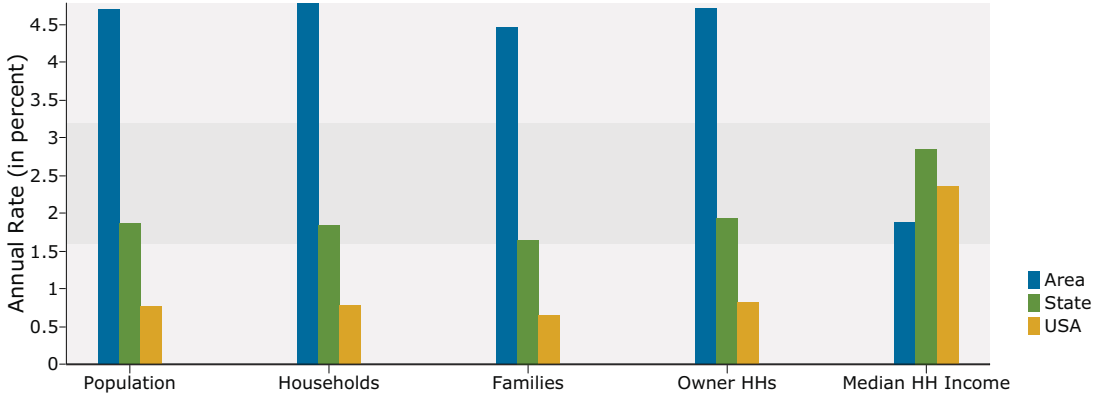
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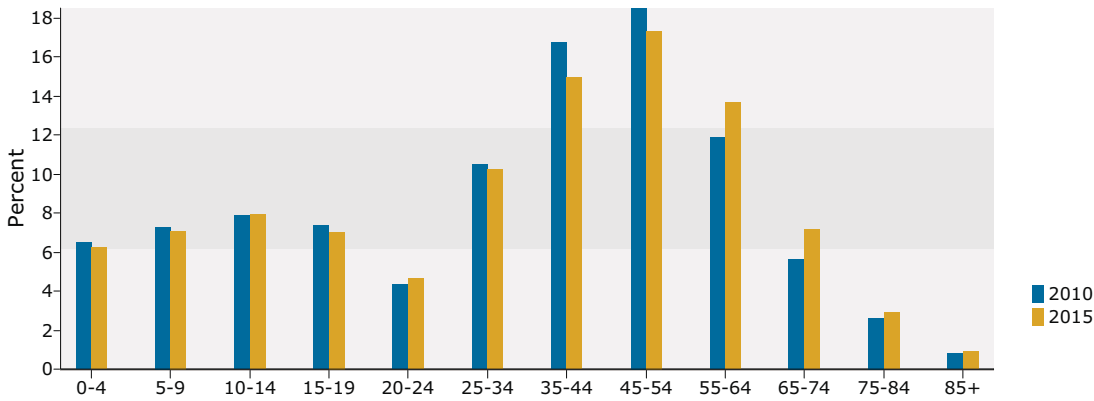
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## 5 miles

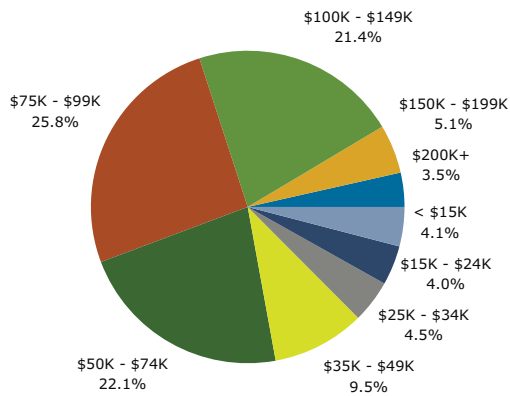
Trends 2010-2015



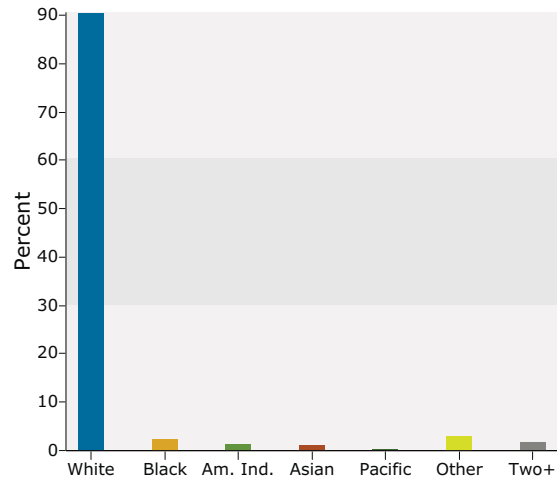
Population by Age



2010 Household Income



2010 Population by Race



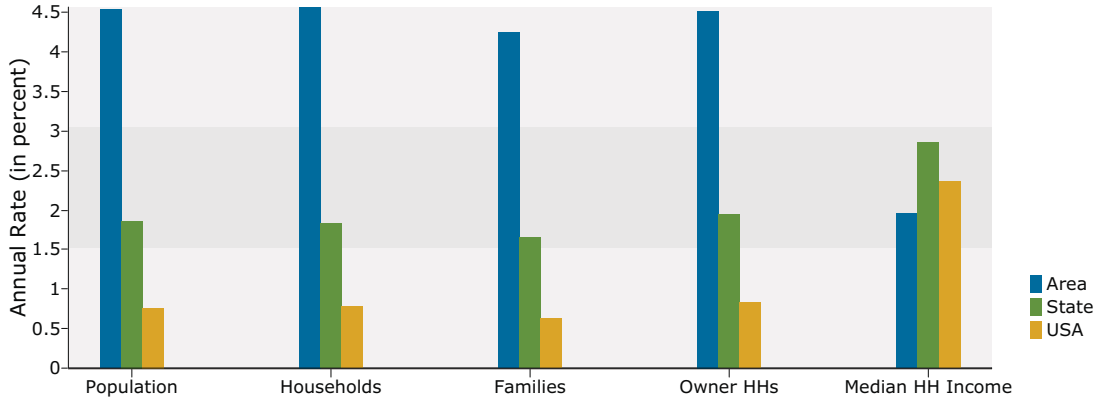
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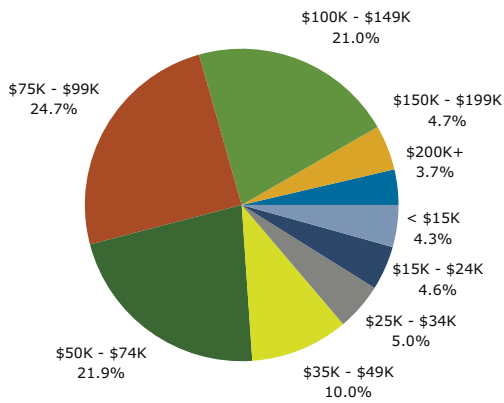
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## 7 miles

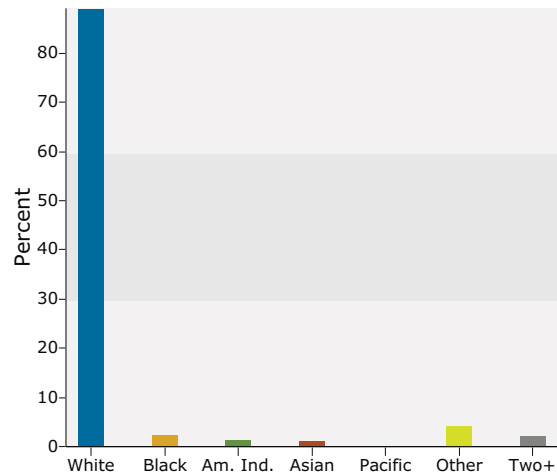
Trends 2010-2015



2010 Household Income



2010 Population by Race



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.