



SAFeway

ANTHEM MARKETPLACE

3655 W ANTHEM WAY
ANTHEM, AZ 85086

RETAIL PROPERTY FOR LEASE

JASON BOWLES

SENIOR LEASING MANAGER
jbowles@whitestonereit.com
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

JASON BOWLES

SENIOR LEASING MANAGER
jbowles@whitstonereit.com
p: 480.397.1910

OFFERING SUMMARY

Available SF:	Fully Leased
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



WHITESTONE REIT

WHITESTONEREIT.COM



ANTHEM MARKETPLACE

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



JASON BOWLES

SENIOR LEASING MANAGER
jbowles@whitstonereit.com
p: 480.397.1910



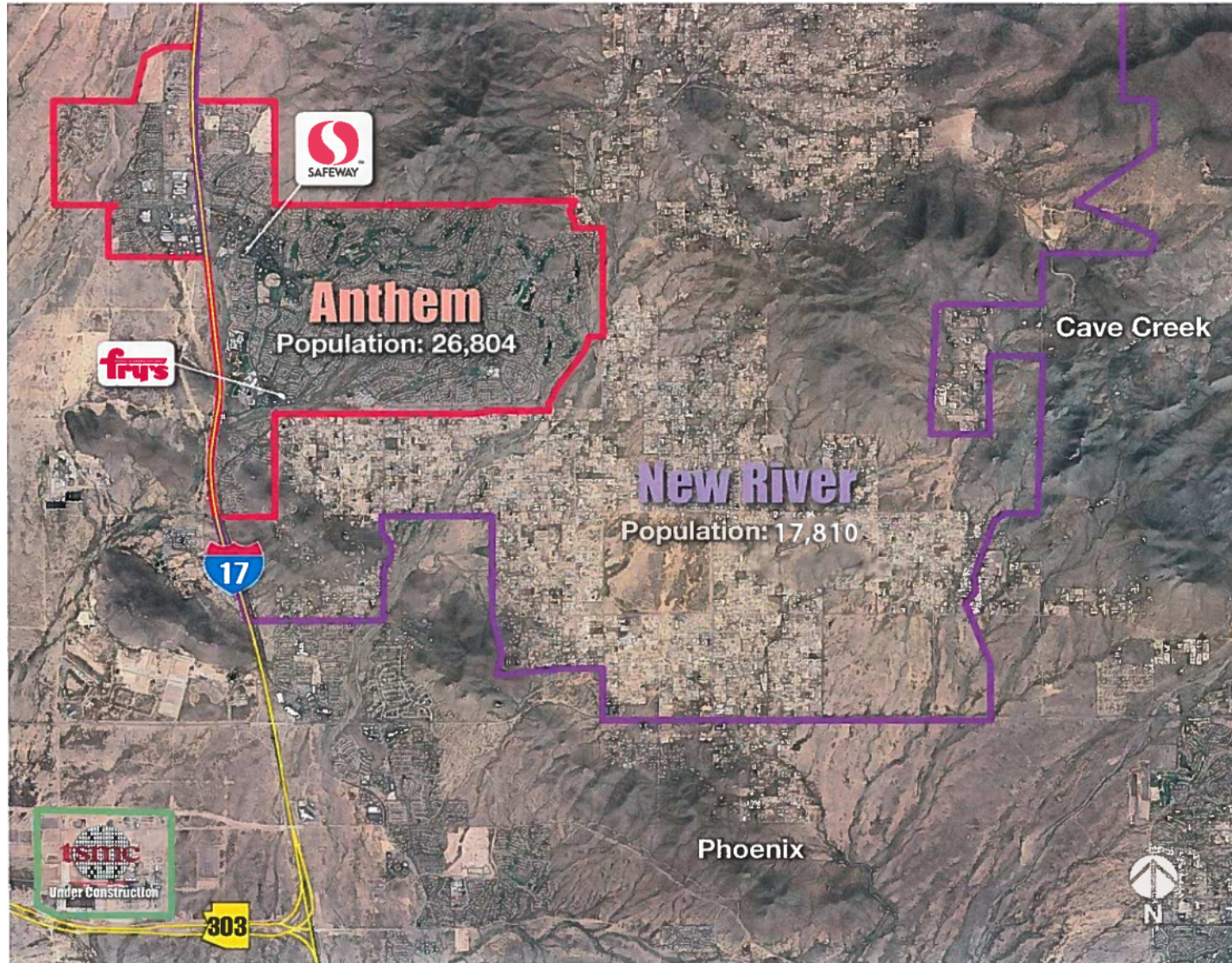
WHITESTONE REIT

WHITESTONEREIT.COM



ANTHEM MARKETPLACE

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



JASON BOWLES

SENIOR LEASING MANAGER
jbowles@whitstonereit.com
p: 480.397.1910



WHITESTONE REIT

WHITESTONEREIT.COM

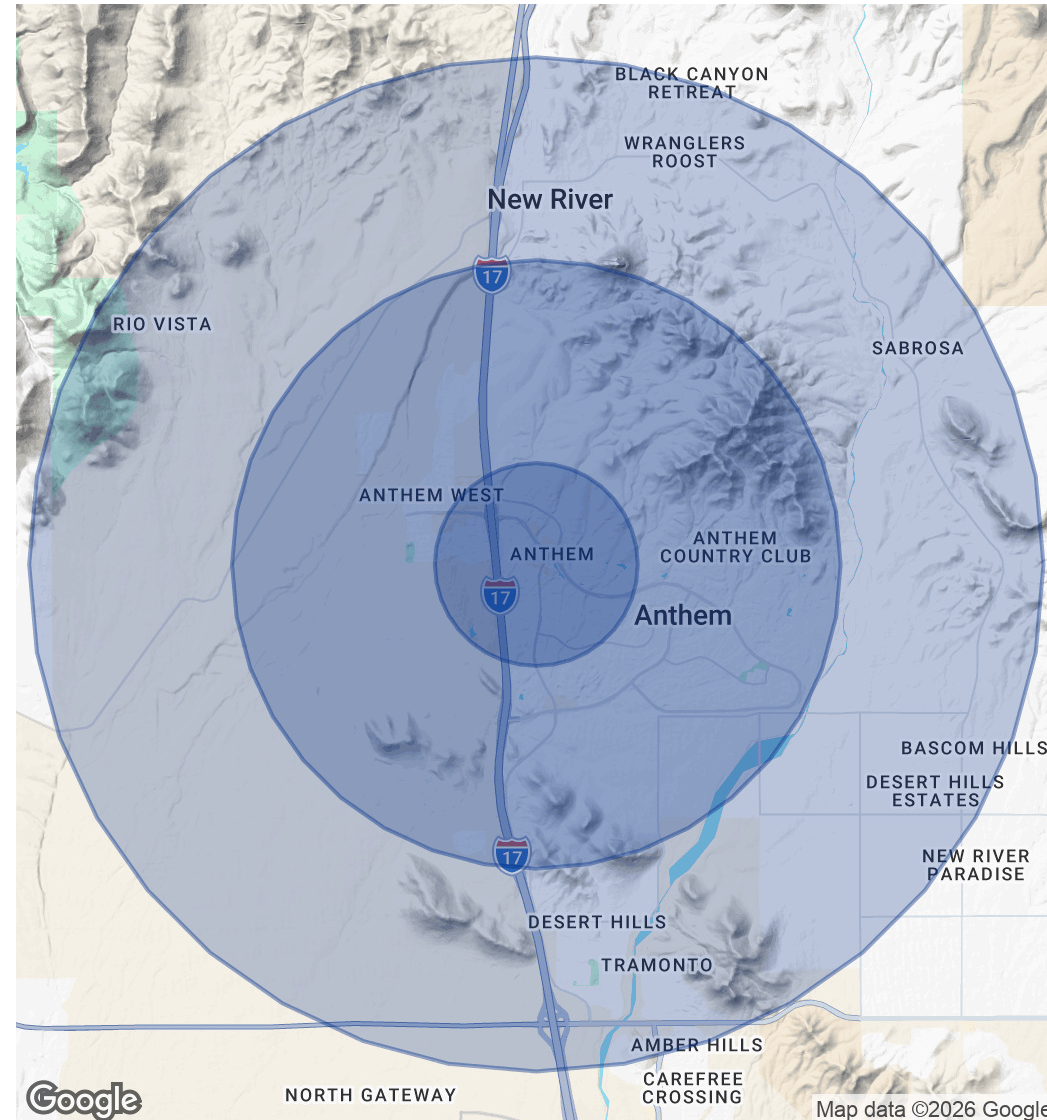


ANTHEM MARKETPLACE

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

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



JASON BOWLES
 SENIOR LEASING MANAGER
 jbowles@whitstonereit.com
 p: 480.397.1910