

# FOR LEASE

20555 N JOHN WAYNE PKY  
MARICOPA, AZ 85139

OUTPARCEL TO FRY'S MARKETPLACE  
SEEKING QSRs AND RETAIL USERS!



# PROPERTY DETAILS

|           |                |
|-----------|----------------|
| PRICING   | CALL FOR PRICE |
| AVAILABLE | ±2,125 SF      |
| LOT SIZE  | ±1.29          |
| PARCEL    | 512-04-9140    |
| ZONING    | COMMERCIAL     |



# HIGHLIGHT DETAILS

- Former Nail Salon Available – Great for QSRs, retail service, or personal care uses
- Outparcel to Fry's Marketplace with John Wayne Pkwy Frontage
- Strong Retail Co-Tenancy – Ross, Planet Fitness, Dollar Tree, and Goodwill within the same center
- High-Income Trade Area – Avg. household income of \$75,000; nearly \$80,000 within 3 miles
- Explosive Population Growth – 51,000+ residents, a 4,920% increase since 2000
- Robust Employment Base – 470+ businesses and 4,400+ daytime employees within 5 miles
- Excellent Access & Visibility – Located along a main arterial in one of Arizona's fastest-growing communities





# AERIAL OVERVIEW

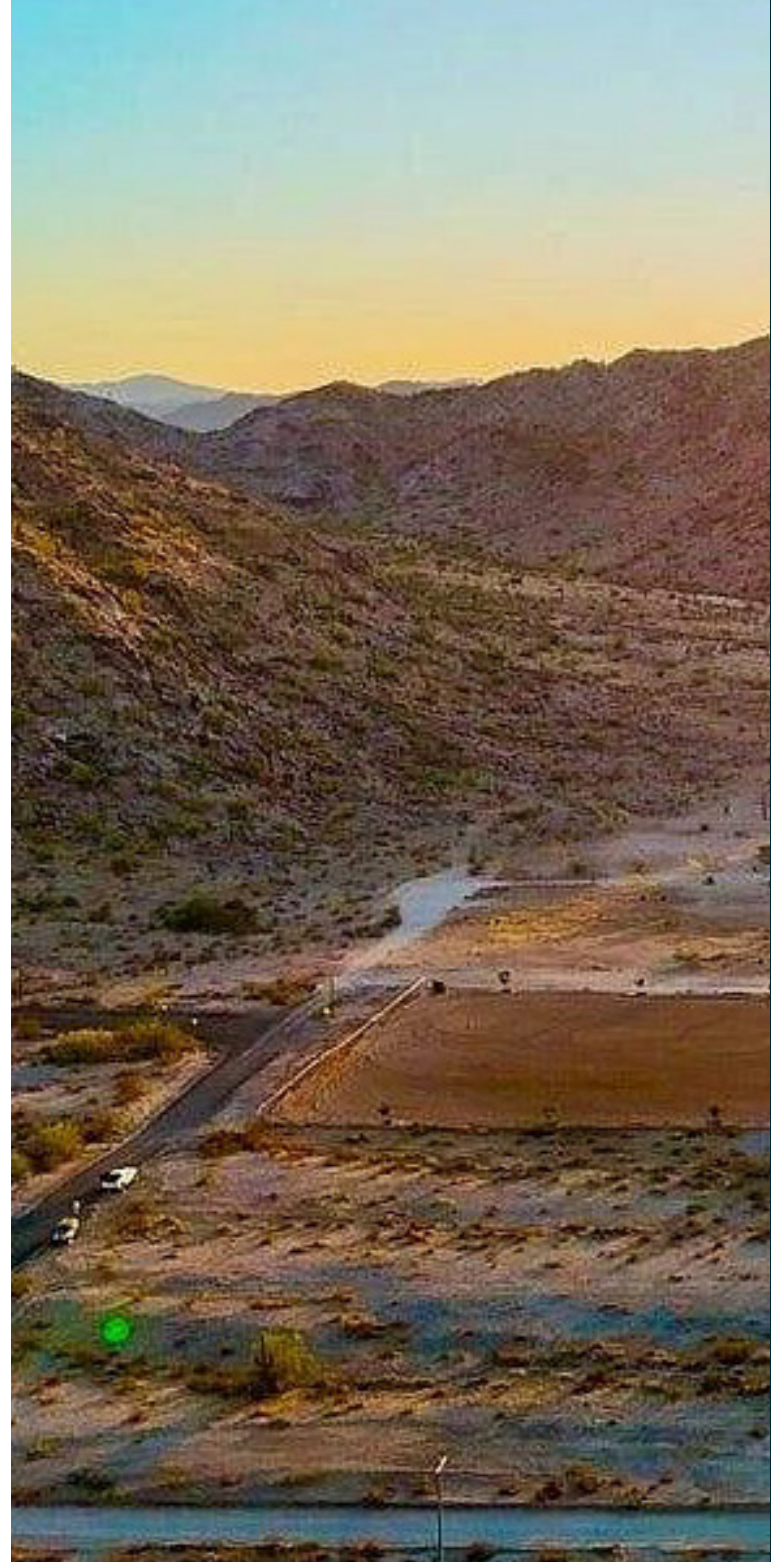
# EMPLOYMENT OVERVIEW

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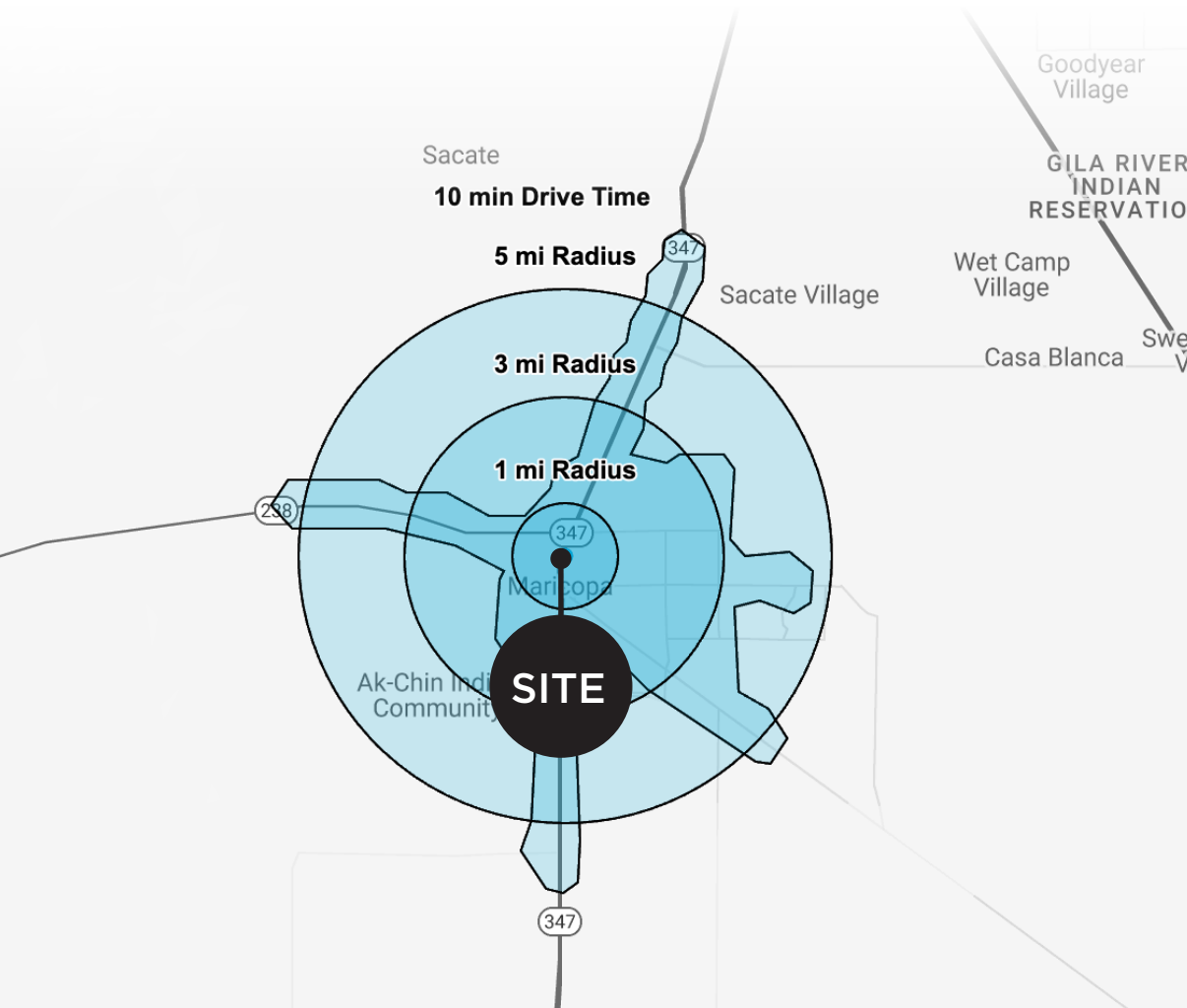
The City of Maricopa, located in Pinal County, is one of Arizona's fastest-growing municipalities. Maricopa offers a unique blend of small-town charm and proximity to major metropolitan areas, making it an attractive destination for residents, businesses, and job seekers alike. The city's employment landscape reflects its rapid growth, diverse economy, and commitment to community development. The area's workforce is expanding, supported by top educational institutions and a high percentage of college graduates. Over 94,000 jobs are currently listed in Maricopa, across sectors such as education, healthcare, retail and public service. The city's job market is characterized by competitive wages, benefits, and opportunities for advancement.

## MAJOR COMPANIES

- Maricopa Unified School District - The school district provides jobs in education, administration, etc.
- City of Maricopa - Includes city government, fire department, police department, public works, and parks and recreation.
- Harrah's Ak-Chin Casino and Resort - A major entertainment/hospitality gaming venue.
- Banner Health Center - A prominent provider of health care services.
- Walmart Supercenter - The largest retailer in Maricopa.
- Global Water Resources - Provides water and wastewater services.



# DEMOGRAPHICS



\*PER COSTAR

## POPULATION

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 12,694 | 57,996  | 62,632  |
| 2029 | 15,909 | 73,258  | 79,105  |

## HOUSEHOLDS

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 3,992  | 19,054  | 20,476  |
| 2029 | 4,987  | 24,043  | 25,833  |

## AVERAGE INCOME

| YEAR | 1 MILE    | 3 MILES   | 5 MILES   |
|------|-----------|-----------|-----------|
| 2024 | \$106,170 | \$102,277 | \$101,397 |

## MEDIAN HOME VALUE

| YEAR | 1 MILE    | 3 MILES   | 5 MILES   |
|------|-----------|-----------|-----------|
| 2024 | \$306,818 | \$327,730 | \$324,894 |

## EMPLOYEES

| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 3,266  | 5,693   | 6,421   |

## BUSINESSES

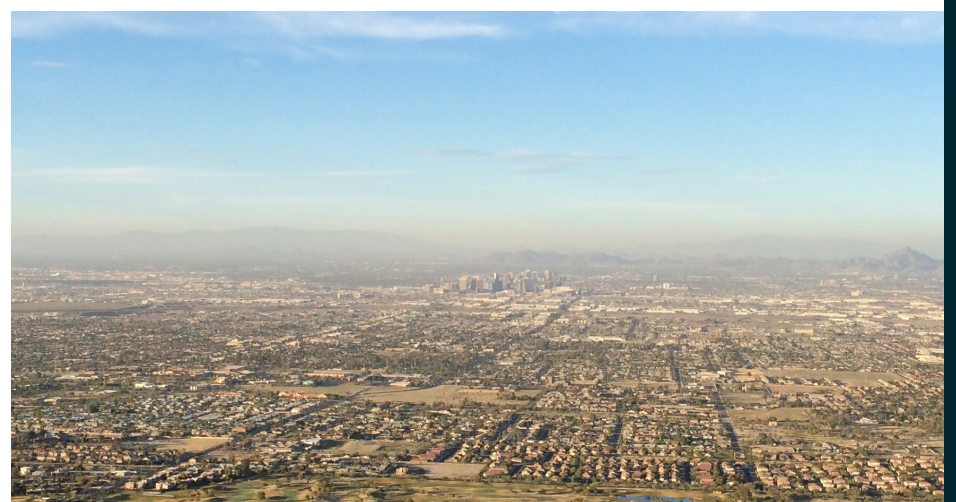
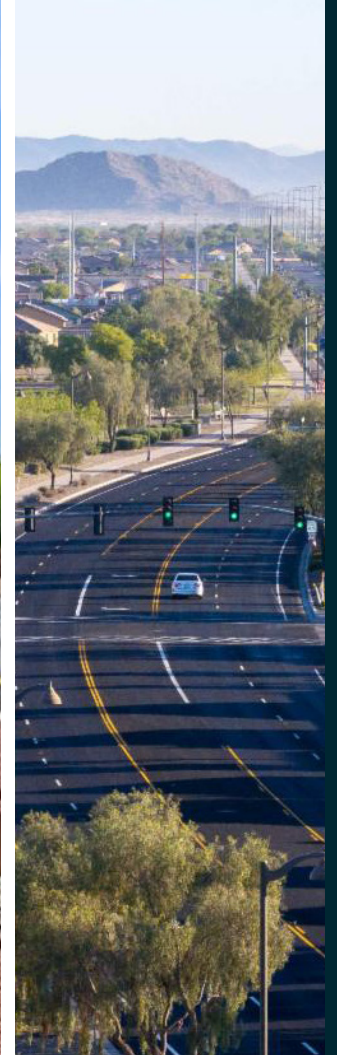
| YEAR | 1 MILE | 3 MILES | 5 MILES |
|------|--------|---------|---------|
| 2024 | 465    | 774     | 855     |

# MARICOPA OVERVIEW

Maricopa, Arizona, is a vibrant and rapidly expanding city nestled in the heart of Pinal County, southwest of Phoenix. Established originally as a key junction along stagecoach and railroad routes, Maricopa has evolved from its historic roots into a thriving modern community. Its strategic location offers residents quick access to the urban energy of Phoenix while preserving a quieter, small-town atmosphere that many find appealing.

The city is renowned for its friendly neighborhoods, excellent schools, and a commitment to fostering a high quality of life. With a diverse population, Maricopa embraces multicultural events, local farmers markets, and sports facilities that cater to both families and active professionals. Parks and outdoor spaces are plentiful, allowing residents to enjoy the desert's natural beauty through hiking, cycling, and community gatherings.

Economic growth in Maricopa is robust, driven by sectors such as education, healthcare, retail, manufacturing, and hospitality. New businesses and residential developments continue to shape the city's landscape, attracting newcomers and providing opportunities for employment and investment.



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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