



Paradise Valley Festival

13637 N TATUM BLVD | PHOENIX, AZ 85032

FOR LEASE



**Kidder
Mathews**

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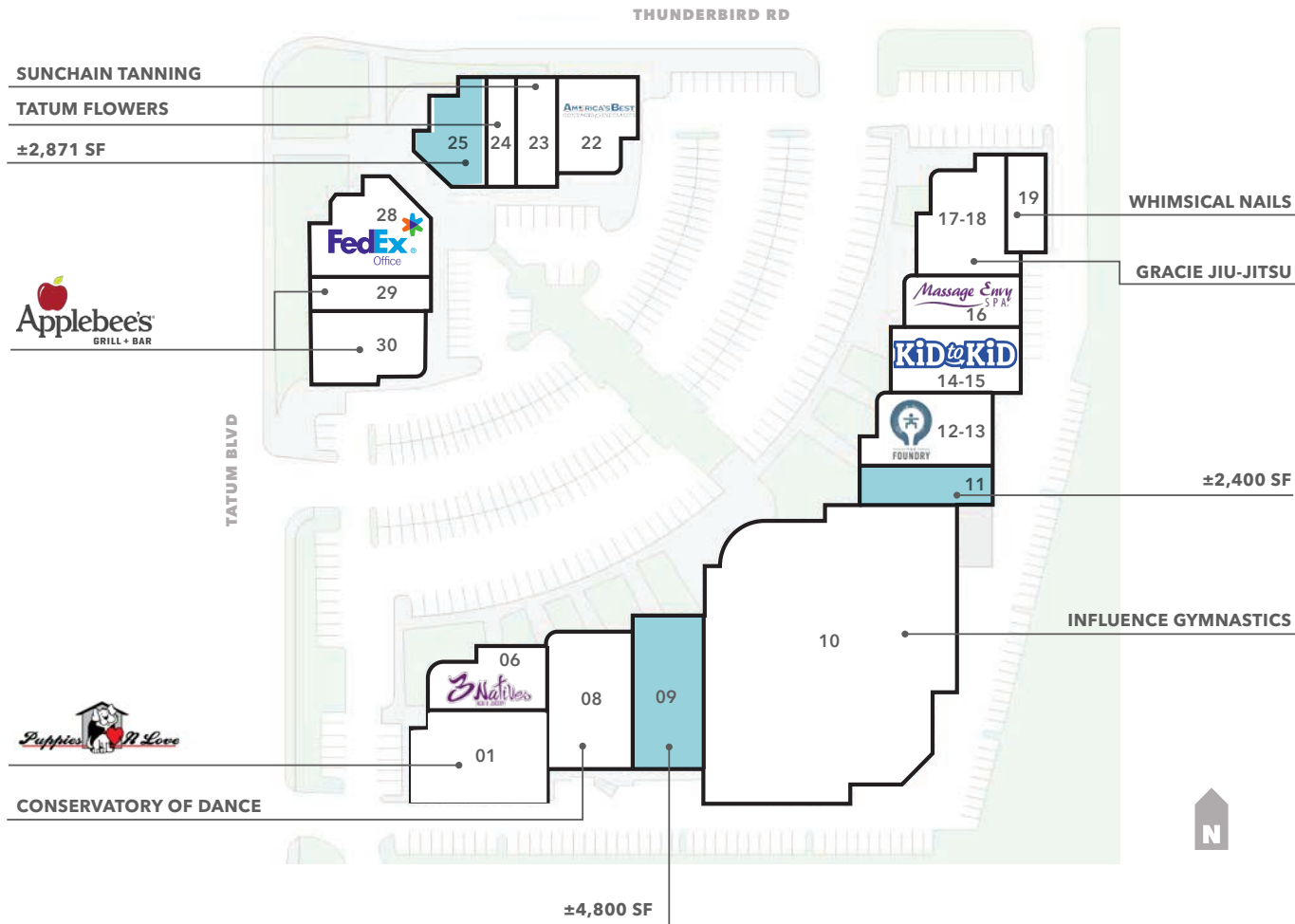
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Available



BUILDING HIGHLIGHTS

ANCHOR space available

SITUATED on busy intersection with over 60,000 VPD

MONUMENT signage available

PLENTY of parking

Suite	Tenant	SF
01	Puppies N Love	6,434
06	3 Natives	1,587
08	Conservatory of Dance	5,782
09	Available	4,800
10	Influence Gymnastics	30,799
11	Available	2,400
12-13	The Foundry	3,957
14-15	Kid to Kid	3,707
16	Massage Envy	2,706
17-18	Gracie Jiu-Jitsu	4,862
19	Whimsical Nails	1,124
22	America's Best	3,525
23	Sunchain Tanning	1,822
24	Tatum Flowers	1,318
25	Available	2,871
28	FedEx	4,295
29-30	Applebee's	5,315

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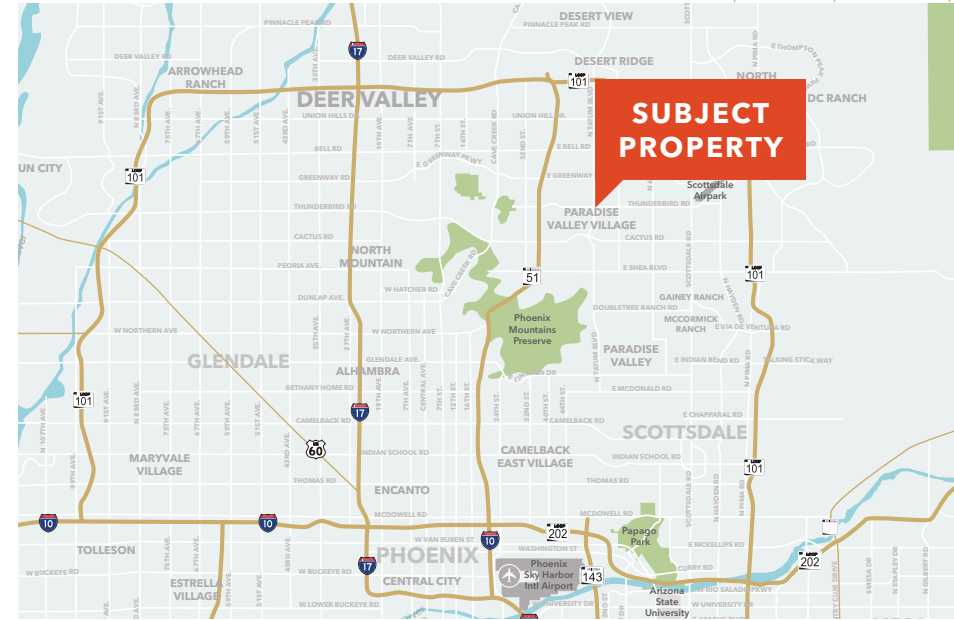
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2023 DEMOGRAPHICS WITHIN 3 MILES



POPULATION
106,703



HOUSEHOLDS
43,185



AVG HH INCOME
\$109,548



EMPLOYMENT
42,412

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