

PARADISE VALLEY

MARKETPLACE

RETAIL & RESTAURANT

2,000 - 30,000 SF AVAILABLE FOR LEASE

NWC TATUM BLVD & SHEA BLVD, PHOENIX, AZ 85028



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PROPERTY OVERVIEW

LEASE RATE: CALL FOR PRICING

Cross Streets: NWC Tatum & Shea Blvds

Available SF: 2,000 - 30,000 SF

Space Type: Retail / Restaurant

Area Co-Tenants:



Traffic Counts:

Tatum Blvd: 46,390 VPD
Shea Blvd: 34,326 VPD

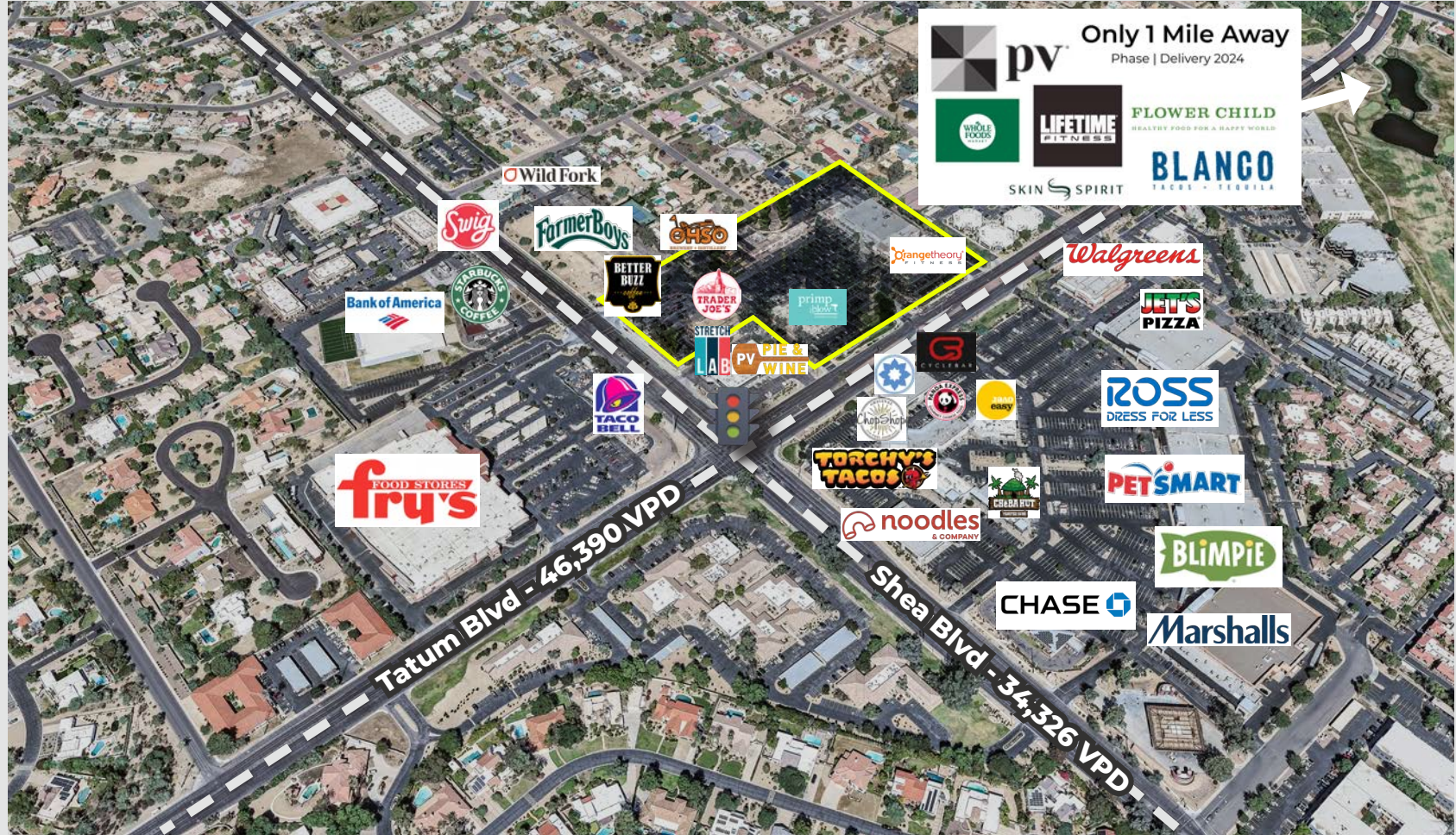


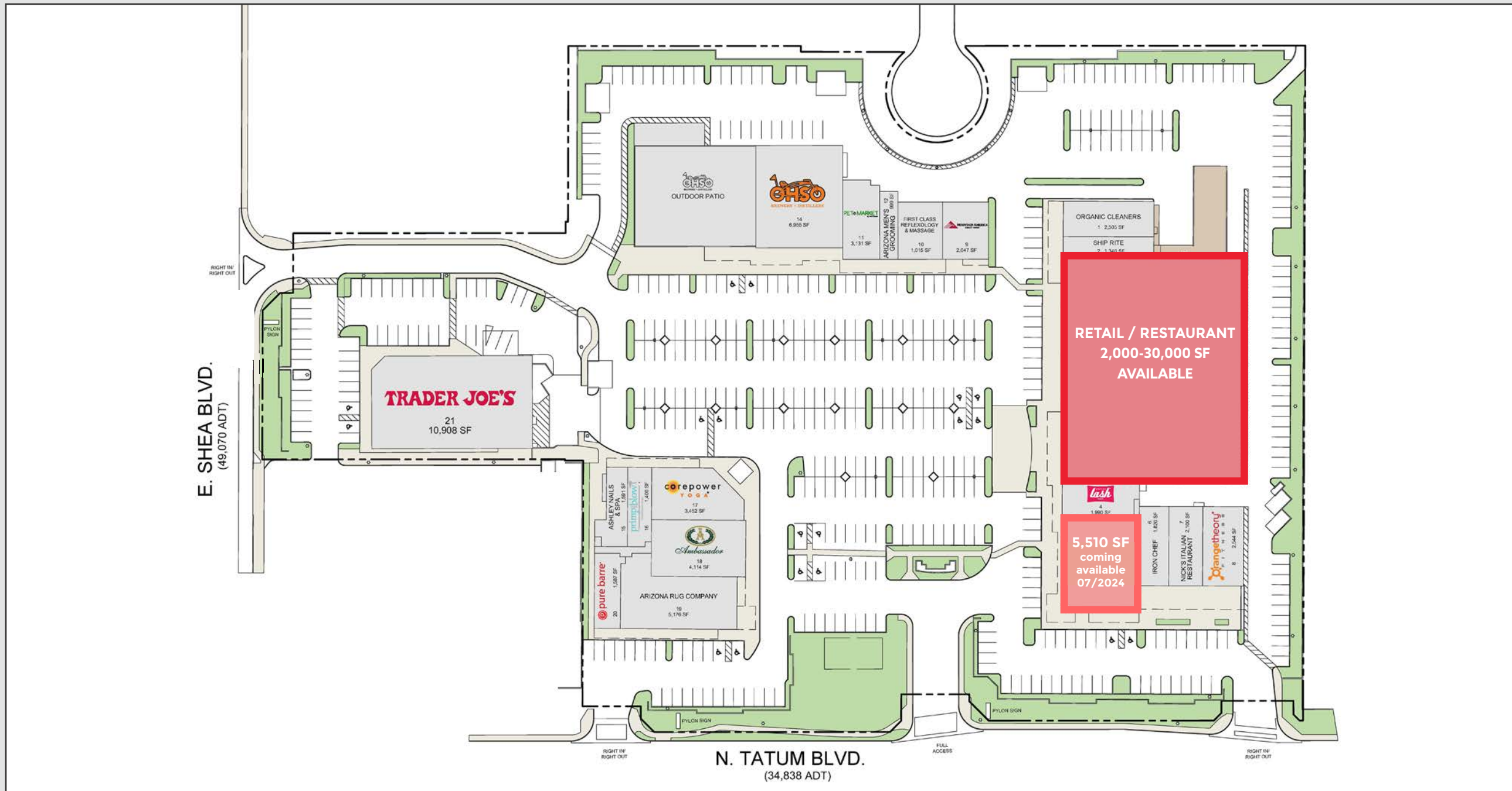
PROPERTY HIGHLIGHTS

- Grocery Anchored Shopping Center
- High Trafficked Intersection
- Desirable Paradise Valley Neighborhood



THE NEIGHBORHOOD





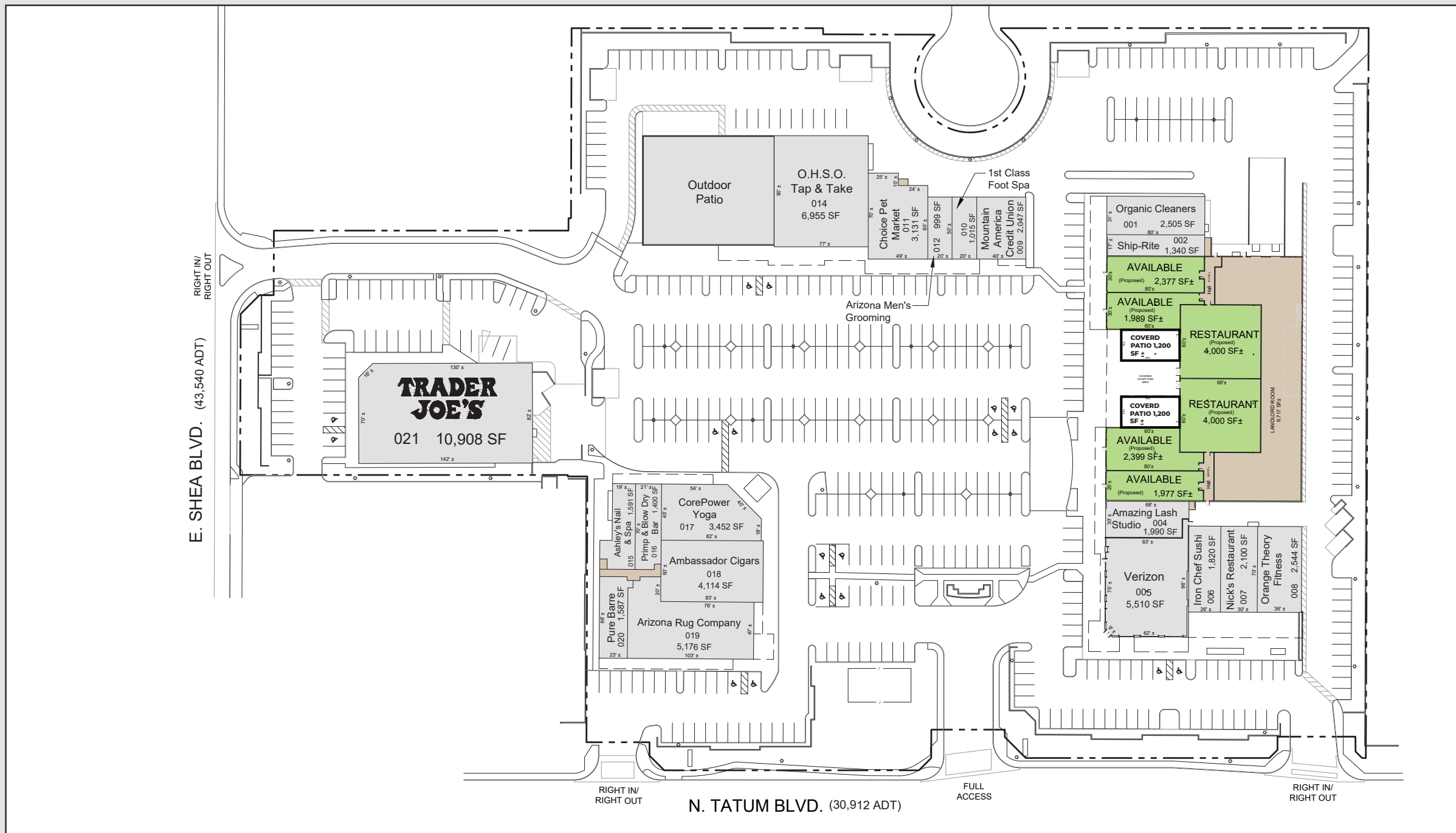


TENANT ROSTER / LEASE ABSTRACT

Lease Type:	NNN	Lease Term:	Negotiable
Availability:	2,000-32,000	Lease Rate:	CONTACT FOR PRICING

SUITE	TENANT	SIZE	DESCRIPTION
1	SELECT DRY CLEANING	2,505 SF	
2	SHIP RATE	1,340 SF	
3	AVAILABLE	32,000 SF	DIVISIBLE
4	AMAZING LASH	1,990 SF	
5	VERIZON	5,510 SF	coming available 07/2024
6	IRON CHEF	1,820 SF	
7	NICK'S RESTAURANT	2,100 SF	
8	ORANGE THEORY FITNESS	2,544 SF	
9	MOUNTAIN AMERICA CREDIT UNION	2,047 SF	
10	1ST CLASS FOOT SPA	1,015 SF	
11	MY PET MARKET	3,131 SF	
12	ARIZONA MEN'S GROOMING	999 SF	
13	OHSO BREWERY	6,955 SF	
14	ASHLEY'S NAILS & SPA	1,591 SF	
15	PRIMP AND BLOW	1,400 SF	
16	COREPOWER YOGA	3,452 SF	
17	AMBASSADOR CIGARS	4,114 SF	
18	ARIZONA RUG COMPANY	5,176 SF	
19	PURE BARRE	1,587 SF	
20	TRADER JOE'S	10,908 SF	

PROPOSED DEMISING SITE PLAN







DV MARKETPLACE

ESTABLISHED,
AFFLUENT,
& SOCIABLE

**Average
Home Price
in Paradise
Valley Over
\$3 Million**



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION (2023):	8,245	69,394	206,344
TOTAL DAYTIME POPULATION:	15,221	97,402	343,874
ALL EMPLOYEES:	6,976	28,008	137,530
PROJECTED POPULATION (2028):	8,329	70,720	214,527
AVERAGE HOUSEHOLD INCOME (2023):	\$189,008	\$175,576	\$166,769



FOR MORE INFORMATION, PLEASE CONTACT

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