

Village Square I

4541 - 4513 E Cactus Rd, Phoenix, AZ 85032

FOR LEASE — Cactus Rd & Tatum Blvd

Located directly across the transformative PV redevelopment, this elite retail center offers unmatched visibility, access to a high-income consumer base and upscale establishments



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Village Square I

PROPERTY OVERVIEW

-  **OFFERING PRICE**
Call for Pricing
-  **PROPERTY ADDRESS**
SWC Cactus Rd & Tatum Blvd | Phoenix AZ
-  **TOTAL CENTER SF**
136,890 SF
-  **Zoning**
C-2, PCD, City of Phoenix
-  **PARKING / RATIO**
1,074 Total Spaces Ratio: 4.48/1,000 SF
-  **ANCHOR TENANT**
Aldi, HomeGoods & T.J. Maxx
-  **Parcel Number**
167-32-001U



Village Square I Site Plan

Suite	Tenant	SF
4533	AVAILABLE	14,687
4513	Sally Beauty Supply	1,439
4515	Ziba Hair & Brow	1,000
4541	Paradise Lounge	1,815
4543	Gilan Bride Alteration	450
4547	Baskin Robbins	850
4549	T-mobile	1,365

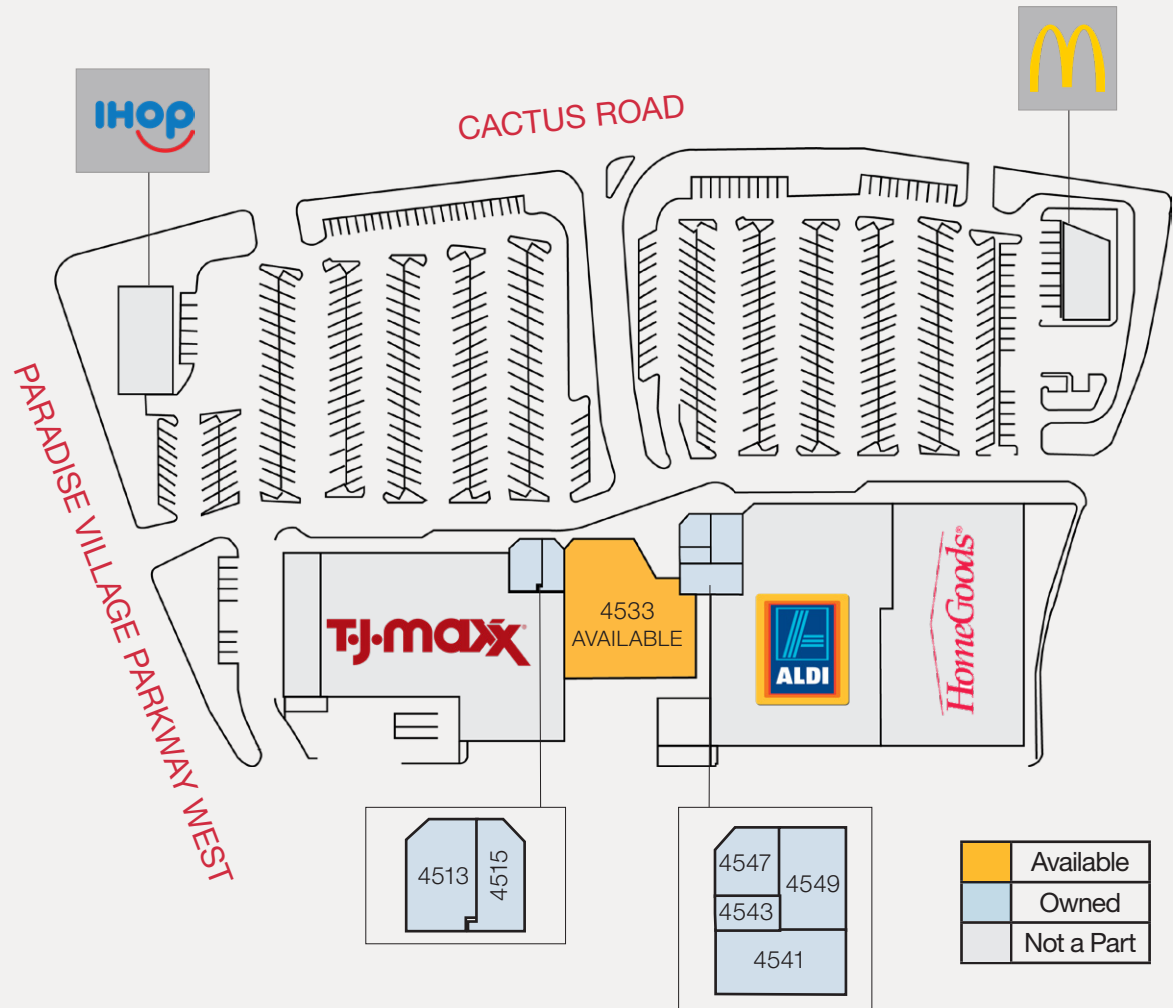
SALLY
BEAUTY®



T.J. maxx

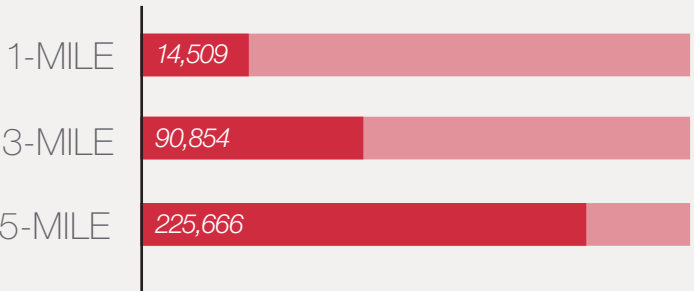


HomeGoods®



DEMOGRAPHICS

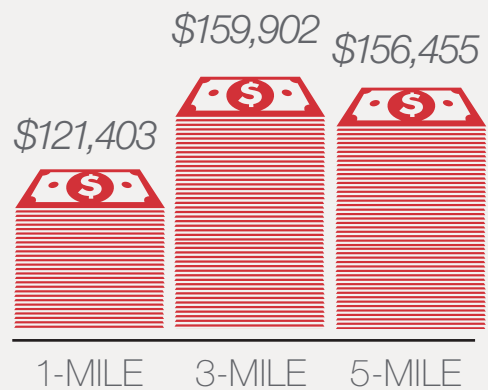
ESTIMATED POPULATION



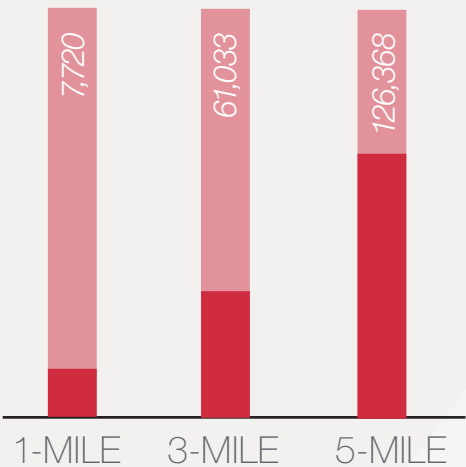
ESTIMATED HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



ESTIMATED EMPLOYEES



MEDIAN HOME VALUE



VIBRANT RETAIL & DINING DISTRICT

PV (formerly Paradise Valley Mall) is undergoing a \$2 billion transformation into a dynamic mixed-use destination. The newly re-imagined development will showcase a central park, luxury residences, dining, and top retail, including The Blake, Lifetime Fitness, and Harkins Cine Grill.

This area offers exceptional connectivity with direct access to Tatum Boulevard and Cactus Road, and quick access to State Route 51 and Loop 101 Freeways.

5 MIN
to SR-51

10 MIN
to Loop 101

