

PARADISE VALLEY MALL VILLAGE FAIR NORTH

N/NEC CACTUS ROAD & TATUM BLVD - PHOENIX, AZ



PROPERTY FEATURES

- Zoned C-2, PCD, City of Phoenix
- Power Center anchored by OfficeMax and Best Buy
- Above average income levels
- Adjacent to Paradise Valley Mall
- Great access and visibility to Tatum Blvd

SPACE AVAILABLE FOR LEASE

- ±2,868 SF; ±3,652 SF; ±4,673 SF; ±4,760 SF; ±4,930 SF; and ±5,011 available
- ±4,760 SF former bank space available
- Call for rates
- 4.7:1000 parking ratio

DEMOGRAPHICS 2018*

Miles	Population	Average HH Income
1	14,667	\$74,024
3	97,133	\$106,433
5	226,165	\$104,243

*Source: ESRI 2018

TRAFFIC COUNTS*

N on Tatum Blvd:	31423 VPD
S on Tatum Blvd:	32,077 VPD
E on Cactus Rd:	28,045 VPD
W on Cactus Rd:	36,120 VPD

*Source: CoStar 2017

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- OWNED
- NOT A PART
- AVAILABLE

SUITE	TENANT	GLA (SF)
ANCHORS		
B04	David's Bridal	12,070
M01	Scandinavian Designs	45,351
M02	99 Cents Only Store	22,009
M03	OfficeMax	21,219
M04	Ultra Salon	11,118
M05	EoS Fitness	39,238

SUITE	TENANT	GLA (SF)
PADS		
F01	Giordano's Pizza	5,200
Pad 01	AVAILABLE (Former Bank)	4,760
E01	AVAILABLE (Former Deli Restaurant)	2,868
E01A	One Stop Nutrition	1,141

SUITE	TENANT	GLA (SF)
SHOPS		
A02	Aqua Tots	6,660
A03	AVAILABLE	4,930
A06	AVAILABLE	3,652
B01	AVAILABLE	5,011
B03	Kelly D Nails	2,006
C01	Dogtopia	5,000
C02	Cobblestone Shoe Repair	620
D01	AVAILABLE	9,491
D02	AVAILABLE	4,673

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