



SUBLEASE OPPORTUNITY

11630 N Tatum Blvd | Phoenix, AZ 85028

WALT BROWN, JR.
480.797.7221 (c)
480.383.8160 (d)
walt@dpcr.com

7339 E. McDonald Drive
Scottsdale, AZ 85250
(480) 947-8800
www.dpcr.com

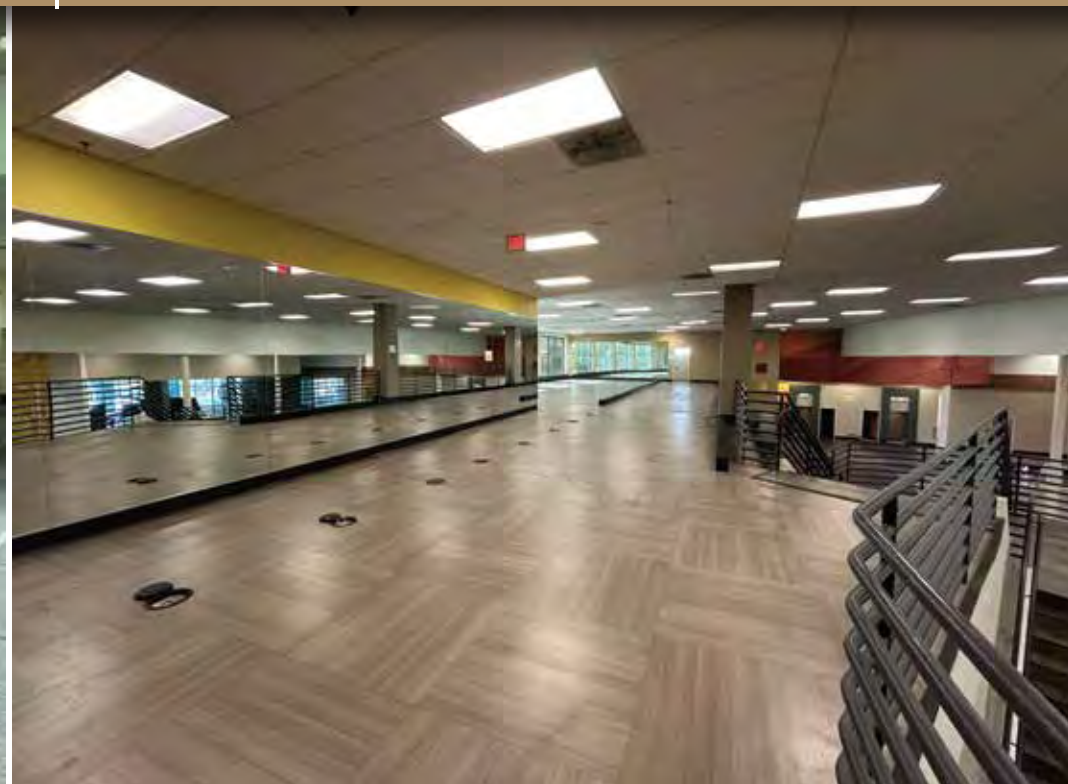


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SUBLEASE OPPORTUNITY

LOCATION:	11630 N. Tatum Blvd Phoenix, AZ 85028
APN:	167-45-180A
LEASE TYPE:	NNN
BUILDING SIZE:	38,000 SF plus mezzanine
LAND SIZE:	± 3.82 Acres
YEAR BUILT:	2002
LEASE EXPIRATION:	January 31, 2037

CALL OR EMAIL FOR RENTAL BREAKDOWN



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demographics 2024

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	11,061	82,282	218,724
PROJECTED POPULATION (2029)	10,862	81,581	221,906
AVERAGE HOUSEHOLD INCOME	\$133,679	\$165,858	\$161,247
DAYTIME POPULATION	14,193	50,276	189,256
MEDIAN AGE	46.4	43.7	42.9
TOTAL BUSINESSES	1,500	5,509	17,506



traffic counts:

North Tatum Boulevard | 36,898 VPD

Contact:

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property highlights

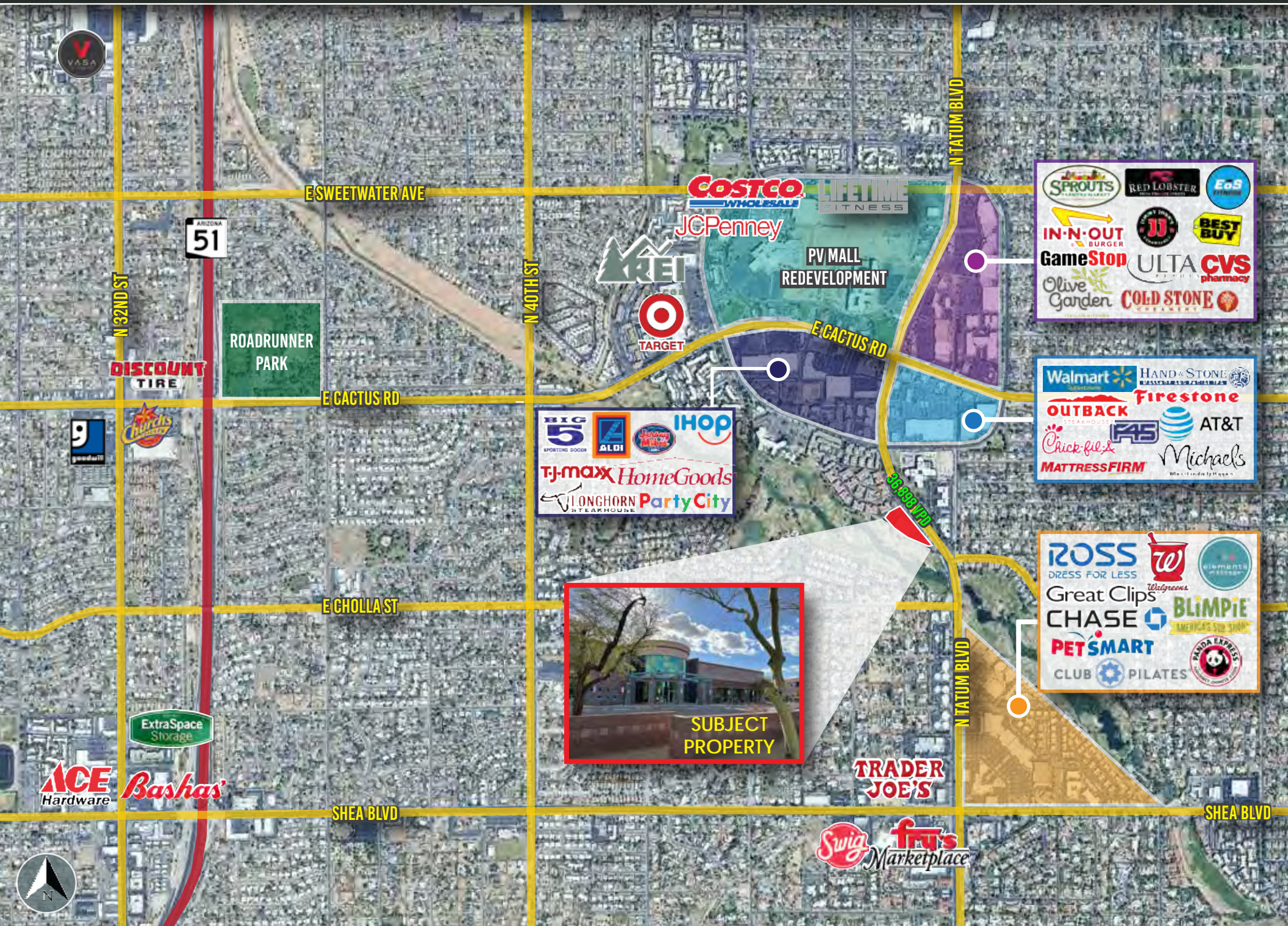
- ± 38,000 SF plus mezzanine available for SUBLEASE
- Former LA Fitness; 2nd gen gym space
- Ideal for retail or medical space, as well as fitness use
- Highly visible, directly on Tatum Blvd
- Strong parking ratio
- Located directly between PV mall redevelopment and Paradise Valley (some of the highest demos in the state)

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AERIAL





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