



# TATUM RIDGE

*A PROFESSIONAL OFFICE PARADISE*

11209-11211 N. Tatum Blvd  
Phoenix, AZ

11209

11209

TATUMRIDGE.COLLIERS.COM





## PROPERTY HIGHLIGHTS

Tatum Ridge is a 101,402 SF office and medical office building located in Phoenix, Arizona. The property features breathtaking golf course views, new tenant amenity lounge, high- quality construction and large flexible floorplates to accommodate an extensive range of tenant requirements.



PRIVATE BALCONY ACCESS



WALKABLE AREA AMENITIES



ENERGY STAR, BOMA 360 & LEED CERTIFIED SINCE 2016



GOLF COURSE VIEWS



LOCATED CLOSE TO THE SR-51 FREEWAY



ON-SITE PROPERTY MANAGEMENT



TENANT AMENITY LOUNGE

## PROPERTY FEATURES

VIRTUAL TOUR  
SPEC SUITE A210



SIGNAGE:  
MONUMENT & BUILDING  
SIGNAGE  
AVAILABLE



PARKING:  
UNDERGROUND  
RESERVED & UNRESERVED  
GARAGE & SURFACE  
PARKING AVAILABLE



BUILDING  
SIZE:  
±101,402 SF



# AREA OVERVIEW

Tatum Ridge is situated at the gateway to luxurious Paradise Valley along the east side of Tatum Boulevard, just north of Desert Cove Avenue and south of Cholla Street in Phoenix, Arizona. The Property is one half mile north of one of the busiest intersections in Phoenix—Tatum and Shea Boulevards. The center sits on the 16th hole of the Stonecreek Golf Club, an 18-hole 6,871-yard championship course with a clubhouse, restaurant and banquet facilities.

This location is well-positioned to serve highly-affluent clientele nearby and regionally via easy access to SR 51, Loop 101 and Tatum and Shea Boulevards. Tatum Boulevard carries 33,560 vehicles per day along its intersection with Shea Boulevard, and 74% of the population of greater Phoenix can reach this location within a 40-minute drive.



## DEMOGRAPHICS WITHIN 3-MILES

2024  
POPULATION  
**78,119**

2024 AVERAGE  
HOUSEHOLD INCOME  
**\$106,058**

COLLEGE  
DEGREES  
**62.3%**

2024 AVERAGE  
HOUSING VALUE  
**\$717,998**

WORKFORCE  
POPULATION (16+)  
**45,367**

EMPLOYED  
POPULATION  
**37,865**



MEDIAN AGE  
**44.9**



COLLEGE  
DEGREES  
**62.3%**



EMPLOYED  
POPULATION  
**37,865**



## PARADISE VALLEY VILLAGE OVERVIEW

Within the core of Paradise Valley Village, Tatum Ridge is surrounded by established, well-maintained neighborhoods and community offerings. The village is bound by the affluent city of Scottsdale to the east and Arcadia/Biltmore to the south, which offer numerous luxury resorts, entertainment and golf courses that attract tourism from around the world.

This office/medical office project is well- positioned amongst other multi-use buildings and surrounded by places to shop, dine, work and live. All four corners of the nearby Tatum and Shea Boulevards intersection feature shops, restaurants, service-oriented retail and medical and general offices, all popular destinations for the local residents.

The area is a favorite destination for shopping, dining and movies that attracts all of greater Phoenix. Meanwhile, outdoor enthusiasts enjoy the nearby Phoenix Mountain Preserve and Sonoran Desert, where they have various biking, equestrian and hiking trails to choose from. Nearby hospital campuses include the Abrazo Scottsdale Campus and Scottsdale Memorial Hospital.

The Paradise Valley Redevelopment showcases a 3.5-acre central park and community hub, anchored by Whole Foods, Life Time Fitness and Living, a luxury multifamily project by StreetLights Residential, and a curated selection of upscale restaurants and retail experiences.

## AMENITIES

- |                        |                      |                        |                  |
|------------------------|----------------------|------------------------|------------------|
| 1. COSTCO              | 8. EMBASSY SUITES    | 15. ORANGE THEORY      | 22. STARBUCKS    |
| 2. TARGET              | 9. ESPORTA FITNESS   | 16. OREGANO'S          | 23. TJ MAXX      |
| 3. BEST BUY            | 10. FIVE GUYS        | 17. ORIGINAL CHOPSHOP  | 24. TRADER JOE'S |
| 4. CHASE               | 11. FRY'S            | 18. OUTBACK STEAKHOUSE | 25. ULTA BEAUTY  |
| 5. CHILI'S             | 12. HOMEGOODS        | 19. PANDA EXPRESS      | 26. WALGREENS    |
| 6. CHIPOTLE            | 13. KOVO             | 20. PANERA BREAD       | 27. WHOLE FOODS  |
| 7. COLD STONE CREAMERY | 14. O.H.S.O. BREWERY | 21. PV PIE & WINE      |                  |





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