

# Village Square II

4669 - 4501 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*



Cliff Johnston  
Managing Director | Principal Partner  
602 618 6261  
cliff.johnston@naihorizon.com

*All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.*

Offered Exclusively by:

**NAI Horizon**

2944 N 44th St, Suite 200, Phoenix, AZ 85018  
602 955 4000 | naihorizon.com

# Village Square II

## PROPERTY OVERVIEW

### Offering Price

Call for Pricing

### Property Address

SWC Cactus Rd & Tatum Blvd | Phoenix AZ

### Total Center SF

163,256 SF

### Zoning

C-2, City of Phoenix

### Parking / Ratio

1,031 Total Spaces Ratio: 5.40/1,000 SF

### Anchor Tenant

Ikea and Big 5 Sporting Goods

### Parcel Number

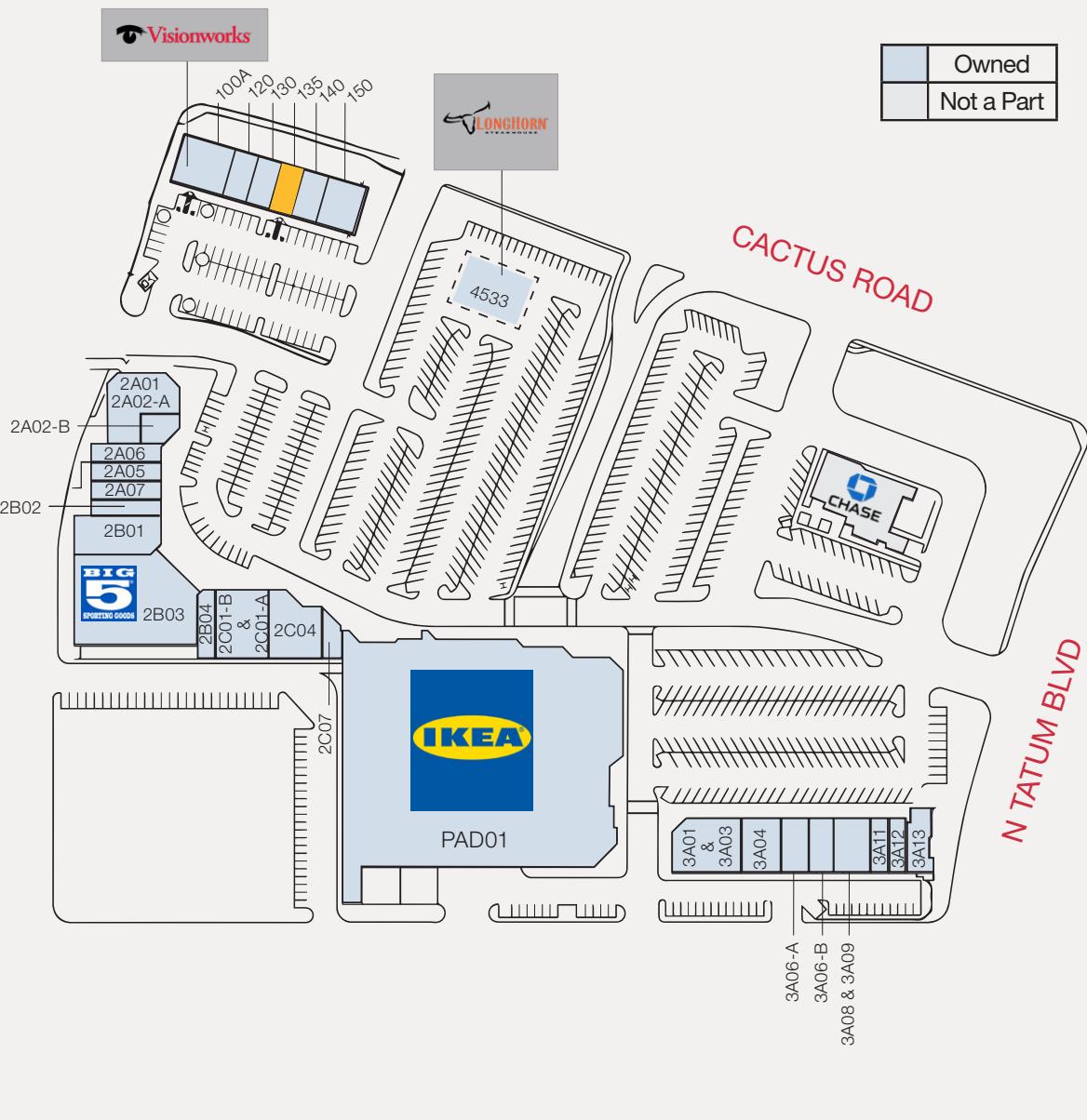
167-32-006A



# Village Square II

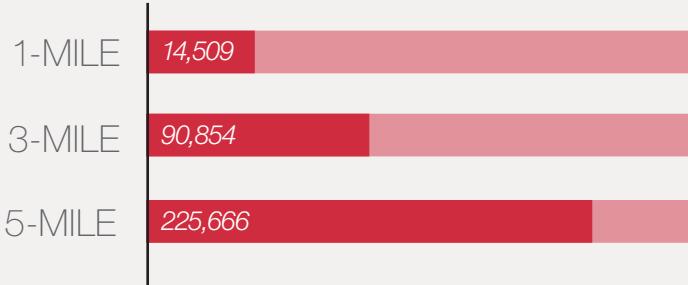
## Site Plan

Suite	Tenant	SF
2B03	Big 5 Sporting Goods	14,000
PAD01	Ikea	75,312
100A	Visionworks	4,500
120	Skoah Facial Shop	1,500
130	Impact Physical Therapy	1,720
<b>135</b>	<b>AVAILABLE</b>	<b>1,300</b>
140	Olive's Mediterranean	2,500
150	Verizon	2,200
G02	Longhorn Steakhouse	6,221
2A01	Jersey Mike's	1,347
2A02-A	KidStrong	3,740
2A02-B	National Guard	900
2A05	The Fur District	1,628
2A07	Bricks & Minifigs	1,613
2B01	Pet Food Depot	3,700
2B02	Bricks & Minifigs	1,708
2B04	AR DIY Workshop	1,571
2C01-B	Plato's Closet	1,287
2C01-A	Plato's Closet	3,503
2C04	Honey Baked Ham	4,201
2C07	Queen's Nails	1,013
3A01 / 3A03	Modern Quilting	5,116
3A04	Golden Wok	2,578
3A06-A	Sports Clips	1,252
3A06-B	Black Swan Yoga	1,305
3A08 / 3A09	Benjamin Moore Paints	3,716
3A11	Hello Sugar Waxing	1,478
3A12	Reset Mind & Body	1,307
3A13	Picazzo's Pizza	2,236

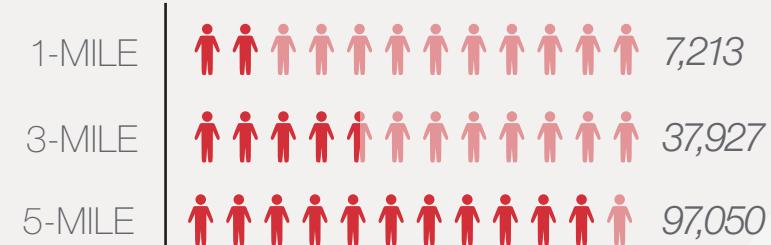


# DEMOGRAPHICS

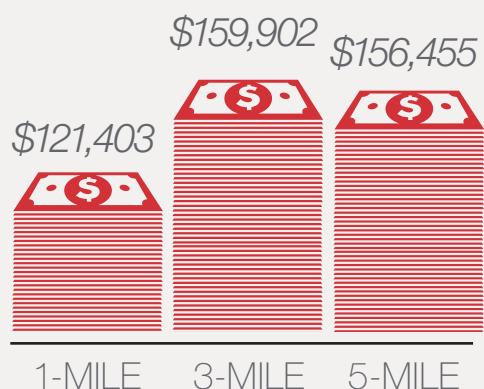
## ESTIMATED POPULATION



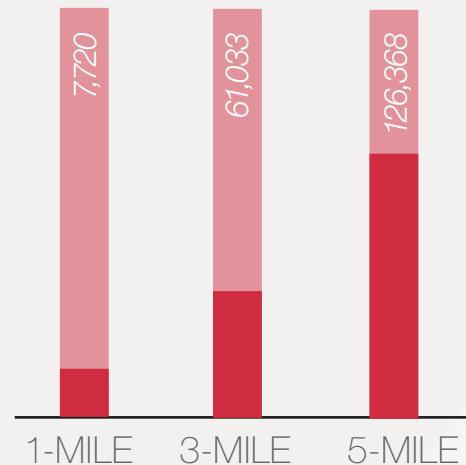
## ESTIMATED HOUSEHOLDS



## AVERAGE HOUSEHOLD INCOME



## ESTIMATED EMPLOYEES



## MEDIAN HOME VALUE

**\$521,628**  
1-MILE

**\$614,387**  
3-MILE

**\$602,412**  
5-MILE

# 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



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.