

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



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





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PROPERTY OVERVIEW

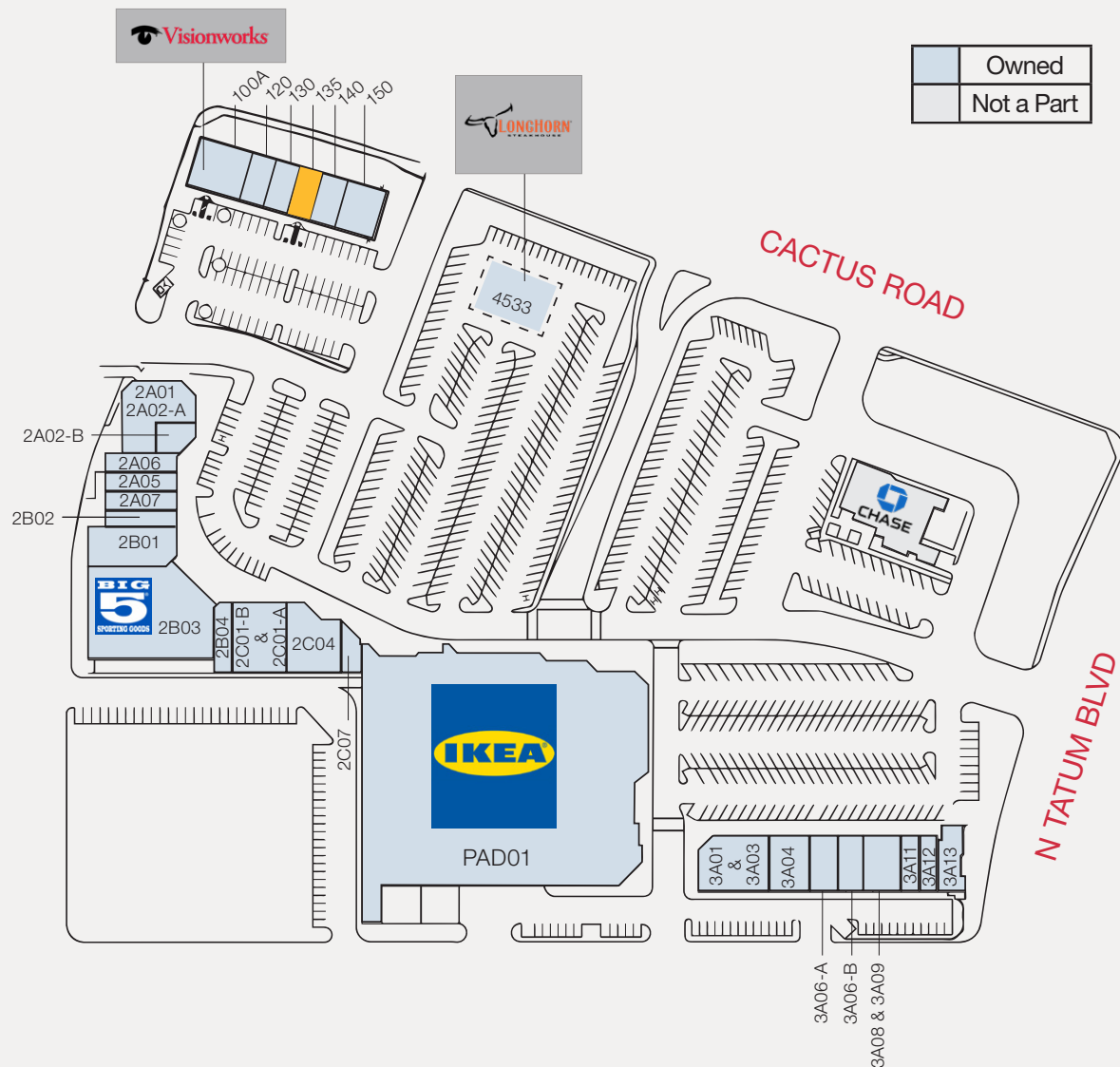
-  **OFFERING PRICE**
Call for Pricing
-  **PROPERTY ADDRESS**
SWC Cactus Rd & Tatum Blvd | Phoenix AZ
-  **TOTAL CENTER SF**
163,256 SF
-  **Zoning**
C-2, City of Phoenix
-  **PARKING / RATIO**
1,031 Total Spaces Ratio: 5.40/1,000 SF
-  **ANCHOR TENANT**
Ikea and Big 5 Sporting Goods
-  **Parcel Number**
167-32-006A



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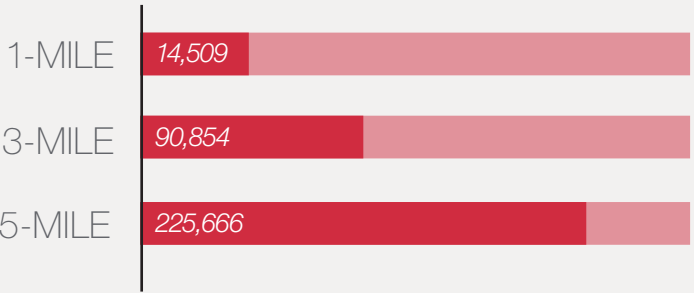
Site Plan

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
135	AVAILABLE	1,300
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

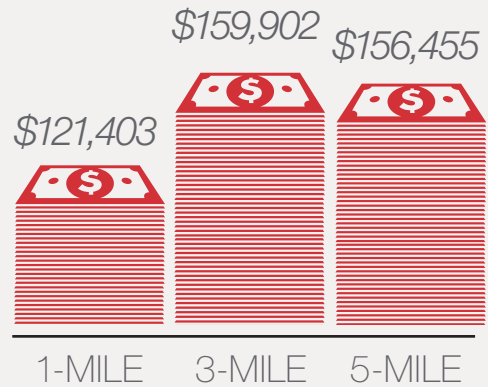
ESTIMATED POPULATION



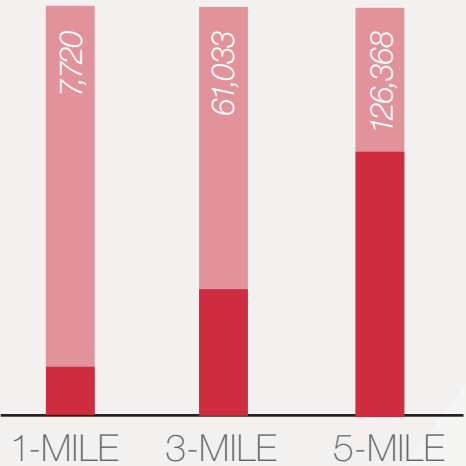
ESTIMATED HOUSEHOLDS



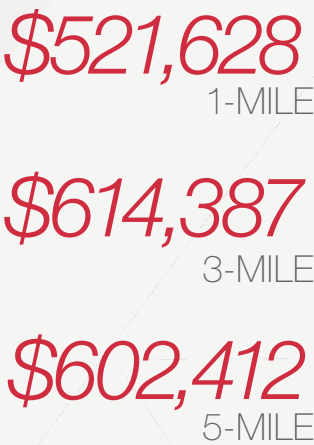
AVERAGE HOUSEHOLD INCOME



ESTIMATED EMPLOYEES



MEDIAN HOME VALUE



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

