

Village Fair North

FOR LEASE | 12811 - 13015 N TATUM BLVD, PHOENIX, AZ 85032

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 Fair North



**±4,673 – 12,070 SF
AVAILABLE**

ZONING	C-2, PCD, City of Phoenix
ANCHOR TENANTS	OfficeMax, EoS Fitness, Scandinavian Design, Dollar Tree
TOTAL BUILDING	198,964 SF
PARKING	±1,457 spaces
PARKING RATIO	4.70/1,000 SF
PARCEL NUMBER	167-26-002E
PRICE	Call for Rates

THIS PROPERTY FEATURES HIGH VISIBILITY ON TATUM BLVD, HIGH INCOME DEMOGRAPHICS, AND MULTIPLE SUITE OPTIONS, INCLUDING A ±12,070 SF ANCHOR SPACE.

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.

Village Fair North

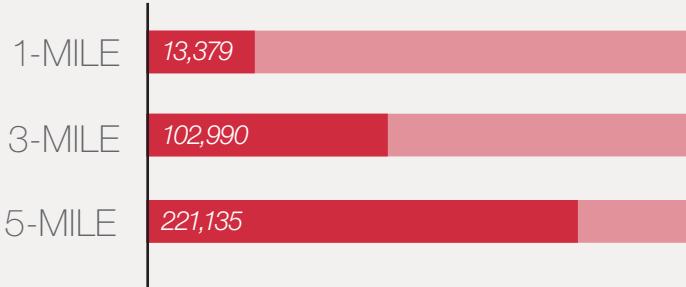
Suite	Tenant	SF
B04	AVAILABLE	12,070
M01	Scandinavian Designs	45,351
M02	Dollar Tree	22,009
M03	Office Max	21,219
M04	Ulta Salon	11,118
M05	EoS Fitness	39,238
F01	The Delicatessen by Chef Joey	5,340
PAD 01	Desert Financial Credit Union	4,760
E01	Hello Vietnam Pho & Roll	2,868
E01A	One Stop Nutrition	1,141
A02	Aqua Tots	6,660
A03	AVAILABLE	4,930
A06	AVAILABLE	4,852
B01	AVAILABLE	5,011
B03	Kelly D Nails	2,006
C01	Dogtopia	5,000
C02	Cobbler's Den	620
D01	Trucco & Capelli's Salon Suites	9,491
D02	AVAILABLE	4,673



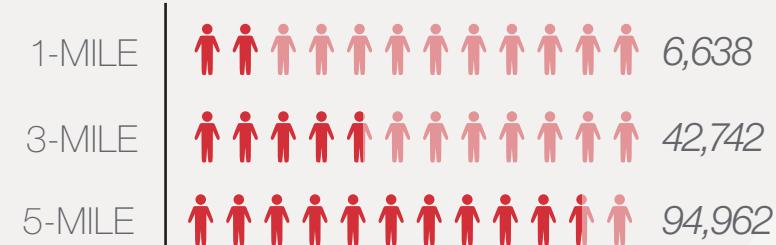
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing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

DEMOGRAPHICS

ESTIMATED POPULATION



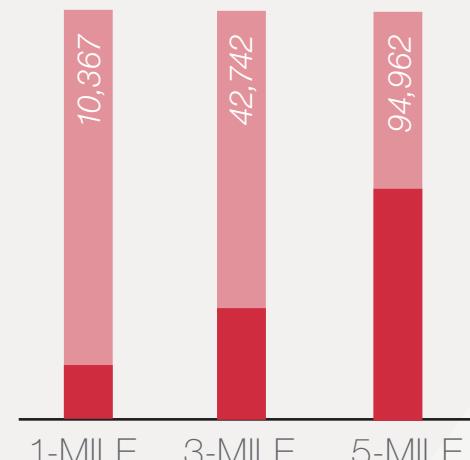
ESTIMATED HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



ESTIMATED EMPLOYEES



AVERAGE HOME VALUE

\$620,074
 1-MILE

\$706,155
 3-MILE

\$703,539
 5-MILE

Village Fair North



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.

N/NEC Cactus Rd & Tatum Blvd | Phoenix, AZ | Available for Lease | **NAI Horizon**

Village Fair North



VIBRANT RETAIL & DINING DISTRICT

Paradise Valley Mall, is undergoing a \$2 billion transformation. The newly reimagined development will showcase a central park, luxury residences, dining, and top retail, including The Blake, Life Time Fitness, Whole Foods, and Harkins Ciné Grill.

This area offers exceptional accessibility, with direct connections to major roads like 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.

N/NEC Cactus Rd & Tatum Blvd | Phoenix, AZ | Available for Lease

NH Horizon