



W/NWC Tatum Blvd & Shea Blvd

PHOENIX, ARIZONA

GROUND LEASE OPPORTUNITY



**IRREPLACEABLE
INFILL LOCATION**

±33K SQUARE FEET
TOTAL, PAD D



**STRONG TRAFFIC
COUNTS NEARBY**

SR-51 ±2 MILES FROM
SR-51 FREEWAY

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One Pad Remaining

PAD A Mountain America Credit Union

PAD B Proposed Better Buzz Coffee

PAD C Proposed Farmer Boys

PAD D ±6,900 SF Retail Shops

GREAT visibility from Shea Blvd

STRONG household incomes and demographics

LOCATED ±1 mile south of Paradise Valley Mall

NEW traffic signal on Shea Blvd, west of Tatum Blvd

DEMOGRAPHICS

2024	1 Mile	3 Miles	5 Miles
Population	8,394	70,022	213,029
Avg HH Income	\$193,887	\$174,410	\$166,932
Median Home Value	\$832,310	\$750,474	\$723,599
Employment	7,110	28,225	137,944

Source: Sites USA, 2024

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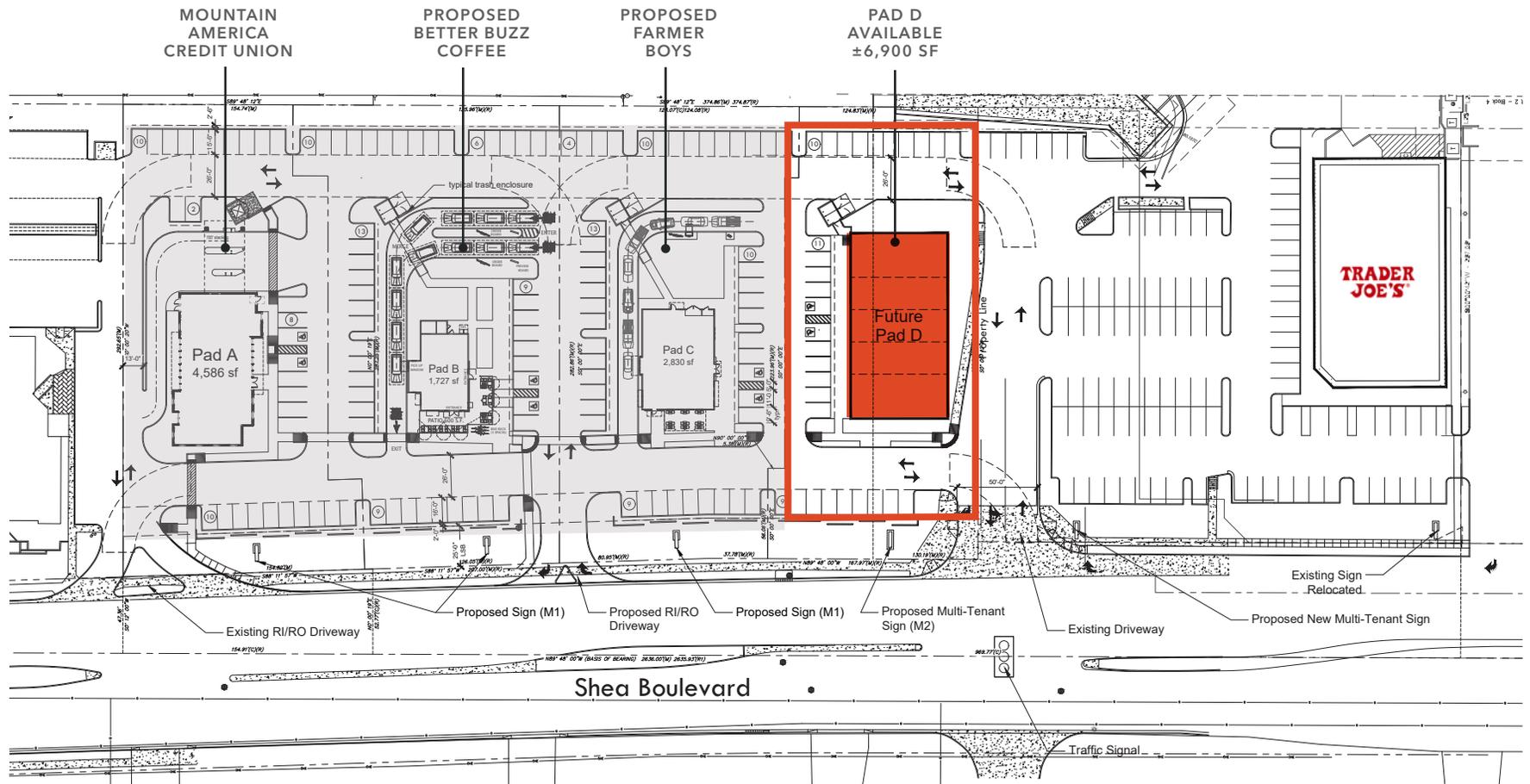


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Conceptual Site Plan



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Conceptual Renderings



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