



# RETAIL AVAILABLE

*Prime Endcap Available For Lease*

13637 N TATUM BLVD, PHOENIX, AZ 85032

## JOIN CURRENT TENANTS

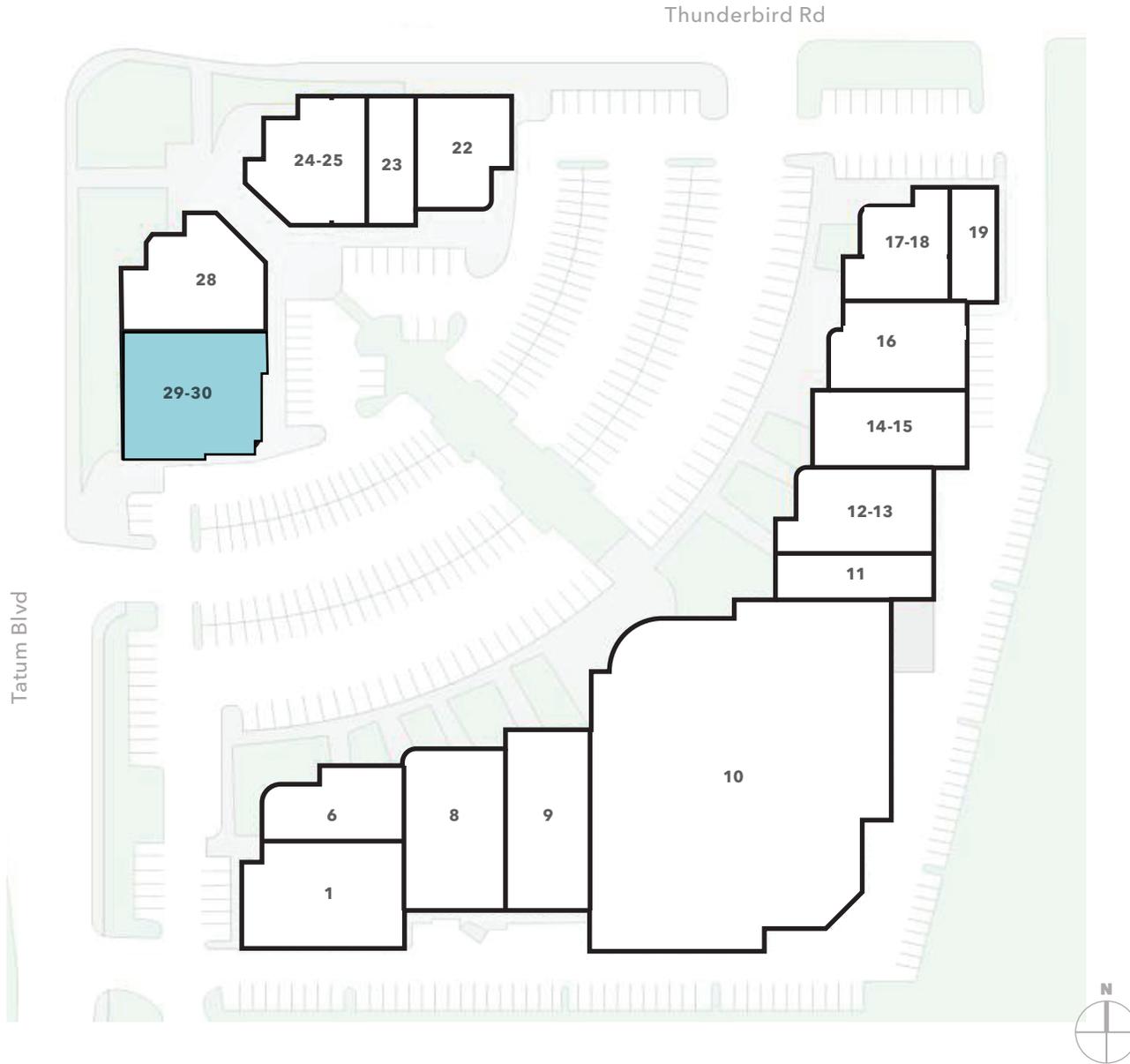


MATTHEW AULT  
602.513.5128  
matthew.ault@kidder.com

TRASK SWITZENBERG  
602.513.5144  
trask.switzenberg@kidder.com

KIDDER.COM





**AVAILABILITIES**

SUITE	TENANT	SF
1	Animal Kingdom	6,434
6	3 Natives	1,587
8	Conservatory of Dance	5,782
9	Back Nine Golf	4,800
10	Influence Gymnastics	30,799
11	Ritual Med Spa	2,400
12-13	The Foundry	3,957
14-15	Kid to Kid	3,707
16	Massage Envy	2,706
17-18	Gracie Jiu-Jitsu	4,862
19	Whimsical Nails	1,124
22	America's Best	3,525
23	Tatum Flowers	1,822
24-25	Wildflower Bread Co	4,189
28	FedEx	4,295
29-30	<b>Available</b>	5,315

# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	± 13,044	± 109,521	± 224,061
2024 CENSUS	± 13,188	± 111,362	± 235,587
2029 PROJECTED	± 14,243	± 120,378	± 256,090

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2020 CENSUS	± 5,596	± 44,637	± 94,768
2024 CENSUS	± 5,595	± 45,327	± 100,042
2029 PROJECTED	± 6,044	± 49,085	± 109,035

## HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
AVERAGE HOUSEHOLD INCOME	\$118,440	\$116,957	\$116,703

Data Source: ©2023, Sites USA



# PARADISE VALLEY FESTIVAL





 **±24,728 VEHICLES**  
Average Daily Traffic

 **±39,604 VEHICLES**  
Average Daily Traffic

*For more information, contact*

**MATTHEW AULT**  
602.513.5128  
matthew.ault@kidder.com

**TRASK SWITZENBERG**  
602.513.5144  
trask.switzenberg@kidder.com

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

