



TATUM RIDGE

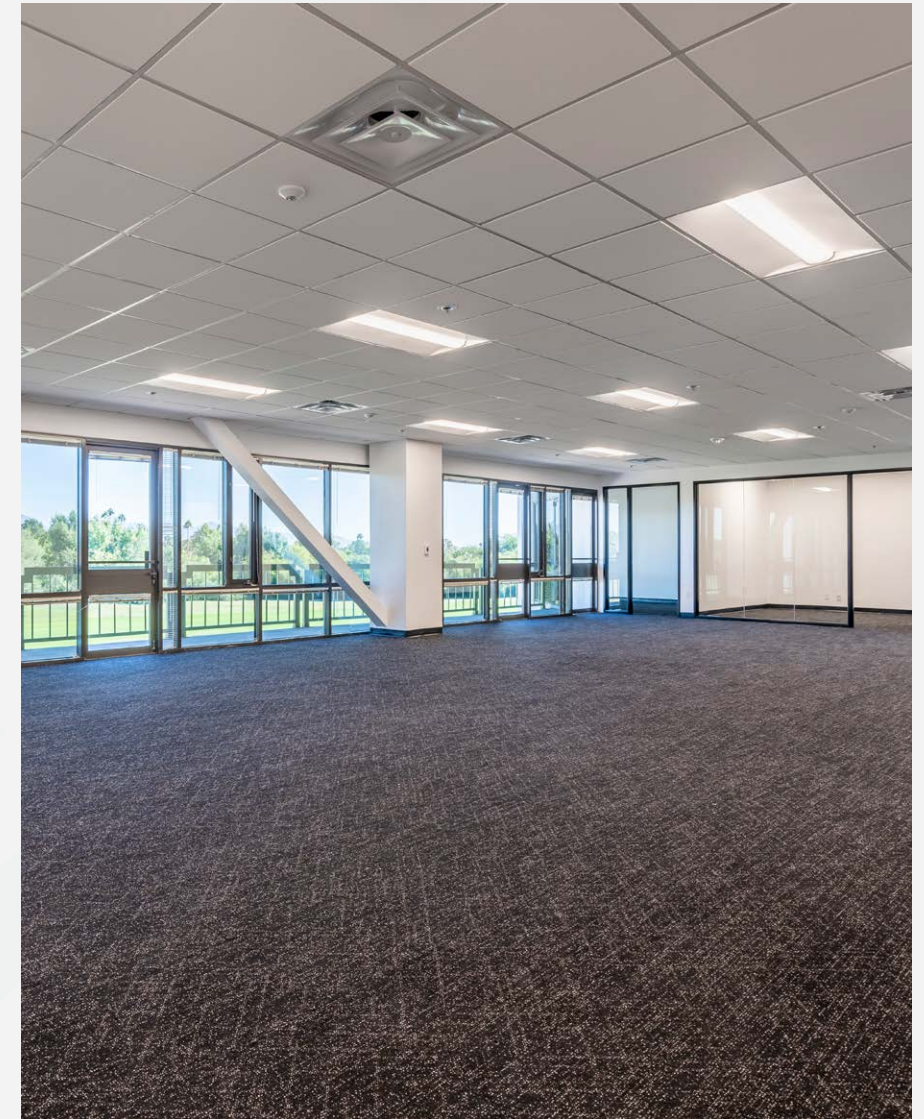
A PROFESSIONAL OFFICE PARADISE

11209-11211 N. Tatum Blvd
Phoenix, AZ



TATUMRIDGE.COLLIERS.COM





PROPERTY HIGHLIGHTS

Tatum Ridge is a 101,402 SF office and medical office building located in Phoenix, Arizona. The property features breathtaking golf course views, new tenant amenity lounge, high-quality construction and large flexible floorplates to accommodate an extensive range of tenant requirements.

PROPERTY FEATURES



SIGNAGE:
MONUMENT & GOLF COURSE SIGNAGE AVAILABLE



BUILDING SIZE:
±101,402 SF



PARKING:
UNDERGROUND PARKING GARAGE & SURFACE PARKING AVAILABLE



ANCHOR MEDICAL TENANTS:
- CAMELBACK WOMEN'S HEALTH
- PARADISE VALLEY FAMILY MEDICINE



ANCHOR OFFICE TENANTS:
- REALTY EXECUTIVES
- REALTY ONE GROUP



WALKABLE AREA AMENITIES



GOLF COURSE VIEWS



ON-SITE PROPERTY MANAGEMENT



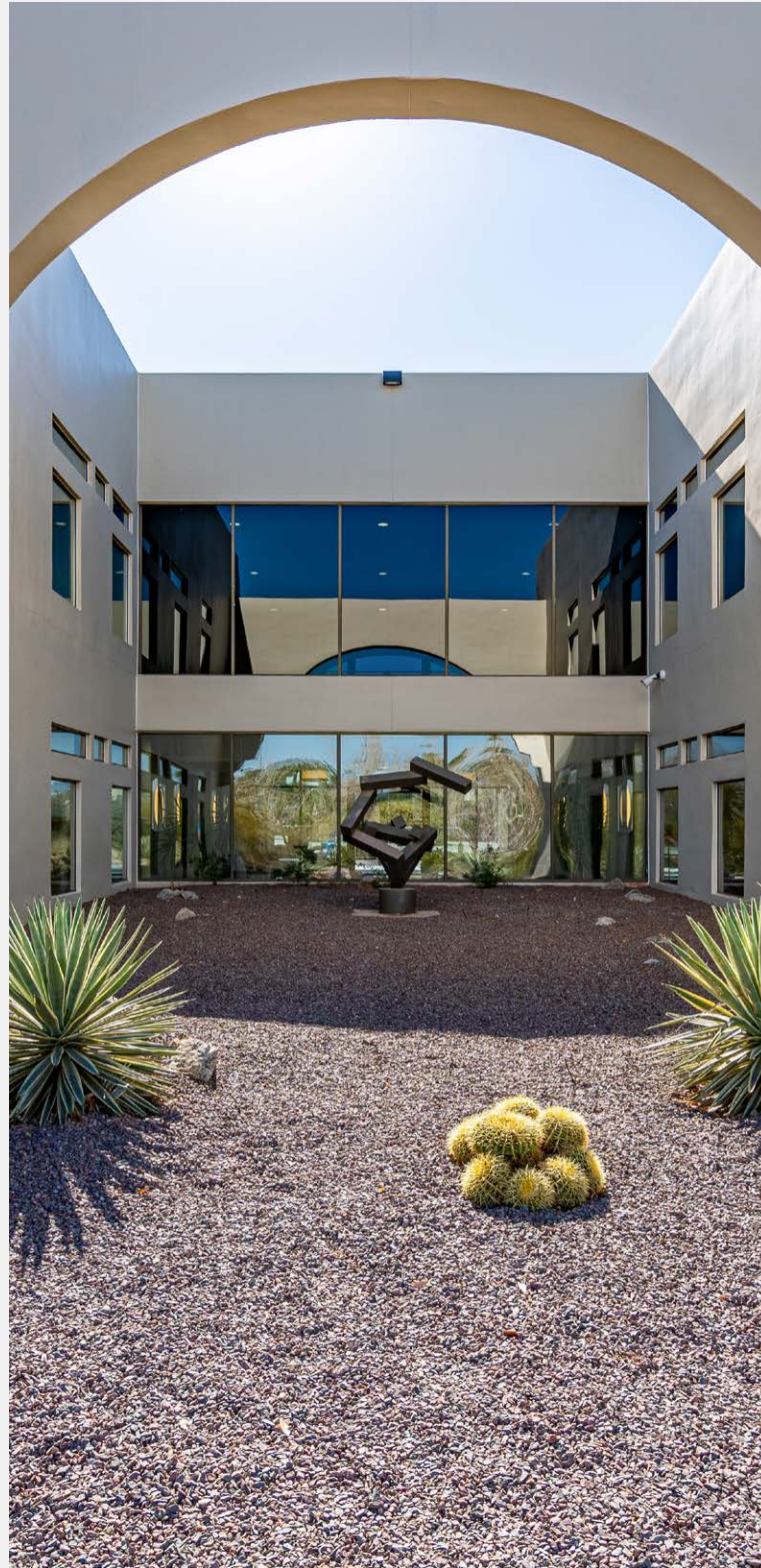
ENERGY STAR, BOMA 360 & LEED CERTIFIED SINCE 2016



LOCATED CLOSE TO THE SR-51 FREEWAY



NEW TENANT AMENITY LOUNGE COMPLETED



AREA OVERVIEW

Tatum Ridge is situated at the gateway to luxurious Paradise Valley along the east side of Tatum Boulevard, just north of Desert Cove Avenue and south of Cholla Street in Phoenix, Arizona. The Property is one half mile north of one of the busiest intersections in Phoenix—Tatum and Shea Boulevards. The center sits on the 16th hole of the Stonecreek Golf Club, an 18-hole 6,871-yard championship course with a clubhouse, restaurant and banquet facilities.

This location is well-positioned to serve highly-affluent clientele nearby and regionally via easy access to SR 51, Loop 101 and Tatum and Shea Boulevards. Tatum Boulevard carries 33,560 vehicles per day along its intersection with Shea Boulevard, and 74% of the population of greater Phoenix can reach this location within a 40-minute drive.



DEMOGRAPHICS WITHIN 3-MILES



2022 POPULATION
81,489



2022 AVERAGE HOUSEHOLD INCOME
\$119,513



COLLEGE DEGREES
57.3%



2022 AVERAGE HOUSING VALUE
\$363,015



WORKFORCE POPULATION (20-60)
44,835



EMPLOYED POPULATION
27,956



MEDIAN AGE
46.7

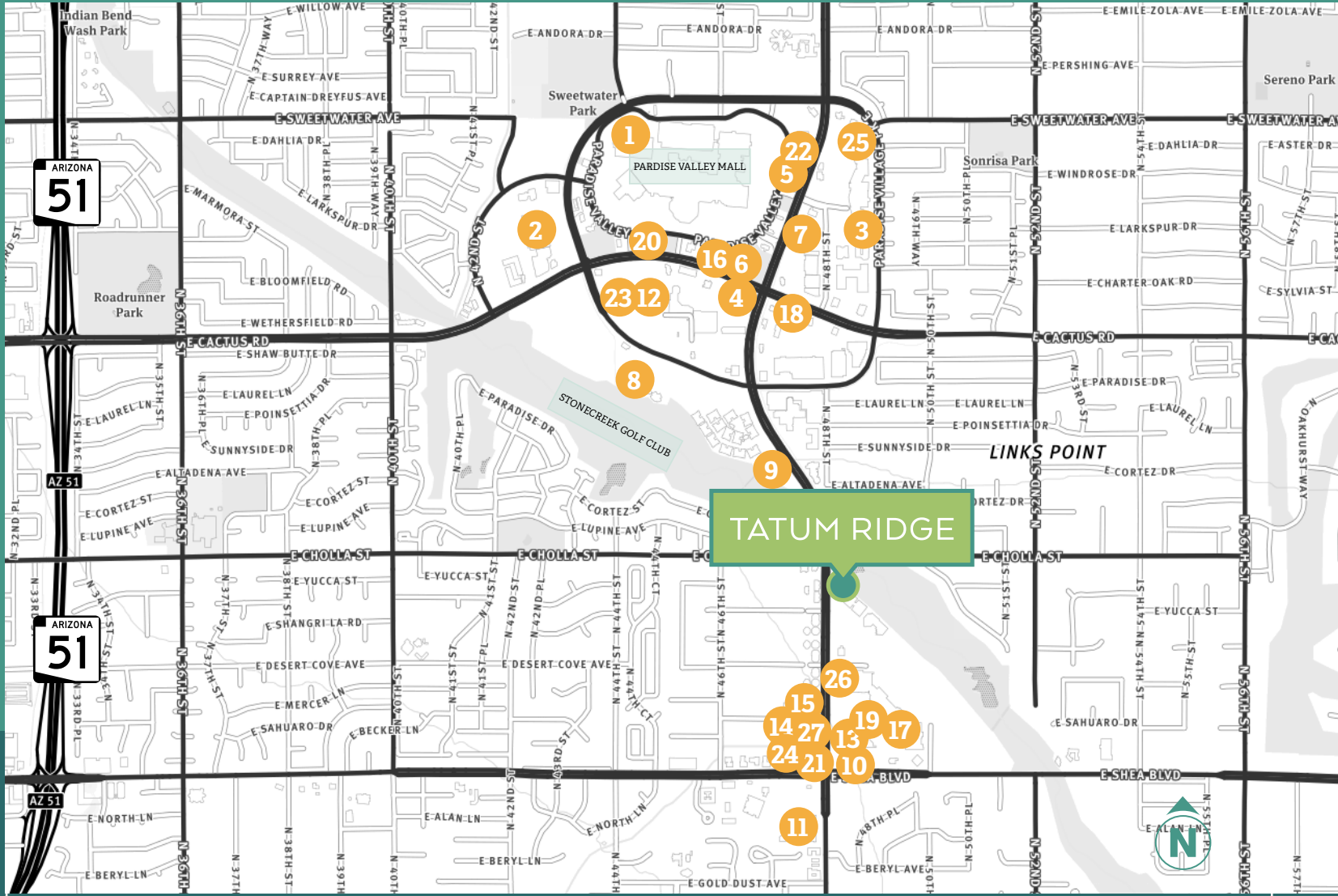
PARADISE VALLEY VILLAGE OVERVIEW

Within the core of Paradise Valley Village, Tatum Ridge is surrounded by established, well-maintained neighborhoods and community offerings. The village is bound by the affluent city of Scottsdale to the east and Arcadia/Biltmore to the south, which offer numerous luxury resorts, entertainment and golf courses that attract tourism from around the world.

This office/medical office project is well-positioned amongst other multi-use buildings and surrounded by places to shop, dine, work and live. All four corners of the nearby Tatum

and Shea Boulevards intersection feature shops, restaurants, service-oriented retail and medical and general offices, all popular destinations for the local residents.

The area is a favorite destination for shopping, dining and movies that attracts all of greater Phoenix. Meanwhile, outdoor enthusiasts enjoy the nearby Phoenix Mountain Preserve and Sonoran Desert, where they have various biking, equestrian and hiking trails to choose from. Nearby hospital campuses include the Abrazo Scottsdale Campus and Scottsdale Memorial Hospital.



AMENITIES

- | | | | |
|------------------------|----------------------|------------------------|------------------|
| 1. COSTCO | 8. EMBASSY SUITES | 15. ORANGE THEORY | 22. STARBUCKS |
| 2. TARGET | 9. ESPORTA FITNESS | 16. OREGANO'S | 23. TJ MAXX |
| 3. BEST BUY | 10. FIVE GUYS | 17. ORIGINAL CHOPSHOP | 24. TRADER JOE'S |
| 4. CHASE | 11. FRY'S | 18. OUTBACK STEAKHOUSE | 25. ULTA BEAUTY |
| 5. CHILI'S | 12. HOMEGOODS | 19. PANDA EXPRESS | 26. WALGREENS |
| 6. CHIPOTLE | 13. KOVO | 20. PANERA BREAD | 27. WHOLE FOODS |
| 7. COLD STONE CREAMERY | 14. O.H.S.O. BREWERY | 21. PV PIE & WINE | |



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OFFICE LEASING:

Michael Marsh, CCIM
Associate Vice President
DIR +1 602 222 5177
michael.marsh@colliers.com

Matt Baniszewski
Associate Vice President
DIR +1 602 222 5176
matt.baniszewski@colliers.com

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