

PARADISE VALLEY MALL VILLAGE FAIR NORTH

N/NEC CACTUS ROAD & TATUM BLVD - PHOENIX, AZ



PROPERTY FEATURES

- Zoned C-2, PCD, City of Phoenix
- Power Center anchored by OfficeMax and Best Buy
- Above average income levels
- Adjacent to Paradise Valley Mall
- Great access and visibility to Tatum Blvd

SPACE AVAILABLE FOR LEASE

- ±2,868 SF; ±3,652 SF; ±4,673 SF; ±4,930 SF; and ±5,011 available
- ±5,000 SF former restaurant space available
- Call for rates
- 4.7:1000 parking ratio

DEMOGRAPHICS 2016*

Miles	Population	Average HH Income
1	14,015	\$70,389
3	95,026	\$98,764
5	216,971	\$95,738

*Source: ESRI 2016

TRAFFIC COUNTS*

N on Tatum Blvd:	39,387 VPD
S on Tatum Blvd:	42,085 VPD
E on Cactus Rd:	43,233 VPD
W on Cactus Rd:	47,589 VPD

*Source: CoStar 2012

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SUITE	TENANT	GLA (SF)
ANCHORS		
B04	David's Bridal	12,070
M01	Scandinavian Designs	45,351
M02	99 Cents Only Store	22,009
M03	OfficeMax	21,219
M04	Ultra Salon	11,118
M05	EoS Fitness	39,238

SUITE	TENANT	GLA (SF)
PADS		
F01	Giordano's Pizza	5,200
Pad 01	Wells Fargo Bank	4,760
E01	AVAILABLE (Former Deli Restaurant)	2,868
E01A	Yumberi Yogurt	1,141

SUITE	TENANT	GLA (SF)
SHOPS		
A02	Aqua Tots	6,660
A03	AVAILABLE	4,930
A06	AVAILABLE	3,652
B01	AVAILABLE	5,011
B03	Kelly D Nails	2,006
C01	AVAILABLE	5,000
C02	Cobblestone Shoe Repair	620
D01	Pier 1 Imports	9,491
D02	AVAILABLE SOON	4,673

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