

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 Sports Authority, OfficeMax, Best Buy & more
- Outparcel space available on Tatum Blvd
- Above average income levels
- Adjacent to Paradise Valley Mall
- Great access and visibility to Tatum Blvd

SPACE AVAILABLE FOR LEASE

- ±2,868 SF & ±4,930 SF
- Call for rates
- 4.7:1000 parking ratio

DEMOGRAPHICS 2009

Miles	Population	Average HH Income
1	15,022	\$83,650
3	103,719	\$102,228
5	230,834	\$101,265

TRAFFIC COUNTS

N on Tatum Blvd:	38,000 VPD
S on Tatum Blvd:	41,700 VPD
E on Cactus Rd:	42,700 VPD
W on Cactus Rd:	47,300 VPD

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Cassidy
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Commercial

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PARADISE VILLAGE PARKWAY EAST



- OWNED
- NOT A PART
- AVAILABLE

VILLAGE FAIR NORTH

SUITE	TENANT	GLA (SF)
ANCHORS		
B04	David's Bridal	12,070
M01	Toys 'R' Us	45,351
M02	99 Cents Only Store	22,009
M03	OfficeMax	21,219
M04	Ulta Salon	11,118
M05	Sports Authority	39,238

SUITE	TENANT	GLA (SF)
PADS		
F01	Island's Fine Burgers & Drinks	6,000
Pad 01	Wells Fargo Bank	4,760
E01	Casual Male XL COMING AVAILABLE	2,868
E01A	Yumberi Yogurt	1,141

SUITE	TENANT	GLA (SF)
SHOPS		
A02	Empire Beauty School	6,660
A03	AVAILABLE	4,930
A06	Sprint	3,652
B01	Bedmart	5,011
B03	AVAILABLE	2,006
C01	La Parrilla Suiza	5,000
C02	Cobblestone Shoe Repair	620
D01	Pier 1 Imports	9,491
D02	Catherine's	4,673

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