WESTERN
RETAIL ADVISORS

RETAIL PROPERTY FOR LEASE

VILLAGE CENTER

4308 E Cactus Rd Phoenix, AZ 85032

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VILLAGE CENTER

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LOCATION DESCRIPTION

Village Center is located at 4308 E Cactus Rd in Phoenix, AZ (Maricopa County)

PROPERTY HIGHLIGHTS

- Target & REI Anchored Center
- Excellent Traffic Counts
- The center is laid out in a straight line format facing Paradise Village Pkwy West and has excellent visibility.

AREA COTENANTS

DOLLAR TREE

REI www.rei.com

STARBUCKS COFFEE

MATTRESSFIRM

HALF PRICE BOOKS

CVS pharmacy

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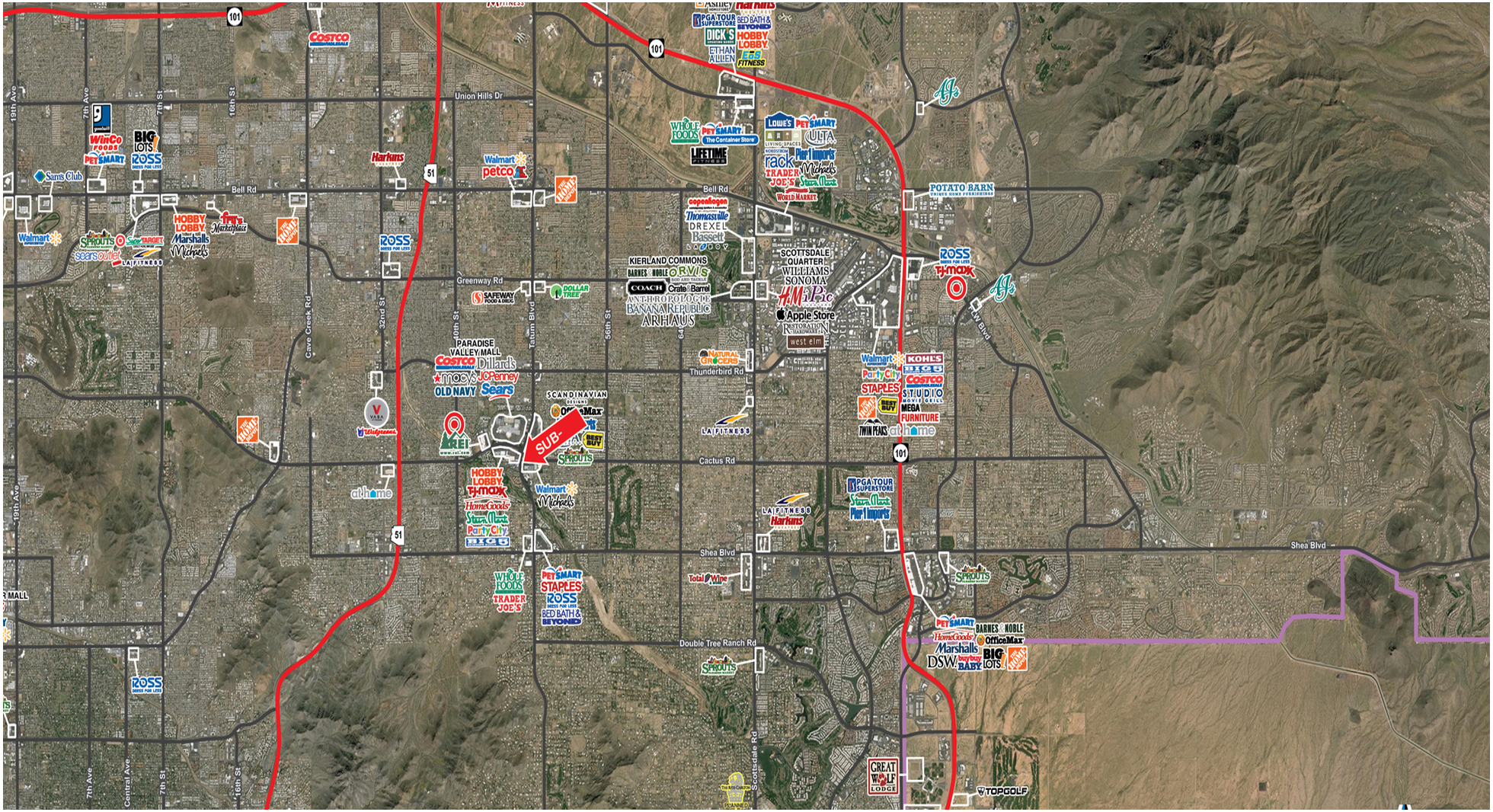

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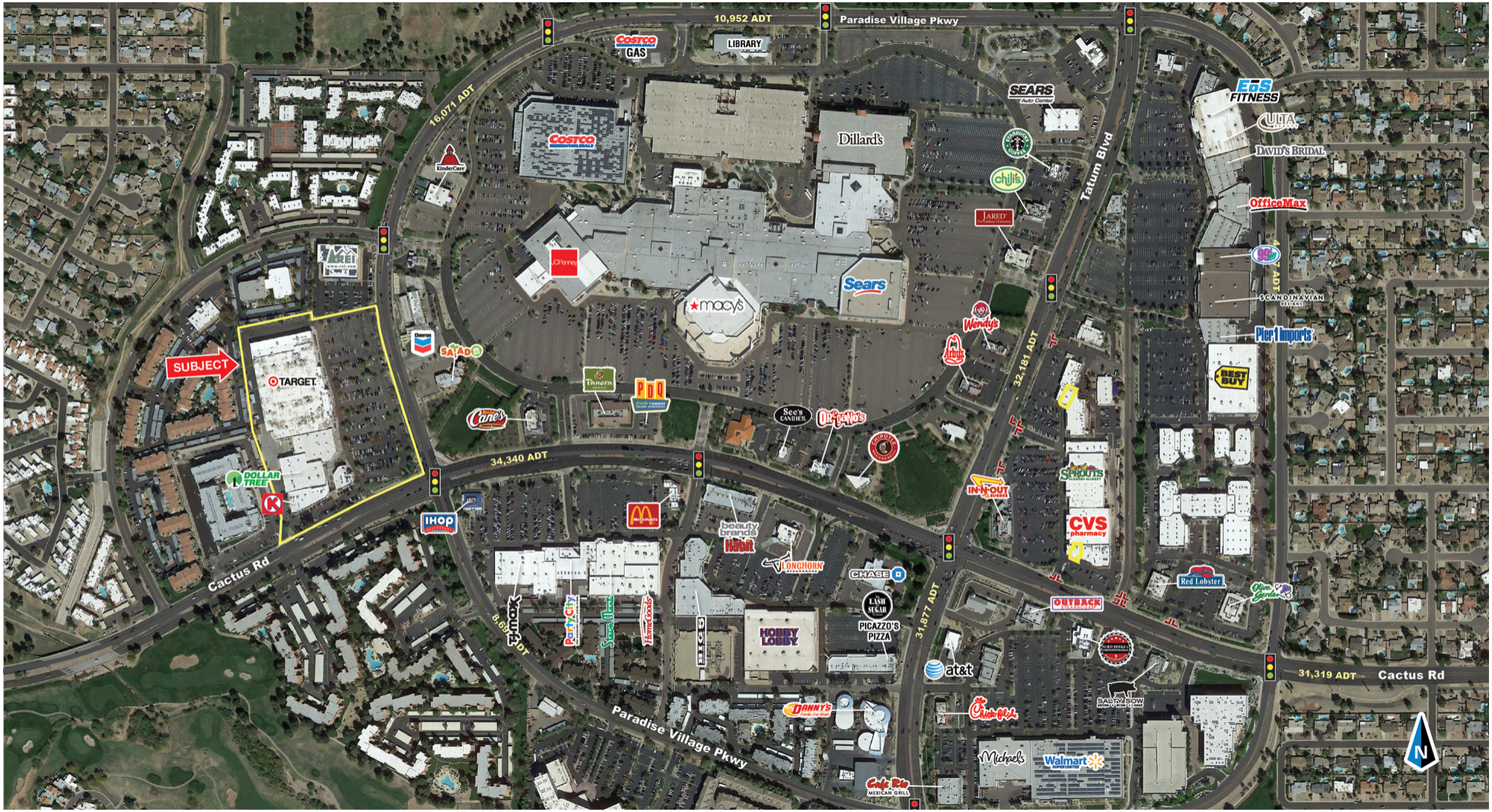

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LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,415 SF	Lease Rate:	CALL FOR PRICING

AVAILABLE SPACES

SUITE	SIZE
Target	111,746 SF
Dollar Tree	10,000 SF
Salon	2,138 SF
Crossfit	11,704 SF
Eyeglass World	5,208 SF
Half Price Books	6,425 SF
Facinations	6,046 SF
Circle K	9,474 SF
Paradise Smoke & Cigar	757 SF
US Armed Forces Career Center	4,908 SF
Great Clips	900 SF
Suite B04	1,415 SF
Subway	1,106 SF
Nail Spa 101	988 SF
The Oink Café	3,522 SF

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POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
Total Population	11,582	93,177	223,382
Total Population in 5 years	12,309	96,934	236,971
Annual Growth Rate	1.23%	0.79%	1.19%
Median Age	47.4	45.8	43.7
INCOME SUMMARY			
Median Household Income	$60,855	$85,082	$78,970
Average Household Income	$92,035	$121,255	$116,467
BUSINESS SUMMARY			
Total Businesses	959	3,442	11,145
Total Employees	10,343	28,762	121,802
Daytime Population	15,556	72,753	228,988
POPULATION 25+ by EDUCATIONAL ATTAINMENT			
Associate's Degree	9.8%	9.1%	8.6%
Bachelor's Degree	31.5%	29.5%	28.2%
Graduate / Professional Degree	17.6%	18.2%	18.2%
Percent of Population with Degrees	59.01%	56.81%	54.96%
EMPLOYED POPULATION 16+ by OCCUPATION			
Total	6,370	49,187	116,196
White Collar	72.6%	74.2%	72.4%
Service Industry	19.8%	15.2%	16.3%
Blue Collar	7.6%	10.5%	11.3%
HOUSEHOLD SUMMARY			
Households	5,809	37,834	93,916
Average Household Size	1.97	2.43	2.36
Average Family Size	2.74	2.97	2.96
Median Home Value	$334,230	$367,729	$366,438

* 2020 Demographic data derived from ESRI

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