



RETAIL PROPERTY FOR LEASE

# PARADISE VALLEY GATEWAY

NEC Tatum Blvd & Shea Blvd Scottsdale, AZ 85028

**JAKE MCCLAUGHRY**

602.368.1088

[jmclaughry@w-retail.com](mailto:jmclaughry@w-retail.com)

**ERIC TERMANSEN**

602.778.3745

[etermansen@w-retail.com](mailto:etermansen@w-retail.com)

**ALBERTO CABALLERO**

575.441.3200

[acaballero@w-retail.com](mailto:acaballero@w-retail.com)

**WESTERN RETAIL ADVISORS**

2555 E Camelback Rd, Suite 200

Phoenix, AZ 85016

602.778.3747 | [w-retail.com](http://w-retail.com)

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## LOCATION DESCRIPTION

NEC Tatum Blvd & Shea Blvd

## PROPERTY HIGHLIGHTS

- Paradise Village Gateway serves the affluent Scottsdale and Paradise Valley communities. Dense population count (214,889 in a 5 mile radius) and high incomes (\$123,925 in a 5 mile radius).
- The 295,192 SF retail property offers great visibility and access from a major intersection of Tatum & Shea.
- One of Arizona's premiere open-air regional shopping center. Anchored by PetSmart, Ross, Walgreens featuring specialty retail shops and restaurants such as ChopShop and Club Pilates.

## AREA COTENANTS



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## LEGEND

Available

Unavailable

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	402 - 50,245 SF	Lease Rate:	Contact Broker

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
A500	Available	2,003 SF	NNN	Contact Broker	-
C100	Available	2,255 SF	NNN	Contact Broker	-
C500	Available	402 SF	NNN	Contact Broker	-
D101	Available	1,076 SF	NNN	Contact Broker	-
M1	Available	50,000 SF	NNN	Contact Broker	-
M4	Available	20,000 SF	NNN	Contact Broker	-
M5	Available	50,245 SF	NNN	Contact Broker	-
A100	Jet's Pizza	1,517 SF	NNN	-	-
A200	Paradise Nails Spa	1,271 SF	NNN	-	-
A300	Paradise Valley Barber Shop	772 SF	NNN	-	-
A400	Water Mart	962 SF	NNN	-	-
A600	Ulta On Day Cleaners	1,004 SF	NNN	-	-
A600A	Dentistry For You	1,000 SF	NNN	-	-
A700	Smile Now Dental Implant Studio	1,509 SF	NNN	-	-
B100	Paradise Juice	1,088 SF	NNN	-	-

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
B200	Hallmark Gold Crown	4,498 SF	NNN	-	-
B300	Penzey's Spices	2,640 SF	NNN	-	-
C200	The UPS Store	2,057 SF	NNN	-	-
C300	Great Clips	960 SF	NNN	-	-
C400	Blimpie	1,178 SF	NNN	-	-
C600	Benjamin Moore Paint	2,606 SF	NNN	-	-
D104	Cartel Coffee Lab	1,028 SF	NNN	-	-
D107	Demirjian Jewelers Design	749 SF	NNN	-	-
D110	The Village Eye Works	1,004 SF	NNN	-	-
D115	European Wax Center	1,805 SF	NNN	-	-
D125	Z-Tejas Grill	6,973 SF	NNN	-	-
D135	Original Chopshop	3,090 SF	NNN	-	-
D136	The Screamery	1,388 SF	NNN	-	-
D138	Elements Therapeutic	2,132 SF	NNN	-	-
D142	Desert Nail Spa	1,861 SF	NNN	-	-
D150	Kovo	3,983 SF	NNN	-	-
E101	Premium Wholesale Cabinets	4,929 SF	NNN	-	-
M2	Ross Dress for Less	28,060 SF	NNN	-	-
M3	Petsmart	30,393 SF	NNN	-	-
P1	Walgreens	15,144 SF	NNN	-	-

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
P4	Chase Bank	4,270 SF	NNN	-	-
P5	Superpumper	2,000 SF	NNN	-	-
P2-102	Sprint	2,490 SF	NNN	-	-
P2-102B	Cyclebar	1,974 SF	NNN	-	-
P2-102C	Club Pilates	1,964 SF	NNN	-	-
P2-105	AmTrust Bank	4,500 SF	NNN	-	-
P3-101	FastMed Urgent Care	4,500 SF	NNN	-	-
P3-102	Johnson Fitness & Wellness	2,883 SF	NNN	-	-
P3-105	IV Nutrition Now	2,000 SF	NNN	-	-
P3-106	Five Guys Burgers & Fries	2,500 SF	NNN	-	-
P6-101	Einsteins Bros Bagels	2,401 SF	NNN	-	-
P6-108	Little Cay	2,668 SF	NNN	-	-
P6-112	Prova Salon & Spa	2,597 SF	NNN	-	-
P7-101A	Over Easy	2,082 SF	NNN	-	-
P7-101B	Rusconi's Kitchen	3,205 SF	NNN	-	-
P7-105	Panda Express	2,476 SF	NNN	-	-

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	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<b>POPULATION SUMMARY</b>			
2020 Total Population	7,568	74,785	214,889
2025 Total Population	7,916	77,858	227,691
2015-2020 Annual Growth Rate	0.90%	0.81%	1.16%
2020 Median Age	50.4	46.6	45.4
<b>INCOME SUMMARY</b>			
Median Household Income	\$96,668	\$86,683	\$82,030
Average Household Income	\$157,615	\$127,487	\$123,925
<b>BUSINESS DATA</b>			
Total Businesses	720	2,980	11,727
Total Employees	6,334	25,384	125,183
Daytime Population	10,109	60,760	230,425
<b>POPULATION 25+ BY EDUCATIONAL ATTAINMENT</b>			
Associate Degree	7.3%	8.7%	8.4%
Bachelor's Degree	32.8%	30.1%	28.7%
Graduate/Professional Degree	26.4%	19.8%	19.5%
Percent of Population with Degrees	66.50%	58.52%	56.59%
<b>EMPLOYED POPULATION 16+ BY OCCUPATION</b>			
Total Employees	3,794	39,409	109,647
White Collar	80.2%	75.0%	73.4%
Services	13.6%	14.9%	15.6%
Blue Collar	6.2%	10.1%	11.0%
<b>HOUSEHOLD SUMMARY</b>			
2020 Households	3,279	30,836	90,812
2020 Average Household Size	2.29	2.40	2.34
2020 Average Family Size	2.83	2.96	2.95
2020 Median Home Value	\$508,621	\$376,247	\$393,875

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