

RETAIL PROPERTY FOR LEASE

SHOPS AND PADS - DESERT RIDGE MARKETPLACE

21001 N Tatum Blvd Phoenix, AZ 85054

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LOCATION DESCRIPTION

Regional Open Air Center at the intersection of the 101 Freeway (145,000 cpd) and Tatum Boulevard (48,000 cpd). There is a population of 195,624 with a medium income of \$76,975 within a 5-mile radius. The center is part of the Desert Ridge master planned community.

PROPERTY HIGHLIGHTS

- Key Tenants: Target, Kohl's, AMC Theaters, Dave & Buster's, H&M, VS Pink, Barnes & Noble, Ross, Old Navy, JoAnn, DSW Shoes, Copper Blues/Stand Up Live and Flower Child.
- The most visited shopping center in the State of Arizona, Desert Ridge Marketplace is the dominant regional shopping center located on the 101 freeway.
- Regional power & entertainment center with 1.2M GLA & over 26M customers in 2015 space available.

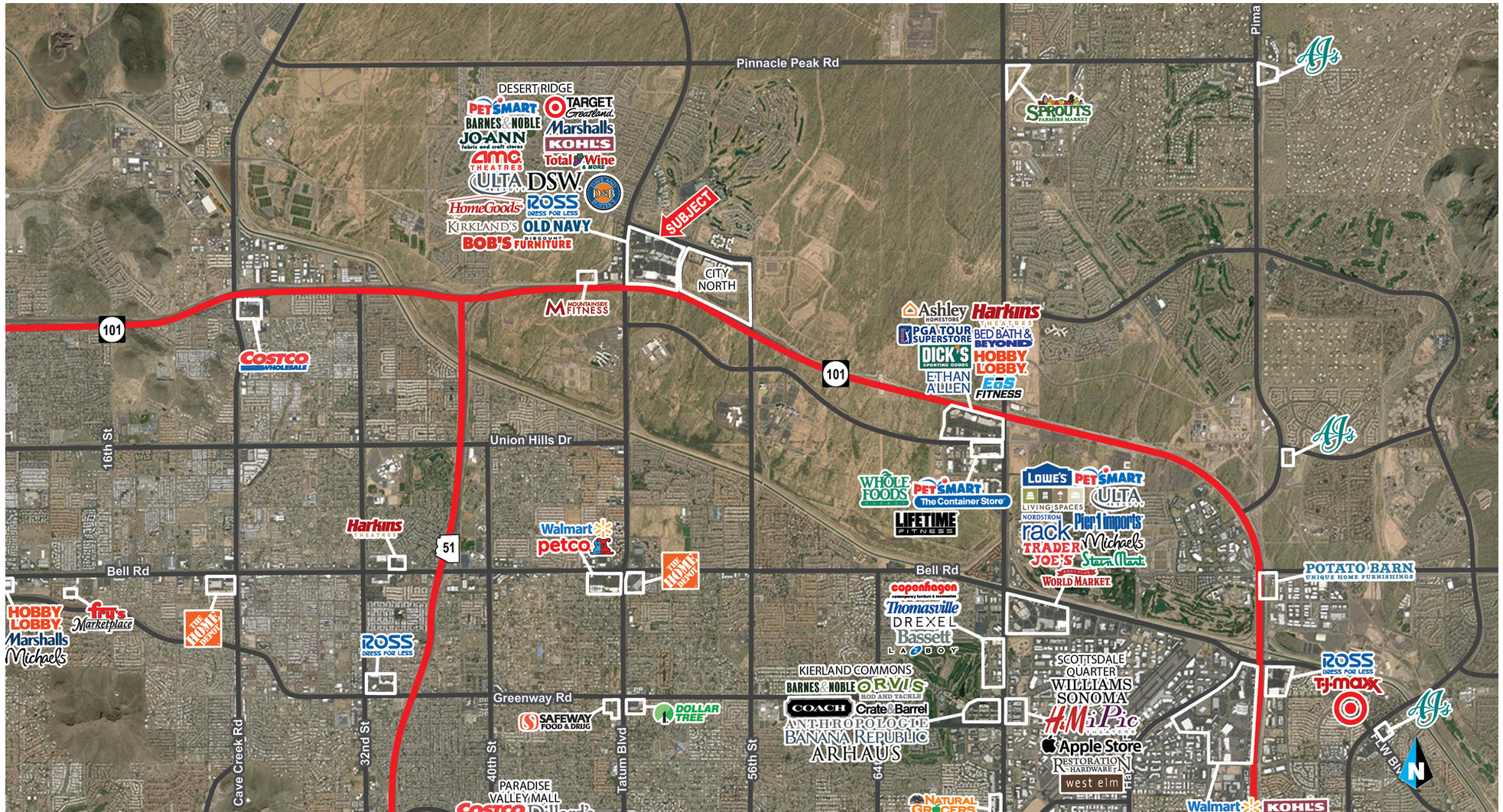
AREA COTENANTS



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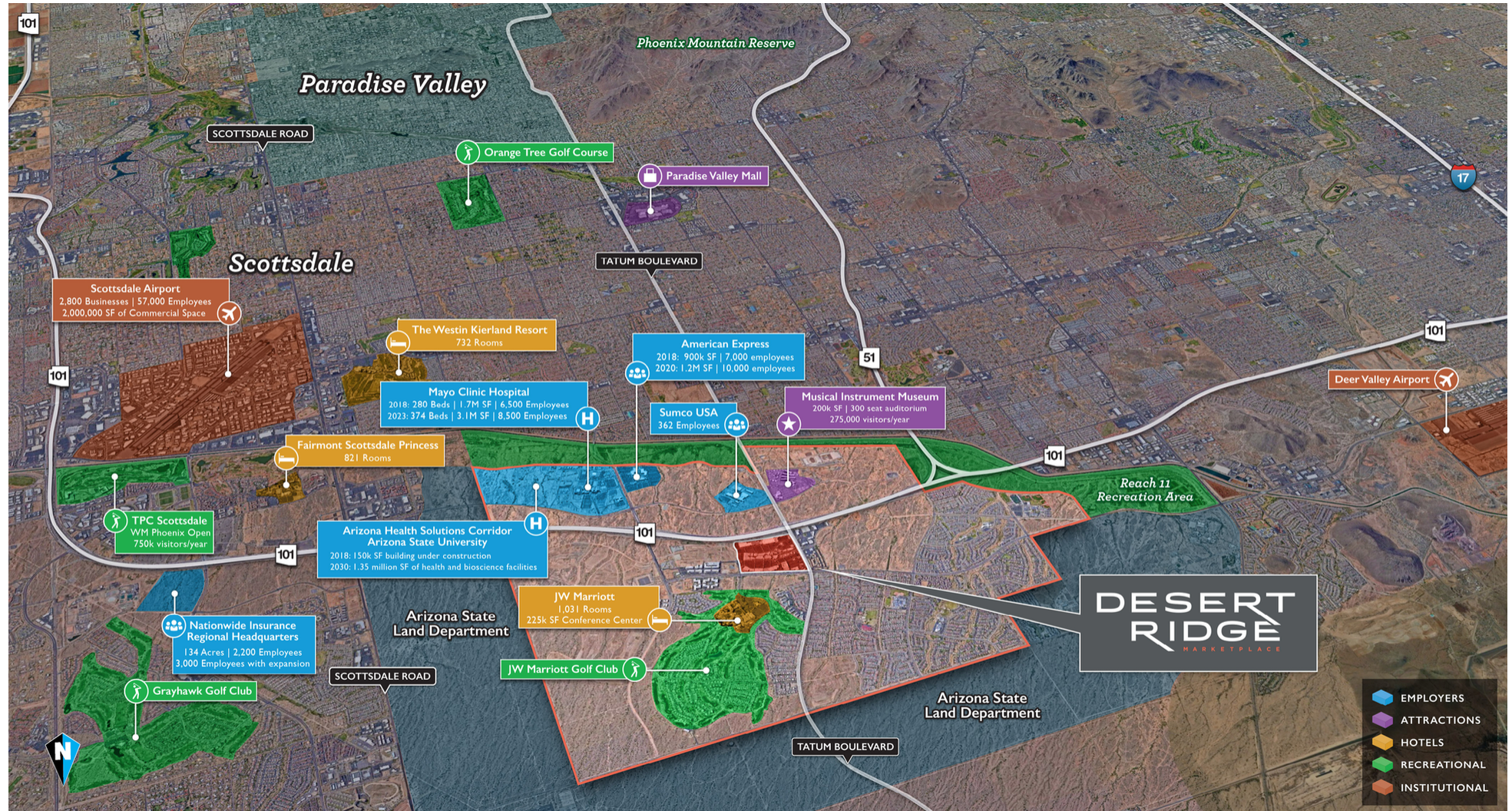
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The image is a detailed site plan of a large retail shopping center. The plan shows various retail stores, parking lots, and surrounding roads. Key stores include Target, Ross Dress for Less, Marshall's, JoAnn, AMC Theatres, and Kohl's. The plan is divided into sections labeled TT5, MM3, LL1, LL3, LL5, R2, U6, and T-3. A blue dashed line highlights a specific area within the center. The plan also shows the locations of CVS, Albert Heijn, and Total Wine. The surrounding roads are Tatum Blvd, Deer Valley Drive, and T-3. The plan includes a north arrow and a scale bar.

Available

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 - 6,851 SF	Lease Rate:	CALL FOR RATES

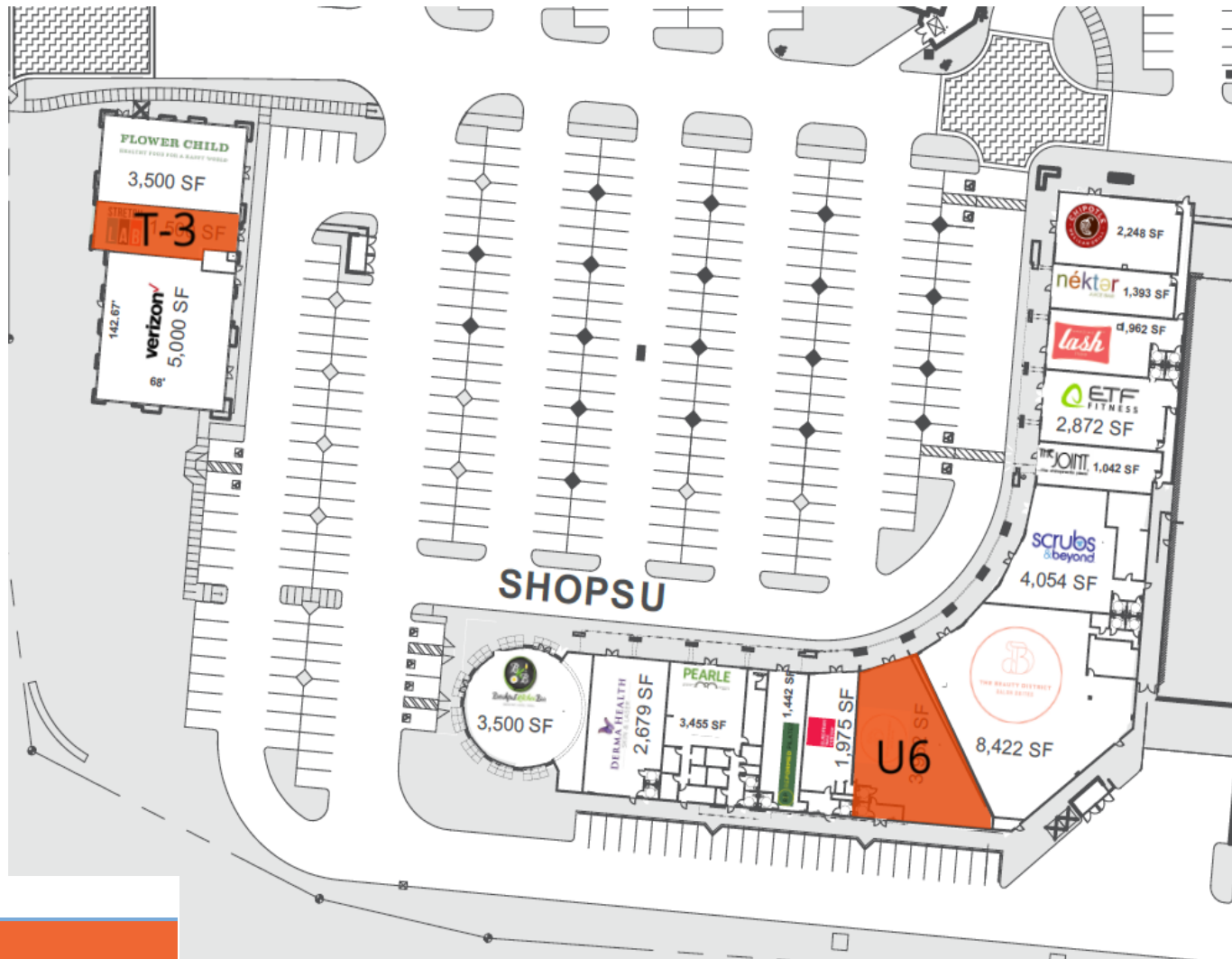
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
LL3 Inline Shop Space	-	1,600 SF	NNN	-
LL1 Endcap Shop Space	Available	2,000 - 5,896 SF	NNN	CALL FOR RATES
LL5 End Cap Shop Space	-	1,318 SF	NNN	-
MM3 Inline Shop Space	Available	1,400 SF	NNN	CALL FOR RATES
TT5 Inline Shop Space	Available	1,815 SF	NNN	CALL FOR RATES

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LEGEND

Available

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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
T-3 Inline Shop Space	Available	1,500 SF	NNN	CALL FOR RATES
U6 Inline Shop Space	Available	3,962 SF	NNN	CALL FOR RATES

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	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2019 Total Population	2,733	65,451	206,993
2024 Total Population	3,001	70,642	222,779
2015-2020 Annual Growth Rate	1.89%	1.54%	1.48%
2019 Median Age	37.6	39.3	39.3
INCOME SUMMARY			
Median Household Income	\$100,686	\$82,690	\$75,157
Average Household Income	\$125,963	\$110,934	\$102,723
BUSINESS DATA			
Total Businesses	349	1,894	7,128
Total Employees	6,250	25,280	80,023
Daytime Population	7,482	53,918	174,088
POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Associate Degree	6.6%	8.1%	8.3%
Bachelor's Degree	34.8%	31.9%	28.8%
Graduate/Professional Degree	22.2%	19.0%	15.8%
Percent of Population with Degrees	63.56%	58.98%	52.88%
EMPLOYED POPULATION 16+ BY OCCUPATION			
Total Employees	1,501	36,810	112,929
White Collar	75.3%	75.6%	70.5%
Services	12.1%	14.7%	17.6%
Blue Collar	12.7%	9.7%	11.8%
HOUSEHOLD SUMMARY			
2019 Households	1,230	26,798	84,381
2019 Average Household Size	2.15	2.42	2.44
2019 Average Family Size	2.75	3.07	3.06
2019 Median Home Value	\$416,929	\$350,471	\$333,621

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