



**SUBJECT
PROPERTY**

N TATUM BLVD

E THUNDERBIRD RD

TATUM PLACE

13636 N TATUM BLVD, PHOENIX, AZ 85032

±978 - ±13,000 sf spaces available for lease

BRET ISBELL
602.300.4112
bret.isbell@kidder.com

TRASK SWITZENBERG
602.513.5144
trask.switzenberg@kidder.com



**±45K SF GROSS
LEASEABLE AREA**



**VIBRANT 4-CORNER
INTERSECTION**



**±68K VEHICLES
PER DAY**



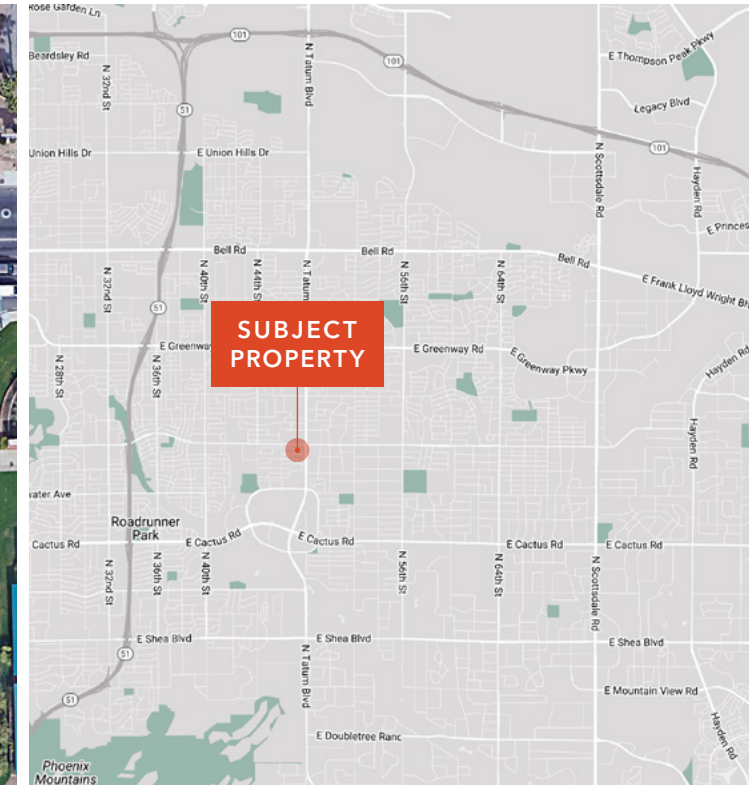
**MONUMENT
SIGNAGE AVAILABLE**

Please do not disturb current tenants



Suite	Tenant	SF
5	Data Doctor	N/A
6	Eyeglass Repair	N/A
7	Splendid Nail Salon	N/A
9	The Paw Wash	N/A
10	Hot Chicken Alley	N/A
12	Hair Doc & Co	N/A
14	Vacant	1,654
16	Fan Doctor	N/A
17	Vacant - Main/Floor*	13,000
17	Vacant - Basement*	10,000
18	Vacant	978
19	Vacant	1,123
20	Bicycles of Phoenix	N/A
21	AZ Wholistic	N/A
23	Fins Up Scuba	707
25	Diamond Kitchen & Bath	N/A

FOR LEASE | 13636 N TATUM BLVD, PHOENIX, AZ 85032



DEMOGRAPHICS

2024	1 Mile	3 Miles	5 Miles
POPULATION	13,981	113,066	233,977
AVG HH INCOME	\$134,443	\$146,812	\$150,256
HOUSEHOLDS	6,345	47,479	103,021

KIDDER.COM



FOR LEASE | 13636 N TATUM BLVD, PHOENIX, AZ 85032



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



