



W/NWC TATUM BLVD & SHEA BLVD

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±33K SF TOTAL
PAD D



±2 MILES FROM
SR-51 FREEWAY



STRONG TRAFFIC
COUNTS NEARBY



IRREPLACEABLE
INFILL LOCATION

One Pad Remaining!



One Pad Remaining!

PAD A Mountain America Credit Union - Opening Fall 2026

PAD B Better Buzz Coffee - Opened Summer 2026

PAD C Farmer Boys - U/C

PAD D Available ±33,733 SF

Great visibility from Shea Blvd

Strong household incomes and demographics

Located ±1 mile south of Paradise Valley Mall

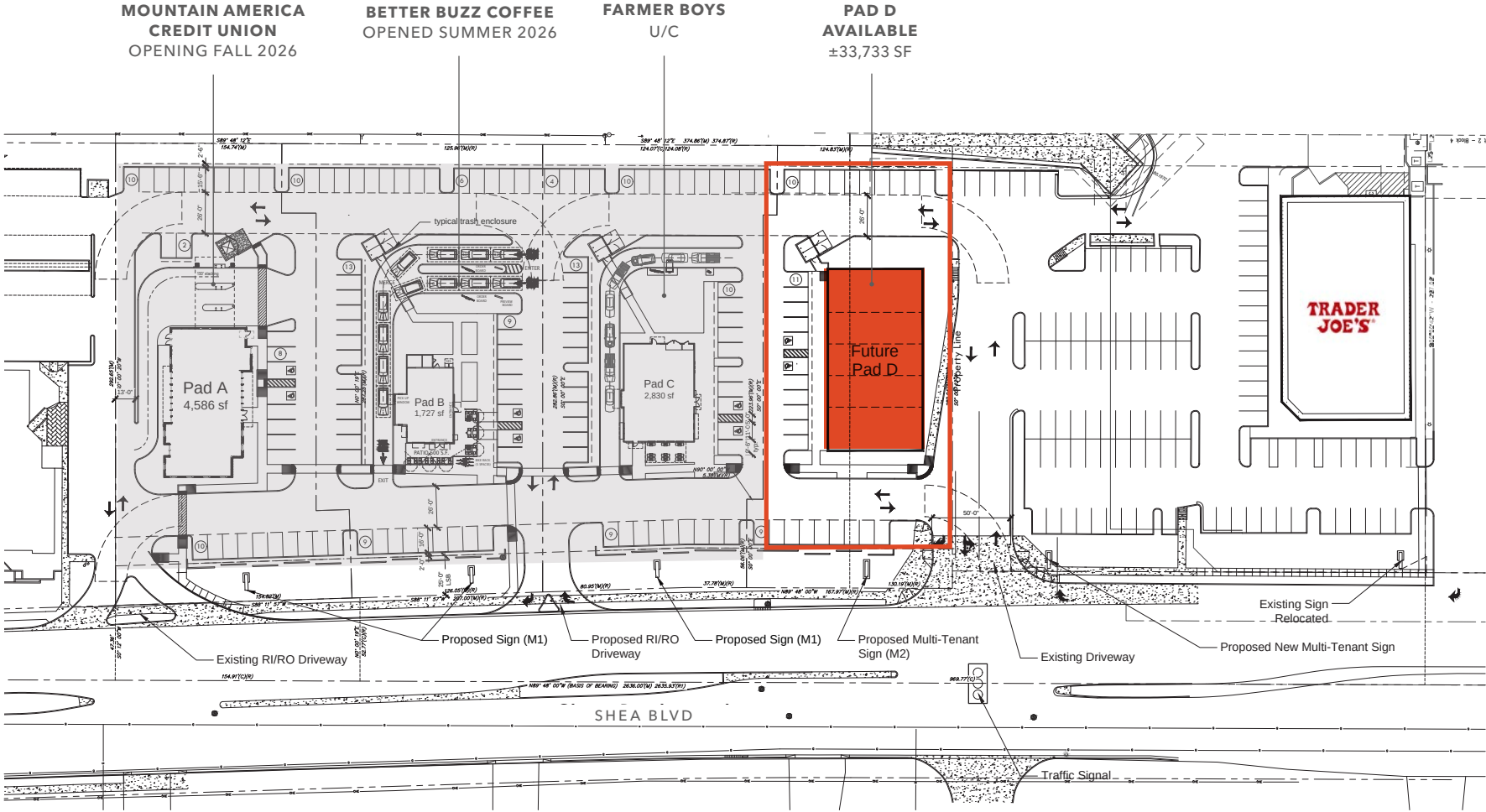
New traffic signal on Shea Blvd, west of Tatum Blvd

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	7,911	68,128	210,519
AVG HH INCOME	\$202,553	\$186,865	\$179,916
EST PER CAPITA INCOME	\$98,251	\$81,518	\$80,418
EMPLOYMENT	8,552	29,343	150,025

Data Source: ©2026, Sites USA

CONCEPTUAL SITE PLAN



VIEW LOOKING WEST



VIEW LOOKING EAST



Conceptual Renderings

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*For more information on
this property, please contact*

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