



Last space available at Phoenix shopping center



Join Walmart, Petco, Big Lots,
Mattress Firm, and Starbucks



Great visibility and
traffic counts



Located near Loop-101
and SR-51 freeways

Get more information

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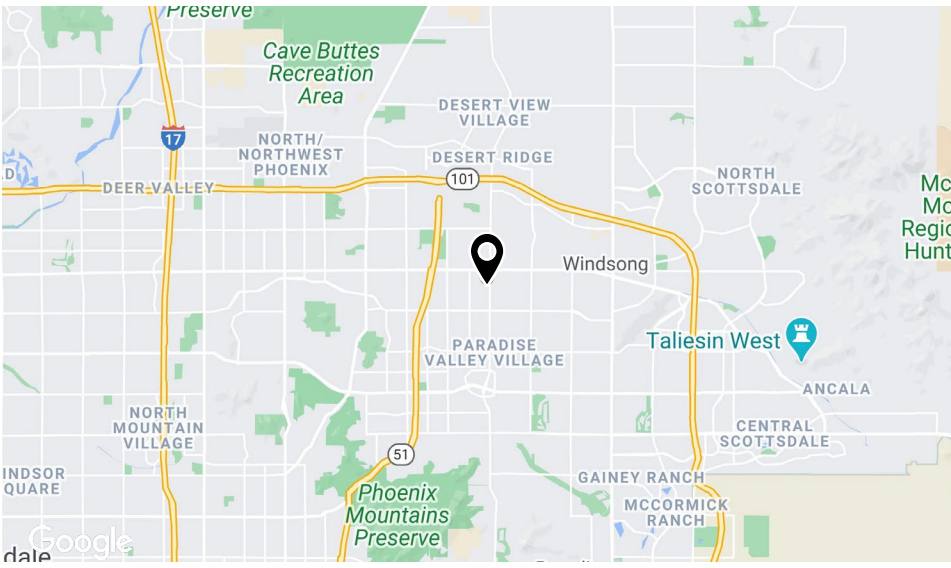
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Location

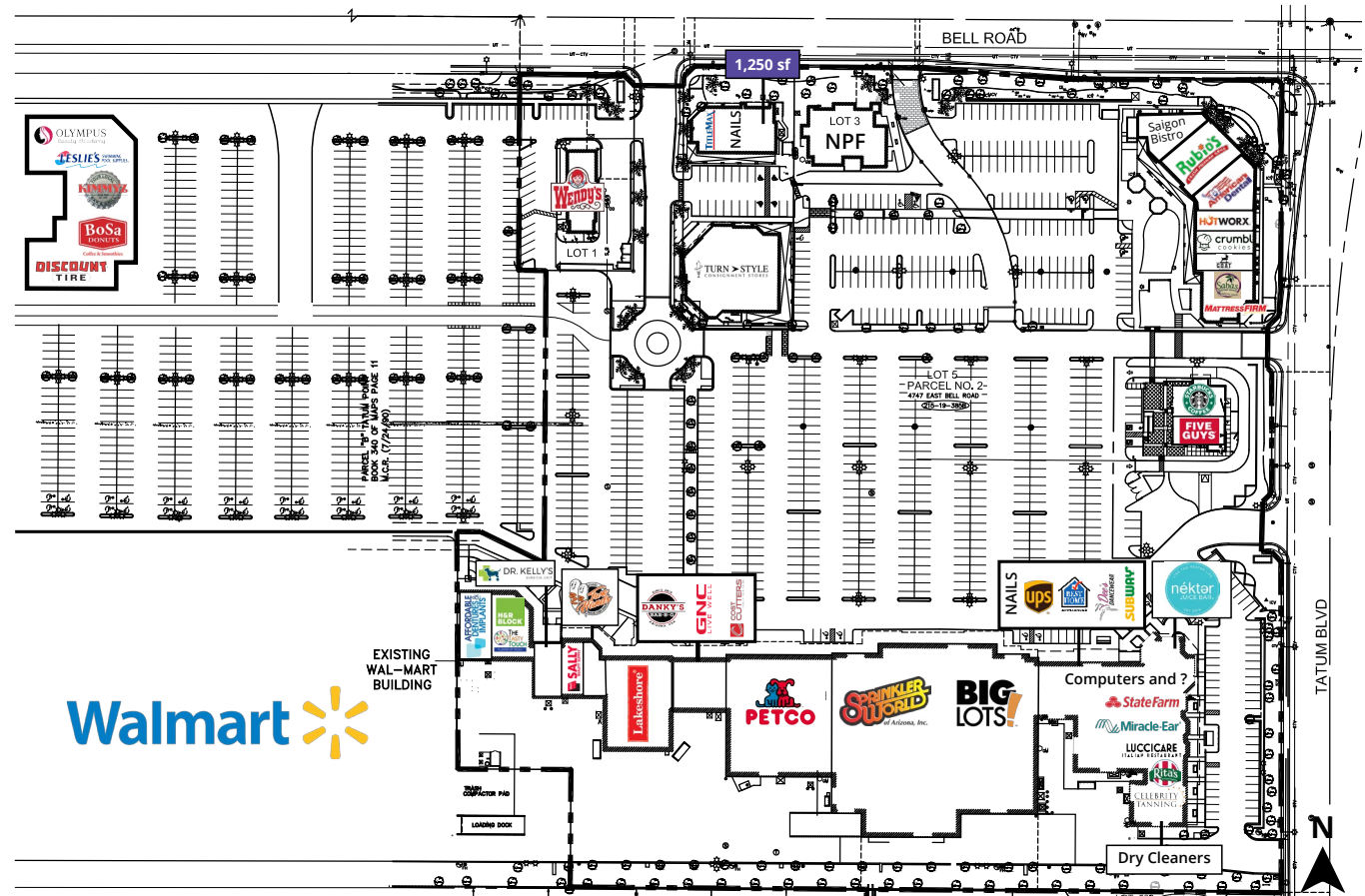
Last space remaining
SWC Tatum Blvd & Bell Rd



Site plan & availability

Last space remaining
SWC Tatum Blvd & Bell Rd

| # | Tenant | Size |
|------|----------------------------------|-----------|
| 1 | Affordable Dentures | 3,200 sf |
| 3 | H&R Block | 2,027 sf |
| 5 | The Tasty Touch Flavors of India | 1,400 sf |
| 11 | Dr. Kelly's Vet Surgery | 2,083 sf |
| 13 | Sally Beauty | 1,608 sf |
| 15 | Two Hands Korean Corn Dogs | 1,668 sf |
| 25 | Lakeshore Learning Materials | 8,800 sf |
| 31 | Danky's BBQ | 1,328 sf |
| 33 | GNC | 1,306 sf |
| 35 | Cost Cutters | 1,328 sf |
| 37 | Petco | 16,560 sf |
| 38 | Sprinkler World of Arizona | 16,394 sf |
| 39 | Big Lots | 30,000 sf |
| 43 | Love Polish | 1,307 sf |
| 45 | UPS | 1,307 sf |
| 47 | Best Home Appliances | 6,558 sf |
| 49 | Dee's Dancewear | 2,400 sf |
| 53 | Dry Cleaners | 1,830 sf |
| 55 | Celebrity Tanning | 1,568 sf |
| 57 | Rita's Italian Ice | 1,200 sf |
| 59 | Luccicare Italian Restaurant | 1,824 sf |
| 61 | Miracle Ear | 1,251 sf |
| 63 | State Farm Insurance | 1,200 sf |
| 65 | Computers and ? | 848 sf |
| 67 | Nekter | 1,509 sf |
| 69 | Subway | 1,240 sf |
| A-1 | Discount Tire | 6,889 sf |
| A-5 | Bosa Donuts | 1,845 sf |
| A-9 | Kimmyz | 3,691 sf |
| A-13 | Leslie's | 3,642 sf |
| A-15 | Olympus Beauty Academy | 3,064 sf |
| C-1 | TitleMax of Arizona | 2,854 sf |
| C-2 | Above and Beyond Nails | 1,003 sf |



| # | Tenant | Size |
|------|---------------------------|----------|
| C-3 | Available | 1,250 sf |
| E-1 | Mattress Firm | 3,737 sf |
| E-5 | Saba's Mediterranean | 1,493 sf |
| E-7 | GOAT Haircuts | 1,493 sf |
| E-9 | Crumble Cookies | 1,493 sf |
| E-11 | Hotworx | 1,903 sf |
| E-15 | American Dental Companies | 3,635 sf |


| # | Tenant | Size |
|----------|------------------|-----------|
| E-17 | Rubio's | 2,435 sf |
| E-19 | Saigon Bistro | 1,997 sf |
| 4701 | Wendy's | 4,000 sf |
| 4711 | Turn Style | 10,116 sf |
| 4617 | Walmart | - |
| 16900-10 | Five Guys | 2,329 sf |
| 16900-11 | Starbucks Coffee | 1,964 sf |


Trade area


Last space remaining
SWC Tatum Blvd & Bell Rd




Demographics

| | | | |
|---|--------|---------|---------|
|  | 1-mile | 3-miles | 5-miles |
| Population | 17,339 | 115,646 | 248,158 |


| | | | |
|---|--------|---------|---------|
|  | 1-mile | 3-miles | 5-miles |
| Median age | 41.0 | 39.8 | 40.5 |

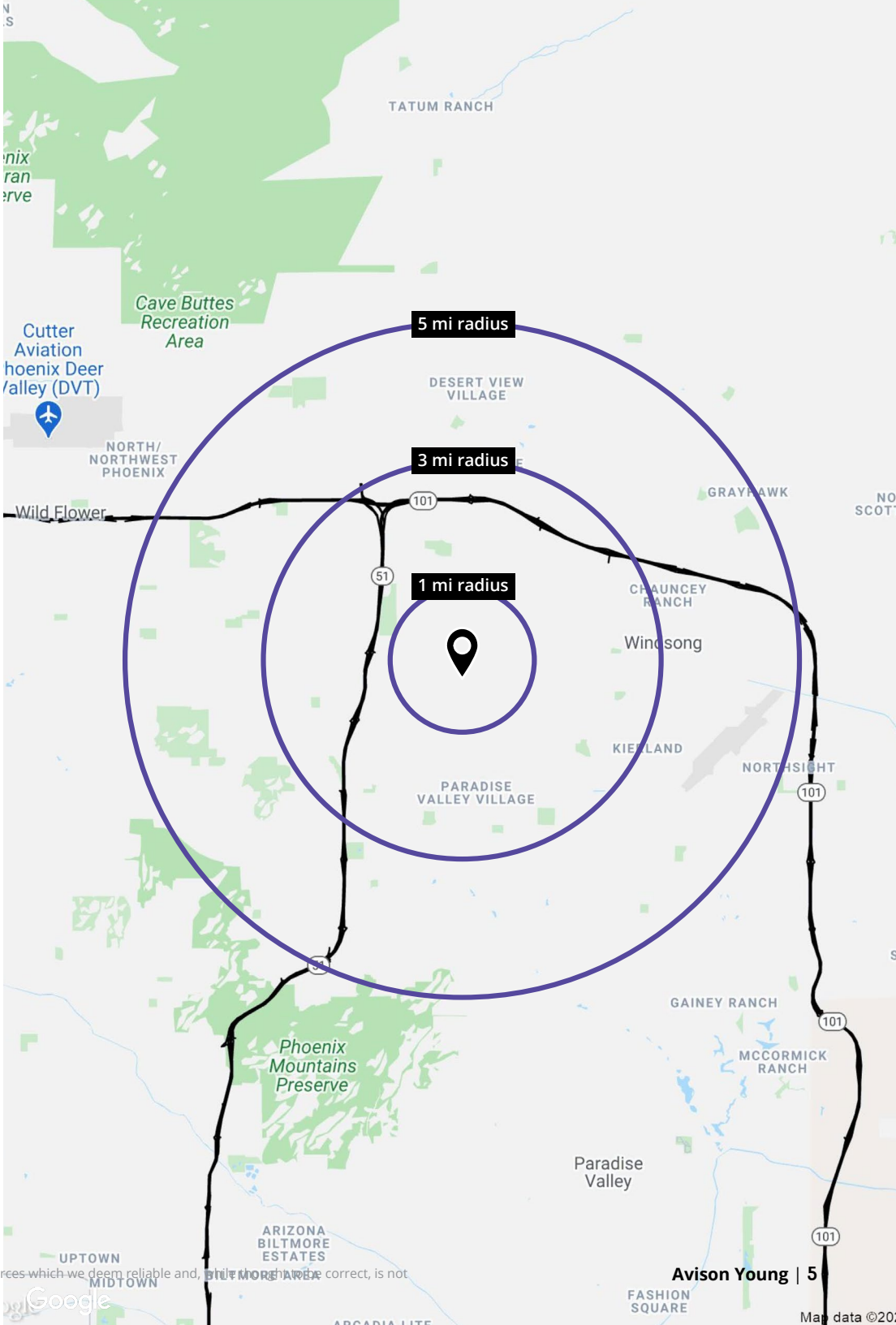
| | | | |
|---|--------|---------|---------|
|  | 1-mile | 3-miles | 5-miles |
| Daytime employment | 4,784 | 48,020 | 158,618 |

| | | | |
|---|-----------|-----------|-----------|
|  | 1-mile | 3-miles | 5-miles |
| Avg. HH income | \$121,276 | \$100,490 | \$106,207 |

| | | | |
|---|--------|---------|---------|
|  | 1-mile | 3-miles | 5-miles |
| HH units | 7,172 | 51,422 | 113,540 |

Traffic counts

| | | |
|---|-----------------|-------------|
|  | Tatum Boulevard | ±60,796 cpd |
| | Bell Road | ±65,923 cpd |





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