

BECOME A
TENANT TODAY

VILLAGE CENTER

NWC Cactus Rd & Paradise Village Pkwy
Phoenix, AZ

MATTRESSFIRM

MATTRESSFIRM



4304 East Cactus Road
Phoenix, Arizona



Center GLA: 171,129 SF
Available Space: 13,860 SF



Major Cotenants: Target,
REI, Dollar Tree

Contact



BRIAN GAUSDEN
602.778.3740
bgausden@w-retail.com



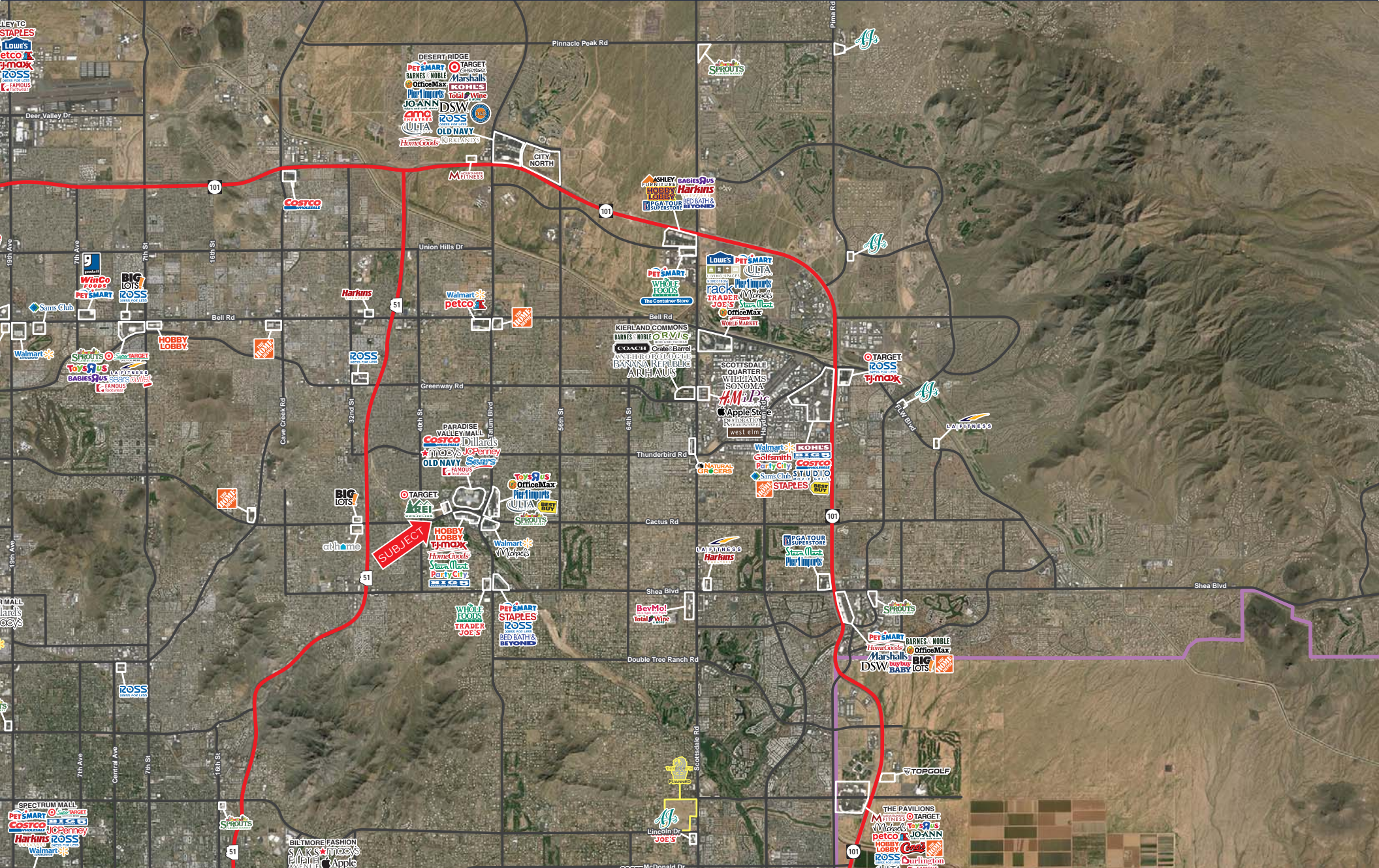
DAVID UHLES
602.778.3743
duhles@w-retail.com



WESTERN
RETAIL ADVISORS



Cactus Rd & Paradise Village Pkwy
Phoenix, AZ

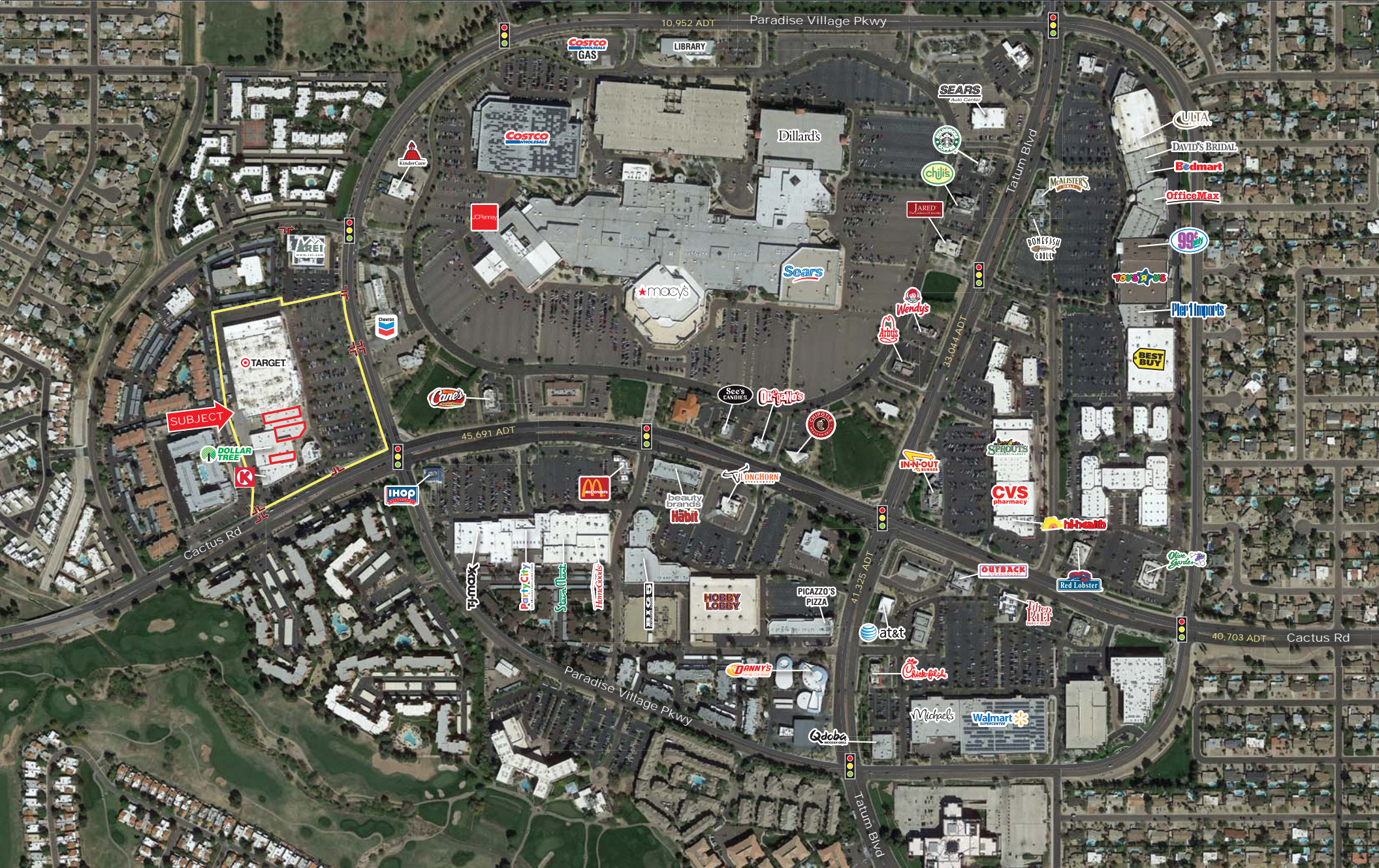


2525 E Camelback Rd, Ste 625

Phoenix, AZ 85016

www.w-retail.com

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors has not verified such information and makes no guarantee warranty or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



Suite	Tenant	SF
G01	Target	111,746
M01	Dollar Tree	10,000
M02	Available	2,606
M03	Crossfit	11,704
A01	Mattress Firm	5,208
A02	Half Price Books	6,425
A03	LensCrafters	6,046
B01	Circle K	2,780
B02A	Paradise Smoke & Cigar	757
B02	US Armed Forces Career Center	4,908
B03	Great Clips	900
B04	Yasu Sushi Bistro	1,415
C01	Subway	1,106
C02	Nail Spa 101	988
C03	The Oink Café	3,522
Total		171,129

- Leased
- Letter of Intent
- Vacant
- Not Owned







Demographics 2016

	1 Miles	3 Miles	5 Miles
Estimated Population	15,531	98,637	227,306
Estimated Households	7,434	39,853	95,763
Average HH Income	\$67,396	\$89,723	\$87,449
Median HH Income	\$49,938	\$61,814	\$59,349
Workplace Employees (Full Time)	21,952	50,491	138,122
Hispanic Population	13.1%	15.0%	16.3%