



WESTERN
RETAIL ADVISORS

yam
PROPERTIES

BECOME A
TENANT TODAY

VILLAGE CENTER

NWC Cactus Rd & Paradise Village Pkwy
Phoenix, AZ



4304 East Cactus Road
Phoenix, Arizona



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



Major Cotenants: Target,
REI, Dollar Tree

Contact



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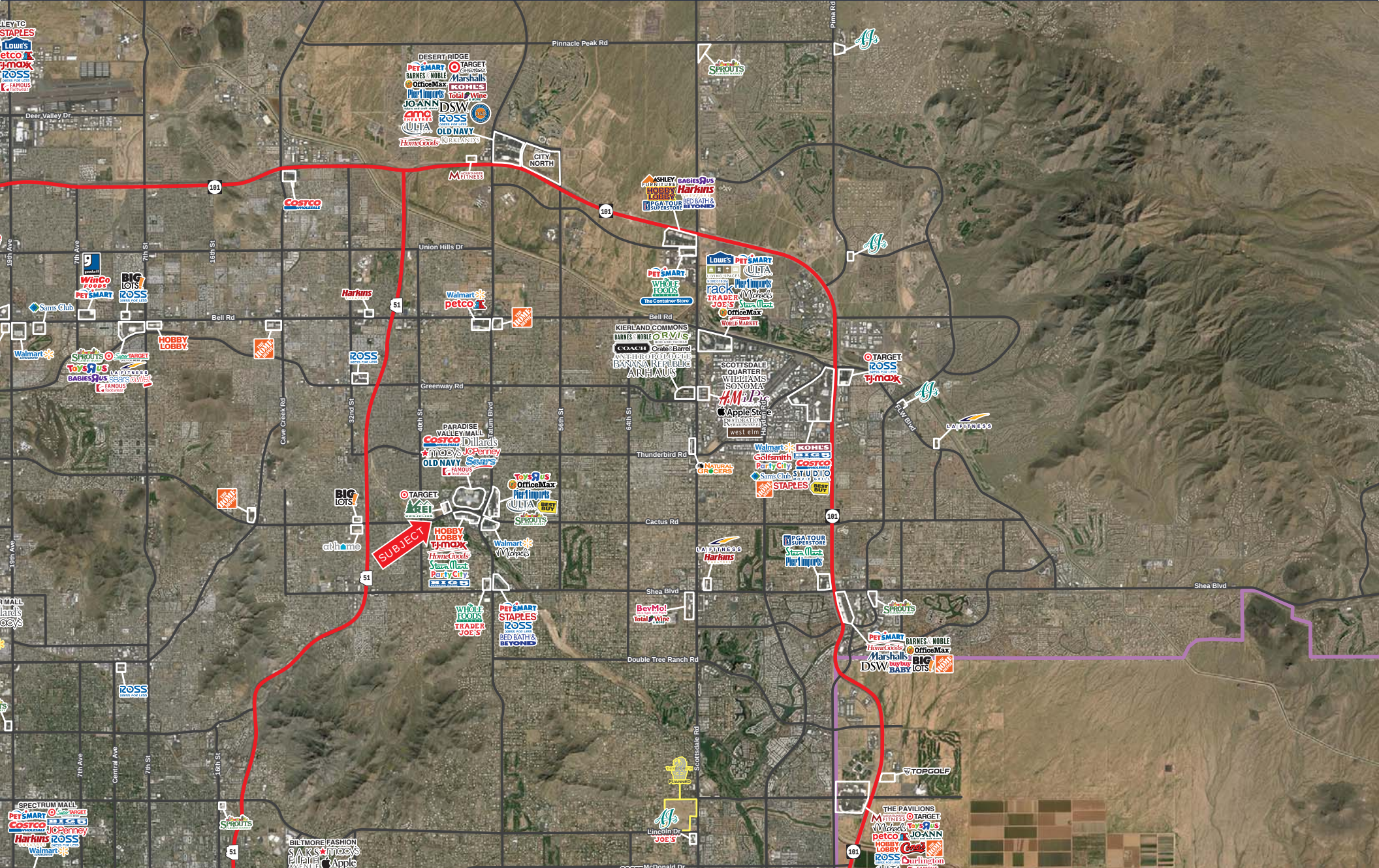
2525 E Camelback Rd, Ste 625
Phoenix, AZ 85016
www.w-retail.com



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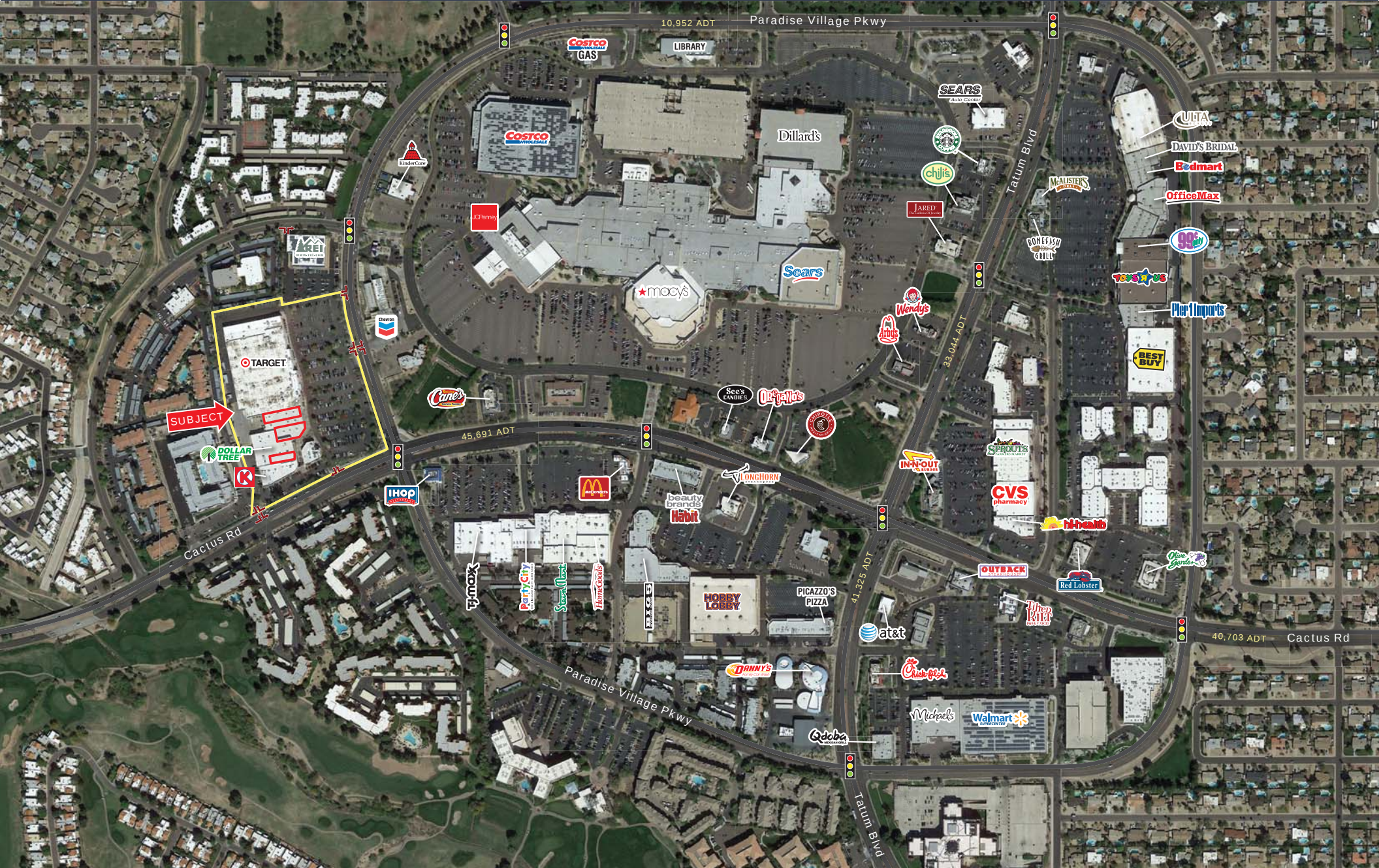
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Suite	Tenant	SF
G01	Target	111,746
M01	Dollar Tree	10,000
M02	Available	2,606
M03	Crossfit	11,704
A01	Mattress Firm	5,208
A02	Half Price Books	6,425
A03	LensCrafters	6,046
B01	Circle K	2,780
B02A	Paradise Smoke & Cigar	757
B02	US Armed Forces Career 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



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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%

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