

PARADISE PLAZA

4848 CACTUS RD.
PHOENIX, AZ 85254

RETAIL LOCATIONS FOR LEASE

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PARADISE PLAZA

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PROPERTY DESCRIPTION

Paradise Plaza is located East of Tatum Boulevard and Cactus Road within the Paradise Valley Mall redevelopment trade area (now called PV). Paradise Plaza has a great mix of home improvement stores, health & wellness services and educational tenants.

PROPERTY HIGHLIGHTS

- 27% of the surrounding population is classified as a segment called Newcomers which have a median age of 39 and an average household size of 2.12.
- The PV redevelopment includes a Whole Foods Market, a dine-in Harkin's luxury theater, and multi-family residential. This project is currently under construction now.
- This trade area includes several national Tenants such as Target, Walmart, Costco, Hobby Lobby, Big 5, and REI.

OFFERING SUMMARY

Available SF:	5,059 SF - 8,497 SF
Gross leasable area:	124,217 SF
Vehicles Per Day:	28,000 via Cactus Road
	4,000 via Paradise Village Parkway
Signature Tenants:	Sherwin Williams, Leslie's Pool, Phoenix Children's Hospital, Heritage Church

DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Average HH Income	\$138,263	\$144,435	\$144,628
Total Population	26,992	131,811	355,593
Total Households	11,980	54,269	157,305

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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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WHITESTONE

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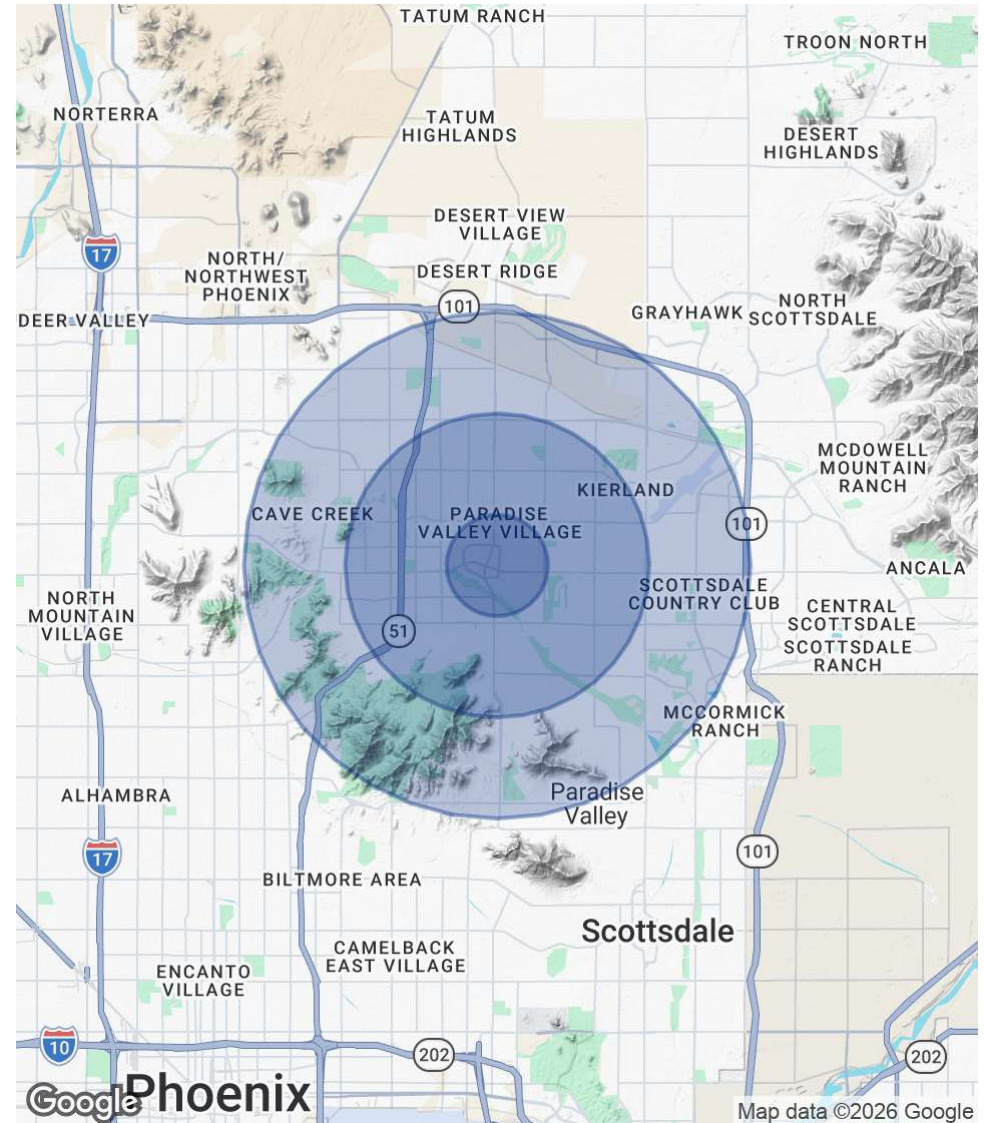


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Demographics data derived from 2024 ESRI

POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total Population	26,992	131,811	355,593
Daytime Population	29,198	138,251	455,373
Workers	17,503	78,789	296,599
Residents	11,695	59,462	158,774
HOUSEHOLD & INCOME	5 MIN DT	10 MIN DT	15 MIN DT
Total Households	11,980	54,269	157,305
# of Person per HH	2.23	2.40	2.24
Average HH Income	\$138,263	\$144,435	\$144,628
Average House Value	\$603,258	\$664,546	\$685,388



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