



VILLAGE CENTER

4308 E Cactus Rd | Phoenix, AZ



CO-TENANTS



AT A GLANCE



ESTIMATED
POPULATION
(5 MILE RADIUS)
222,382



AVERAGE
INCOME
(5 MILE RADIUS)
\$116,467



YEAR BUILT /
YEAR
RENOVATED
1988/2020

PROPERTY HIGHLIGHTS

- A 159,425 SF neighborhood center comprised of 14 buildings.
- Dynamic mix of service, retail & restaurant concepts.
- The Center is laid out in a straight-line formant facing Paradise Village Pkwy West & has excellent visibility.

AVAILABLE UNITS

4304 E Cactus Rd

2,082 SF

Retail

This property is located near Paradise Valley & is anchored by a 117,746 square-foot Target. The shopping plaza is located directly west of the former Paradise Valley Mall, which is currently under redevelopment & is slated to include luxury residential complexes, Whole Foods Market & a new Harkins Theatre concept. In addition to Target, Village Center includes other national brands such as Dollar Tree, Half Price Books, Subway & Great Clips.

For more information please contact:

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AREA CO-TENANTS



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PROPERTIES

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SITE MAP

SHOPPING

- G01** Target
- M01** Dollar Tree
- A03** Fascinations
- A01** Eyeglass World
- A02** Half Price Books
- B02A** Paradise Smoke and Cigar

SERVICES

- B03** Great Clips
- B02** US Armed Forces Career Center
- M02** ZIBA Beauty
- C02** Nail Spa 101
- M03** CrossFit Magna

DINING

- B04** Teazona
- C01** Subway
- C03** The Oink Café

AVAILABLE

- B01** 4304 E Cactus Rd



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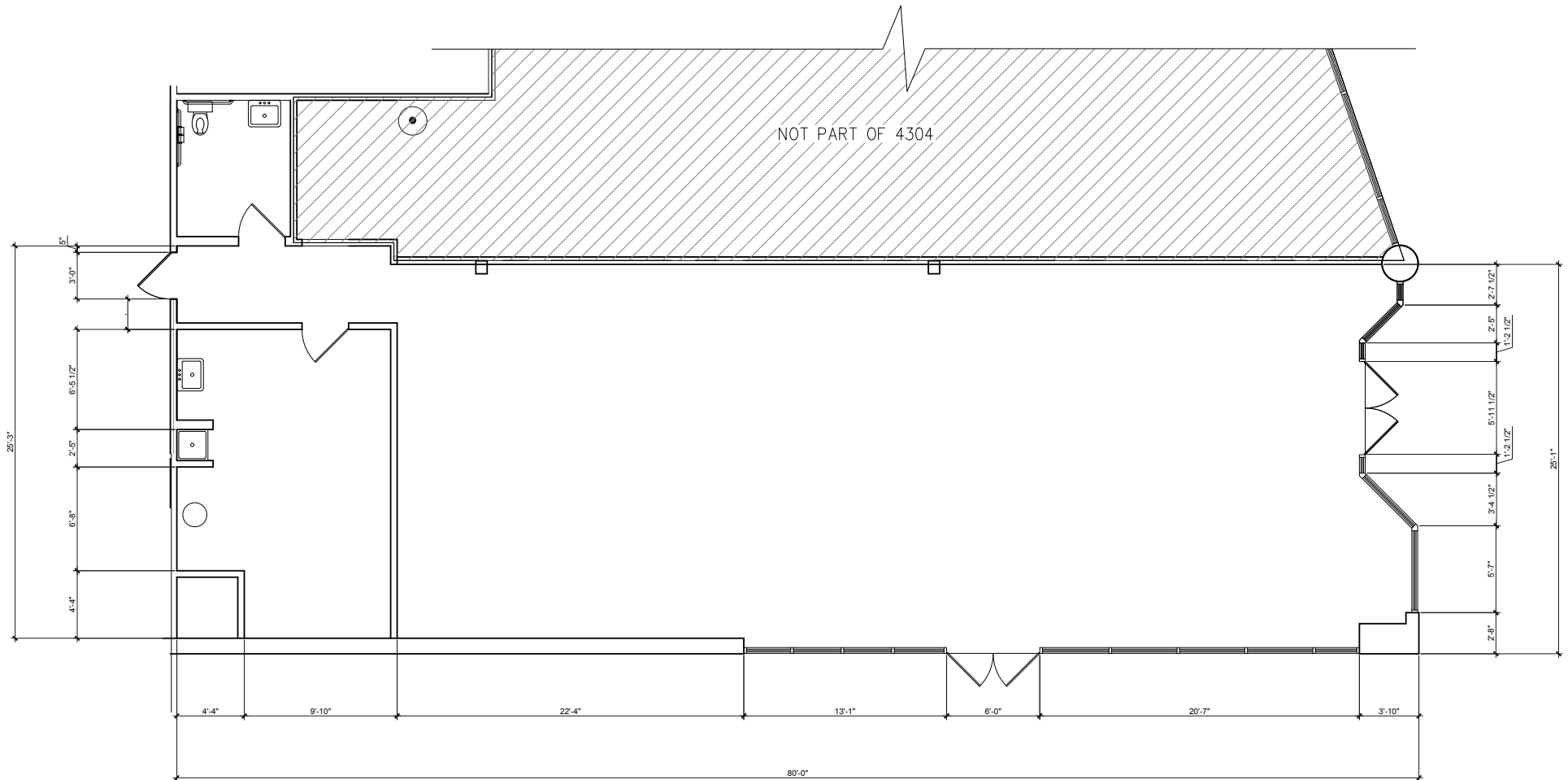
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FLOOR PLANS

4304 E CACTUS RD | 2,082 SF

4304 E Cactus Rd | Phoenix, AZ 85032



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PHOTOS



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DEMOGRAPHICS

Radius	1 mile	3 mile	5 mile
Population			
Total Population	11,582	93,177	223,382
Total Population in 5 years	12,309	96,934	236,971
Annual Growth Rate	1.23%	0.79%	1.19%
Median Age	47.4	45.8	43.7
Income Summary			
Median Household Income	\$60,855	\$85,082	\$78,970
Average Household Income	\$92,035	\$121,255	\$116,467
Business Summary			
Total Businesses	959	3,442	11,145
Total Employees	10,343	28,762	121,802
Daytime Population	15,556	72,753	228,988

Radius	1 mile	3 mile	5 mile
Population 25+ by Educational Attainment			
Associate's Degree	9.8%	9.1%	8.6%
Bachelor's Degree	31.5%	29.5%	28.2%
Graduate/ Professional Degree	17.6%	18.2%	18.2%
Percent of Population with Degrees	59.01%	56.81%	54.96%
Employed Population 16+ by Occupation			
Total	6,370	49,187	116,196
White Collar	72.6%	74.2%	72.4%
Service Industry	19.8%	15.2%	16.3%
Blue Collar	7.6%	10.5%	11.3%
Household Summary			
Households	5,809	37,834	93,916
Average Household Size	1.97	2.43	2.36
Average Family Size	2.74	2.97	2.96
Median Home Value	\$334,230	\$367,729	\$366,438

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