

# TATUM RANCH CROSSING



**SHOP SPACE AVAILABLE**



# CAVE CREEK RD & TATUM BLVD

Phoenix, AZ



# property summary

AVAILABLE ±1,227 SF

PRICING

CALL FOR PRICING

ZONING C-2

## PROPERTY HIGHLIGHTS

- Anchored by Safeway (recently remodeled)
- Tatum Ranch Golf Course, a premiere golf and social club, is located directly northeast of shopping center
- Affluent community in Metro Phoenix, which is rapidly growing
- Exceptional visibility along heavily trafficked Cave Creek Road with nearly 38,000 VPD
- High-barrier-to-entry demographics and excellent synergy with nearby retail



## TRAFFIC COUNT

Cave Creek Rd

Tatum Blvd

N: ±37,628 VPD (NB/SB)

E: ±23,339 VPD (EB/WB)

S: ±30,099 VPD (NB/SB)

W: 8,844 VPD (EB/WB)

INRIX 2023

## MAJOR RETAILERS IN CENTER



BANK OF AMERICA



NWC

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# site plan



SUITE	Tenant	SF
100	Subway	1,261
106	<b>AVAILABLE SALON</b>	1,227
110	Tranquil Spa	1,234
112	Mathnasium	1,307
116	Trendy Nails	980
118	PostNet	980
120	LEASED - Barbershop	1,307
125	Safeway	55,456
130	INFINITY TKD	1,307
132	AllState	908
134-136	Pei Tools	2,356
138	Tatum Ranch Dental	1,645
140	H&R	1,000
142	Chiropractor	1,500
29815	Starbucks Coffee	2,860
29822	Bank of America	3,020
29822	ATI Physical Therapy	2,408
29835	Safeway Gas	4,500

NWC

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# suite 106

available former salon



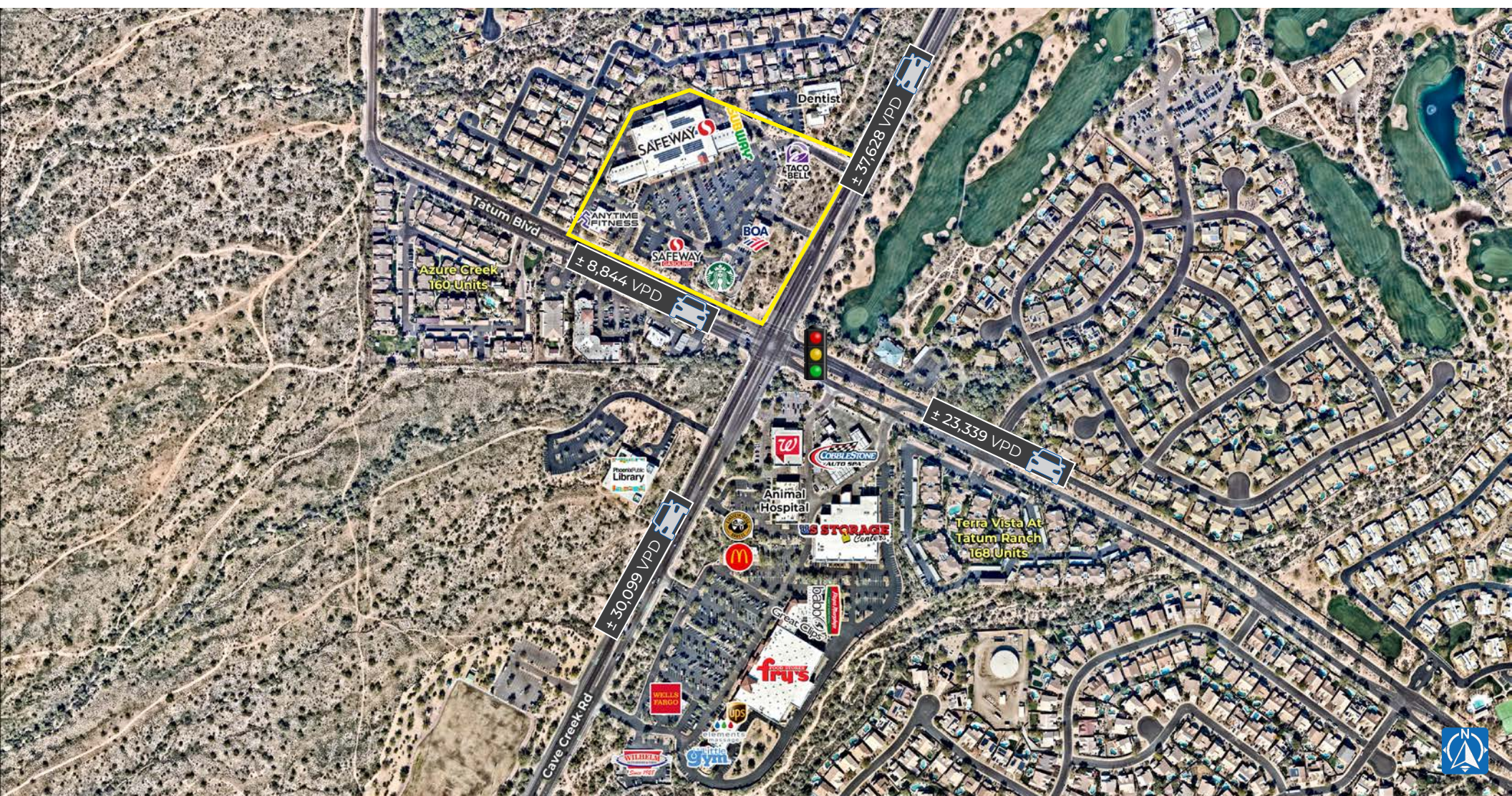
NWC

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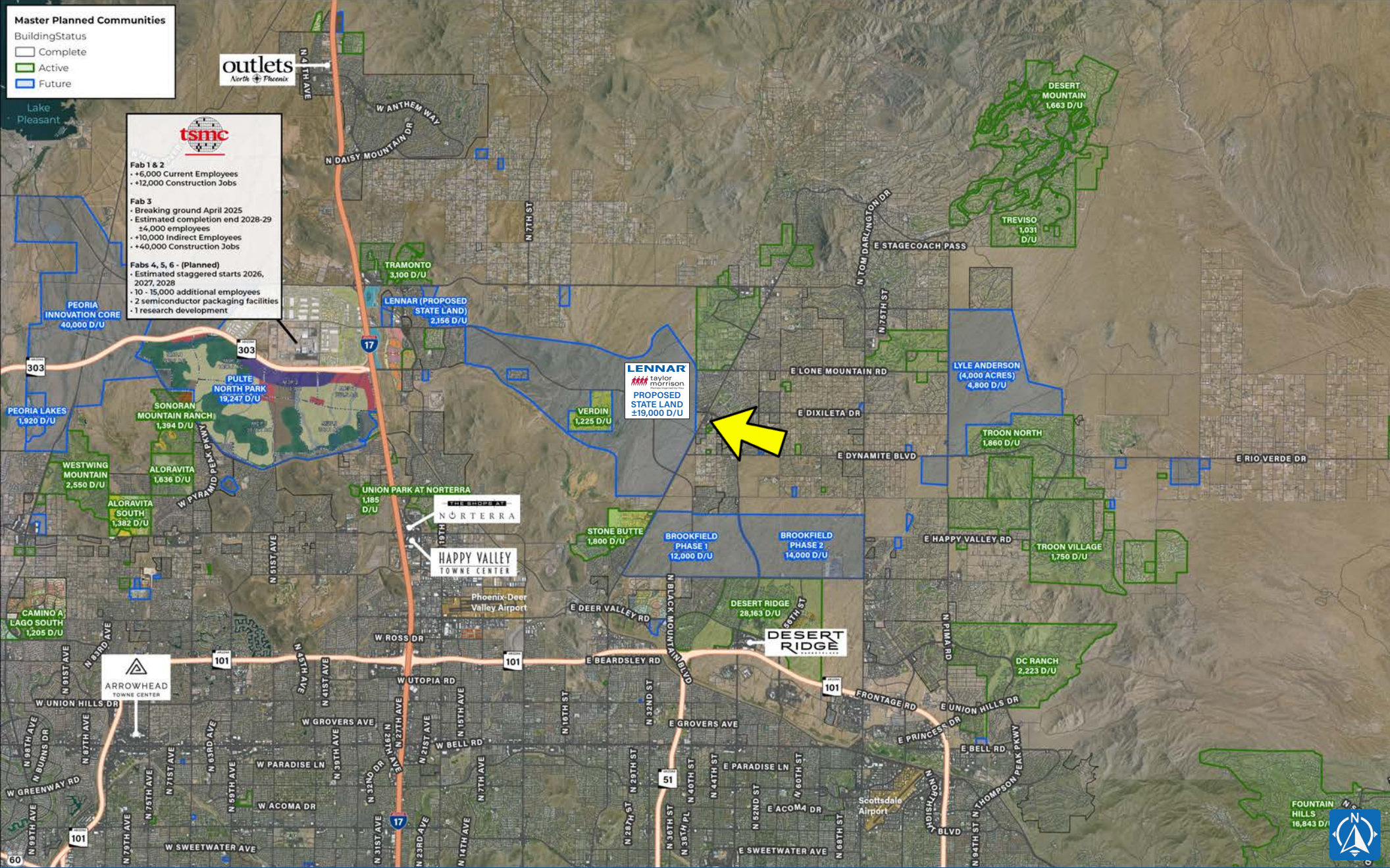
# aerial zoom



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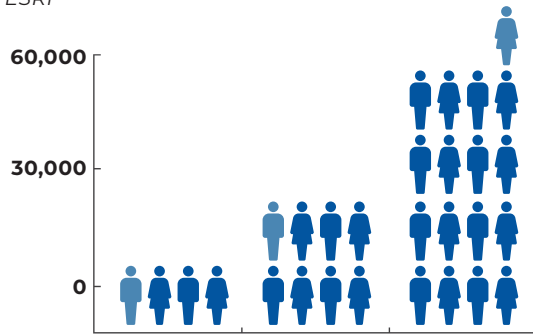
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# demographics

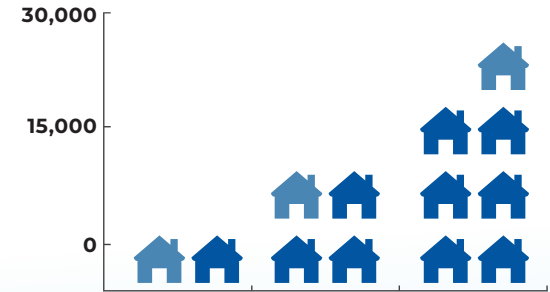
2025 ESRI



	1-Mile	3-Mile	5-Mile
2025 Total Population	7,127	27,193	61,600
2030 Total Population	7,129	27,219	62,919

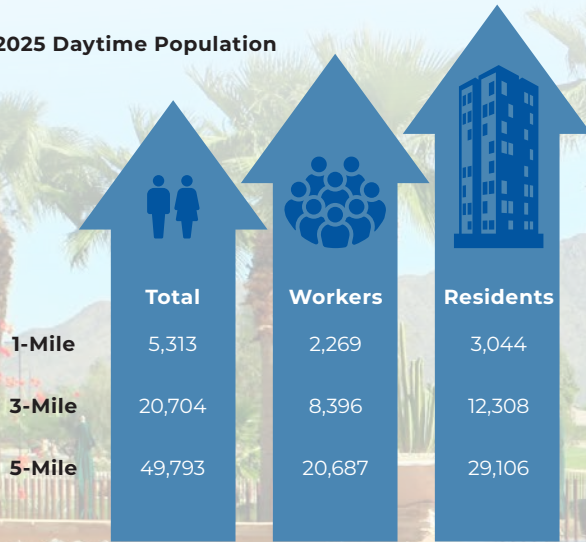


	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$138,416	\$185,794	\$77,773
3-Mile	\$154,688	\$199,017	\$78,535
5-Mile	\$163,552	\$215,730	\$85,724

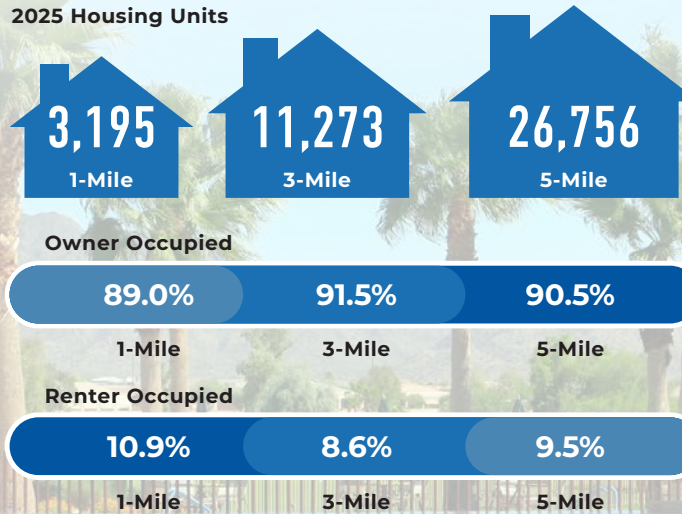


	1-Mile	3-Mile	5-Mile
2025 Households	3,069	10,734	24,426
2030 Households	3,112	10,876	25,210

## 2025 Daytime Population



## 2025 Housing Units



## 2025 Businesses



NWC

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