



**WESTERN**  
RETAIL ADVISORS



**RETAIL PROPERTY FOR LEASE**

# DESERT RIDGE MARKETPLACE

21001 N TATUM BLVD. | PHOENIX, AZ



## ABOUT US

It's about community. Our Community. Desert Ridge Marketplace has grown and developed with the community that surrounds it and The District at Desert Ridge is the center of that community.

Developed to give everyone access to the best shopping, restaurants, and experiences, we are the backdrop for so many lives, offering a place to shop at great stores, dine at chef-driven restaurants and to just relax while enjoying a desert evening with friends. And as the community continues to evolve, so does Desert Ridge Marketplace.

## KEY TENANTS



## PROPERTY HIGHLIGHTS



11.2M

VISITS IN THE LAST 12 MONTHS (PLACER.AI 2023)



1.2M

TOTAL RETAIL FLOOR AREA (GLA)



6,112

POPULATION WITHIN 1 SQUARE MILE



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DESERT RIDGE MARKETPLACE | 21001 N Tatum Blvd. | Phoenix, AZ

## ABOUT THE AREA | PHOENIX METRO

### WORK & PLAY

#### BUSINESS

±6,900 Businesses and ±95,000 employees within a 5 mile radius

#### TOURISM

11 million people visit Scottsdale annually.

### POTENTIAL DEMISED FLOOR PLAN

#### WASTE MANAGEMENT

±750,000 Visitors Annually

#### BARRETT JACKSON AUTO SHOW

±500,000 Visitors Annually

#### SPRING TRAINING | SALT RIVER FIELDS

1.5 million fans visiting for 216 games in 2023

### ACCESSIBILITY

#### PHOENIX SKY HARBOR INTL AIRPORT (PHX)

Serves over 44 million passengers per year

#### PIMA FREEWAY - LOOP 101

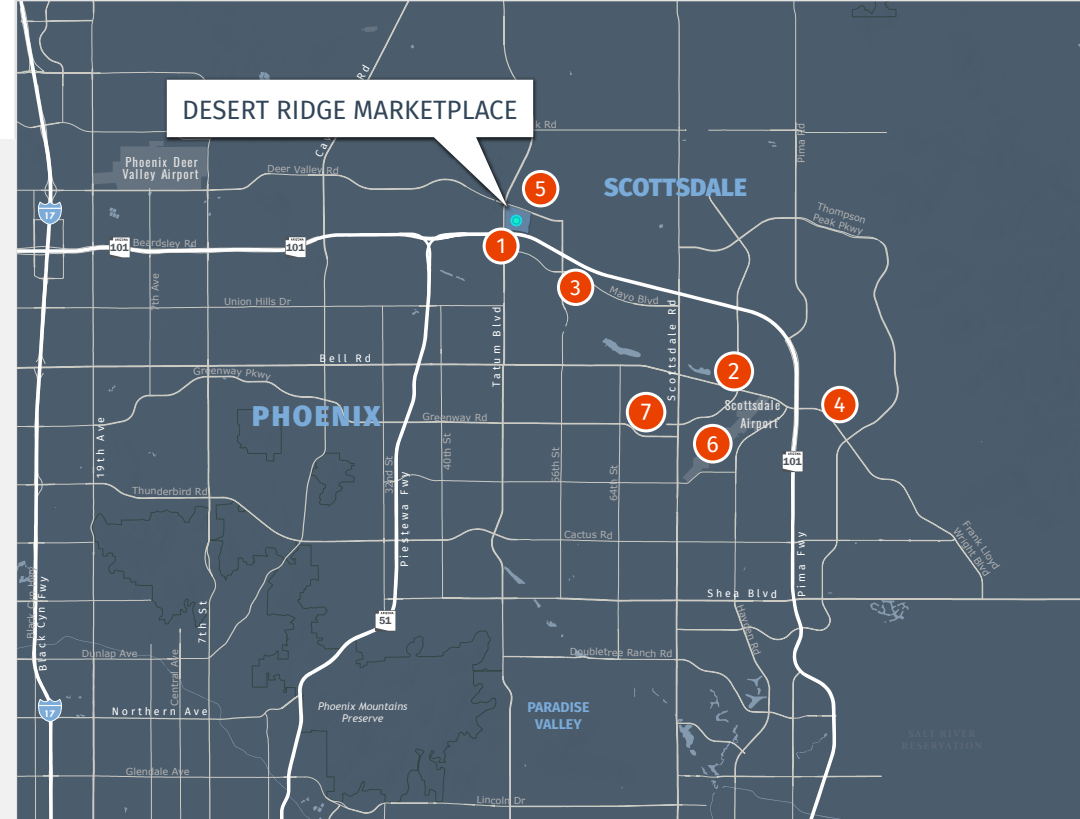
145,000 Cars Per Day

#### TATUM BLVD

48,000 Cars Per Day

#### PIESTEWA FREEWAY - SR-51

130,000 Cars Per Day



**1** MUSICAL INSTRUMENT MUSEUM  
RANKED TOP 20 MUSEUMS IN US

**2** WASTE MANAGEMENT PHOENIX OPEN  
DRAWS ±750,000 PEOPLE ANNUALLY

**3** MAYO CLINIC  
NO 1 HOSPITAL IN ARIZONA

**4** WESTWORLD  
OFFERS OVER 300K SF OF  
EXHIBITION SPACE

**5** JW MARRIOTT PHOENIX DESERT RIDGE RESORT & SPA  
950 ROOMS | 2ND LARGEST CONVENTION CENTER IN METRO PHOENIX

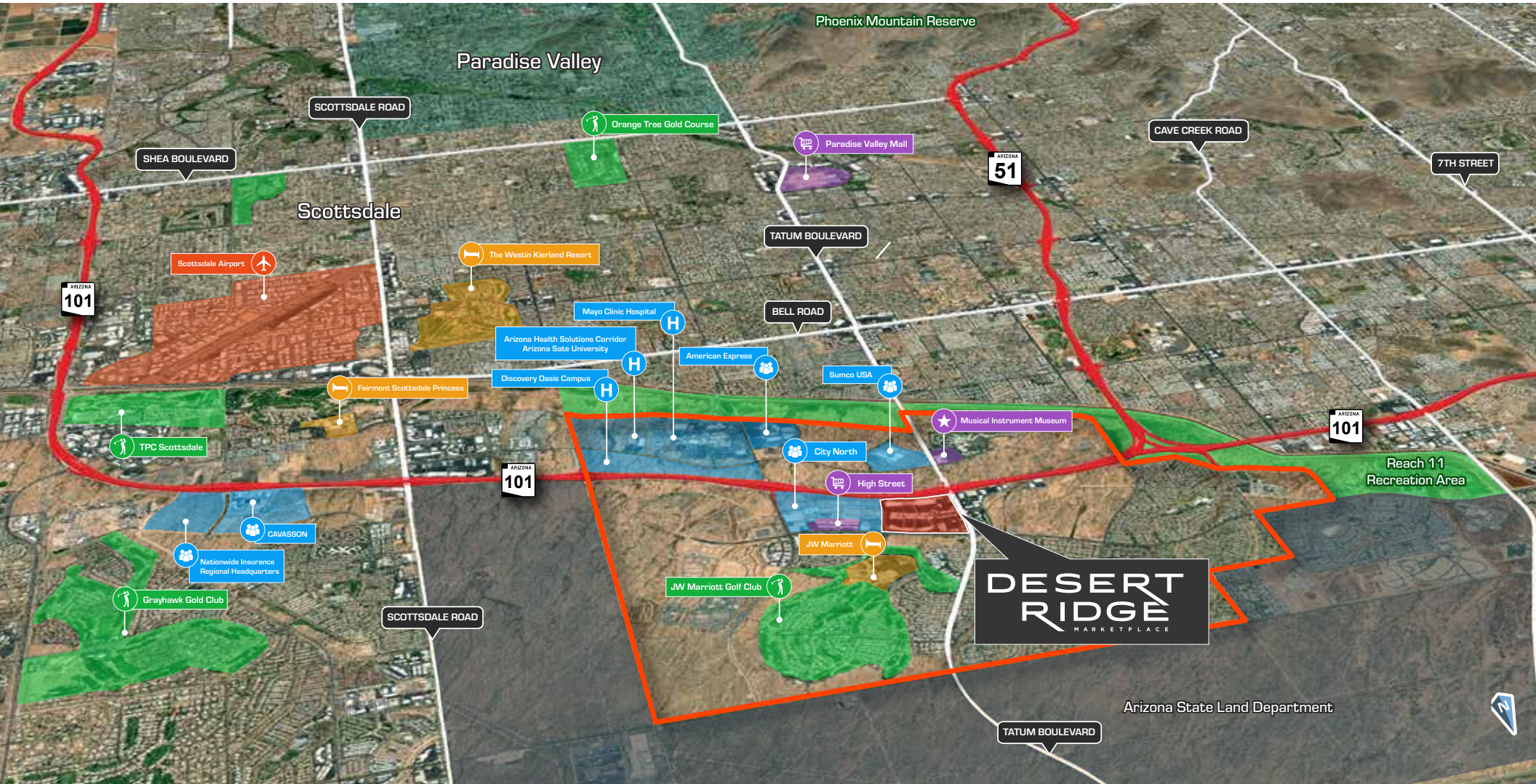
**6** SCOTTSDALE AIRPARK  
3,300 BUSINESSES | 59,700 EMPLOYEES |  
2 MILLION SF OF COMMERCIAL SPACE

**7** WESTIN KIERLAND RESORT  
735 ROOMS

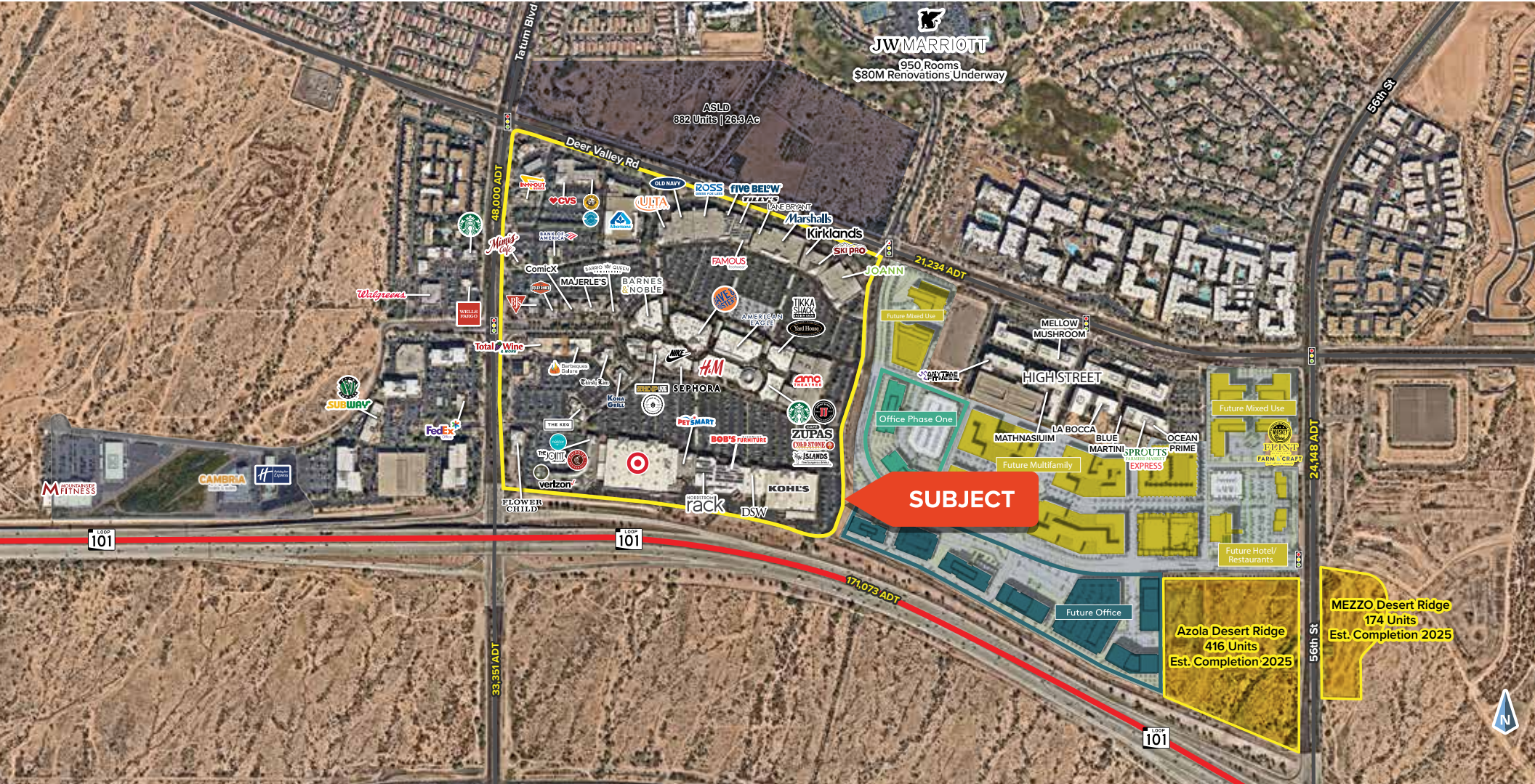
**+** OVER 200 GOLF COURSES AND WORLD CLASS RESORTS



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# THE DISTRICT

VOTED BEST OUTDOOR SHOPPING CENTER!

2017 AZ Foothills Magazine

*The District at Desert Ridge has been completely revitalized with a series of upgrades and initiatives to reinforce its standing as a premier destination in the community.*

## TENANTS INCLUDE

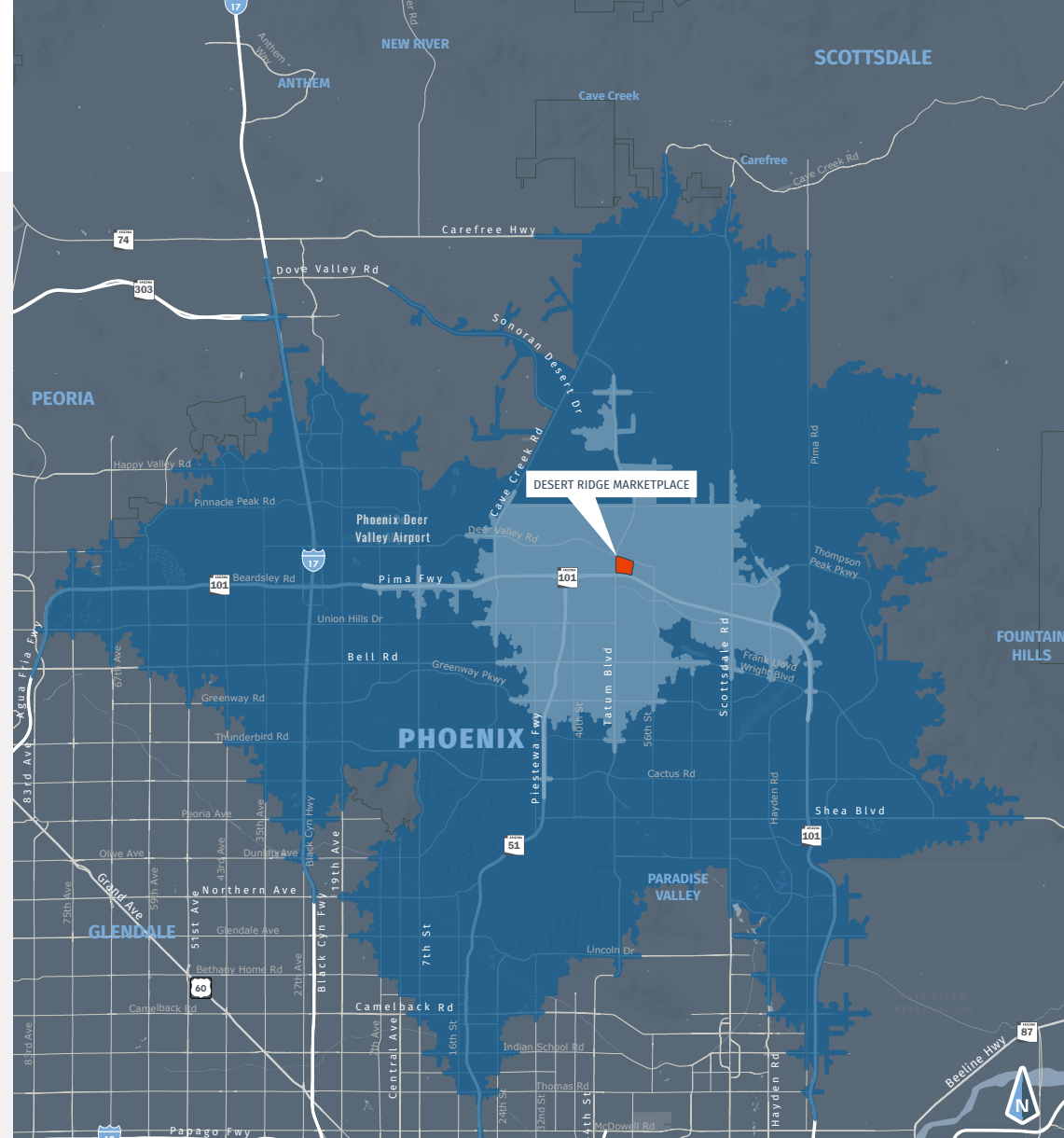
- Dave & Buster's
- Barnes & Noble
- AMC 18 Theaters
- Sephora
- Nike
- H&M
- American Eagle
- Yard House
- Barrio Queen
- Jin Jia



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## DEMOGRAPHICS

	10 MINUTE DRIVE TIME	20 MINUTE DRIVE TIME
POPULATION (2023)	108,402	752,557
5-YEAR POP. GROWTH (2023-2028)	0.57%	0.15%
HOUSEHOLDS (2023)	45,861	320,232
5-YEAR HH GROWTH (2023-2028)	0.96%	0.42%
AVG. HOME VALUE	\$512,334	\$547,988
BACHELOR'S DEGREE OR HIGHER	51.68%	48.05%
AVG. HH INCOME	\$137,296	\$132,301
MEDIAN AGE	39.8	42
MILLENNIALS (18-34)	26.87%	24.11%
EMPLOYEES	55,479	441,234



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## EXPERIENCE

30+

NATIONAL AND CHEF-DRIVEN  
CONCEPTS

SPLASH PAD

AND COMMON AREAS FOR EVENTS  
AND SOCIALIZING

UNIQUE

SPECIALTY STORES AND BOUTIQUE  
RETAIL



## ARTS, CULTURE & ENTERTAINMENT

PUBLIC ART

INSTALLATIONS & EXHIBITS

BEER EVENTS

WITH LOCAL BREWERIES

HOLIDAY EVENTS

ACTIVITIES FOR FAMILIES

FITNESS & YOGA

IN THE DISTRICT



## MODERN LOOK

NEW FURNISHINGS & FIXINGS  
WITH COMFORT & STYLE

UPDATED PROPERTY COLOR  
PALETTE  
FOR A CLEAN, FRESH LOOK

ARTISTIC LANDSCAPE DESIGN  
INSPIRED BY THE LOCATION

STATE-OF-THE-ART DIGITAL  
SCREENS  
FOR MOVIES AND PERFORMANCES



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# We'd Love to Partner With You

Based in Arizona and California, our team of retail tenant specialists has significant local, regional and national market experience.

From master broker services and tenant representation, to retailer disposition services and investment sales, we are proud to serve many top retailers and Fortune 500 clients in more than 30 states nationwide.

## FOR LEASING INFORMATION:

### BIG BOX / DISTRICT SHOPS

#### **RYAN DESMOND**

602.931.4489

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### RESTAURANT & ENTERTAINMENT

#### **CHARLES SKAGGS**

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[cskaggs@w-retail.com](mailto:cskaggs@w-retail.com)

### SMALL SHOPS / DISTRICT SHOPS

#### **JARED CAUFFIELD**

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# DESERT RIDGE

MARKETPLACE



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