

# TATUM RANCH CROSSING

NWC N. CAVE CREEK ROAD & N. TATUM BOULEVARD | PHOENIX, AZ

## Available Space:

2,500sf



### For leasing information, contact:

Chris Campbell  
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Grubb & Ellis  
BRE Commercial, LLC  
2375 E Camelback Rd  
Phoenix, AZ 85016

[www.brephoenix.com](http://www.brephoenix.com)



### PROPERTY DETAILS:

- Premier North Scottsdale location
- Affluent trade area
- Tenants include Safeway, WaMu, Taco Bell

### DEMOGRAPHIC HIGHLIGHTS:

| Estimates                | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------|-----------|-----------|-----------|
| Population               | 7,936     | 24,063    | 51,990    |
| Average Household Income | \$105,063 | \$110,383 | \$110,378 |

Source: Claritas 2009

### TRAFFIC COUNTS:

| Intersection       | Cars Per Day |
|--------------------|--------------|
| Cave Creek & Tatum | 43,000       |

Source: City of Phoenix, 2005

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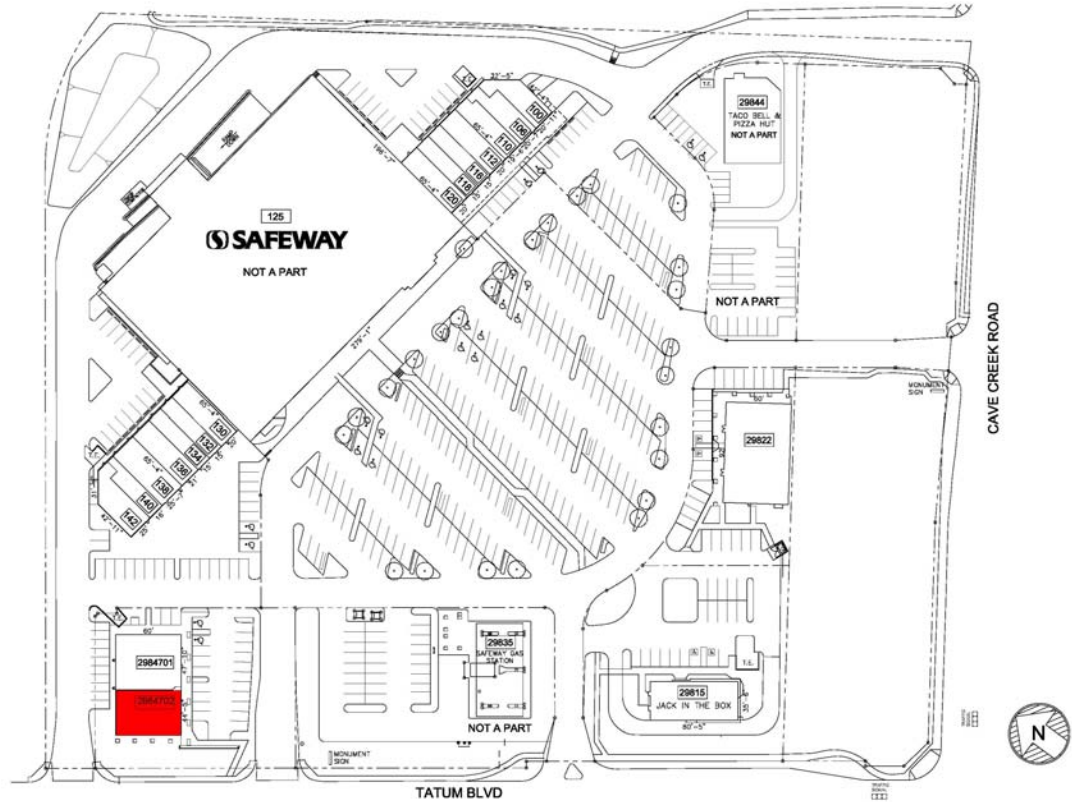
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| TENANT LEGEND |                          |           |
|---------------|--------------------------|-----------|
| SUITE         | TENANT                   | SF        |
| 100           | SUBWAY                   | 2500 sf   |
| 106           | BELLAZZA SALON           | 1227 sf   |
| 110           | TATUM CHIROPRACTIC       | 1234 sf   |
| 112           | NATIONWIDE VISION        | 1307 sf   |
| 116           | TRENDY NAILS             | 980 sf    |
| 118           | POSTNET                  | 980 sf    |
| 120           | SUPERCUTS                | 1307 sf   |
| 125           | SAFeway                  | 55,456 sf |
| 130           | DIAMOND SQUARE WIRELESS  | 1307 sf   |
| 132           | ALLSTATE INSURANCE       | 980 sf    |
| 134           | PLATINUM PREMIER REALTY  | 980 sf    |
| 136           | ABRACADABRA POOL SERVICE | 1376 sf   |
| 138           | TATUM DENTAL             | 1645 sf   |
| 140           | H & R BLOCK              | 1000 sf   |
| 142           | SAPORE D'ITALIA          | 1500 sf   |
| 29815         | JACK IN THE BOX          | 2869 sf   |
| 29822         | TACO BELL & PIZZA HUT    | 3222 sf   |
| 29822         | HI-HEALTH                | 5520 sf   |
| 29835         | SAFeway GAS STATION      | 4500 sf   |
| 2984701       | CHASE BANK               | 3037 sf   |
| 2984702       | AVAILABLE                | 2500 sf   |



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