



RETAIL PROPERTY FOR LEASE

Neighborhood Shops at DESERT RIDGE

MARKETPLACE

21001 N Tatum Blvd | Phoenix, AZ



NEIGHBORHOOD SHOPS | 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 our community.

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

KEY TENANTS



AMC
THEATRES

BARNES
& NOBLE

NORDSTROM
rack

OLD NAVY



DSW



KOHL'S

HomeGoods

H&M

PROPERTY HIGHLIGHTS



26M

VISITORS
ANNUALLY



1.2M

TOTAL RETAIL FLOOR
AREA (GLA)



136,893

POPULATION WITHIN
A 10 MINUTE DRIVE TIME



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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

EVENTS

WASTE MANAGEMENT

±750,000 Visitors Annually

BARRETT JACKSON AUTO SHOW

±500,000 Visitors Annually

SPRING TRAINING | SALT RIVER FIELDS | CHASE FIELD

1.75 Million Fans Visiting For 237 Games in 2026

ACCESSIBILITY

PHOENIX SKY HARBOR INTL AIRPORT (PHX)

Serves Over 44 Million Passengers Per Year

PIMA FREEWAY - LOOP 101

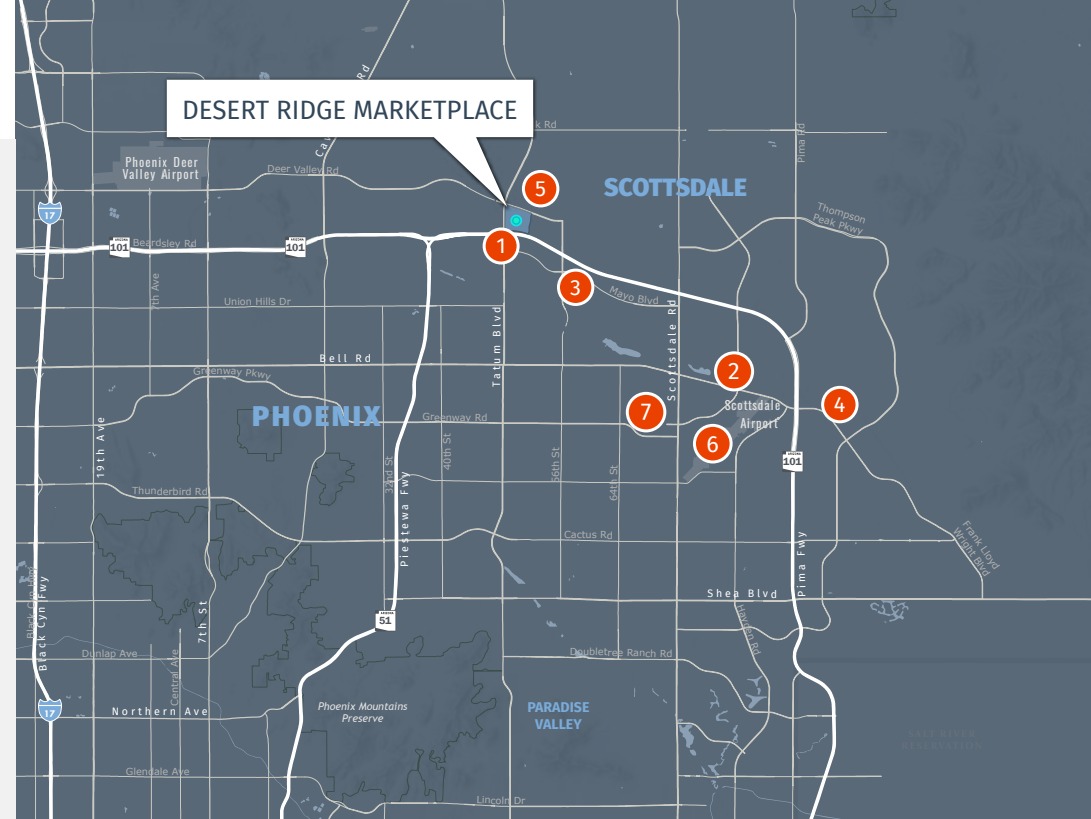
145,000 Cars Per Day

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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#1

20



17



20+



45

The site plan illustrates a large retail shopping center with a variety of stores and parking areas. The central part of the plan features a large Target store (153,314 SF) and a Kohl's store (68,863 SF). Other prominent stores include DSW (23,188 SF), Bob's Furniture (34,500 SF), Rack (23,500 SF), and Home Depot (153,314 SF). The plan also shows several smaller stores like CVS, Ross, Marshalls, and Barnes & Noble. The surrounding roads are labeled: Tatum Blvd to the west, Deer Valley Drive to the north, and Loop 8101/Rima Freeway to the south. A north arrow is located in the top right corner of the plan.



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AVAILABILITY

Shops Spaces

Shops U

2,872 SF

Shops MM

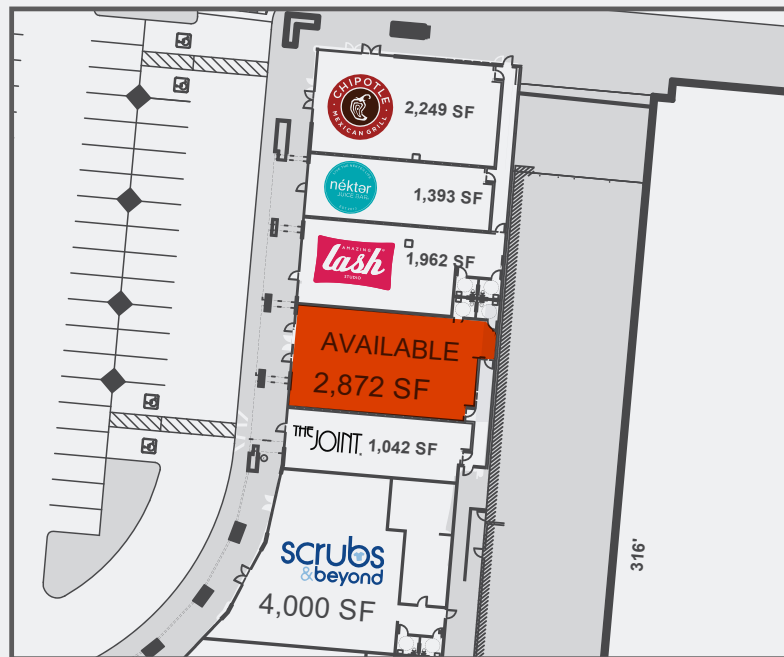
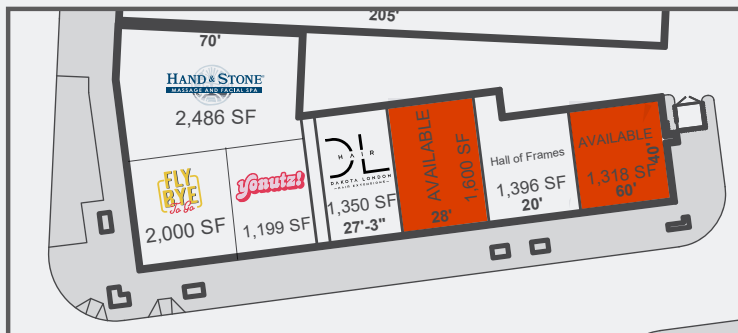
1,400 SF

800 SF

Shops LL

1,600 SF

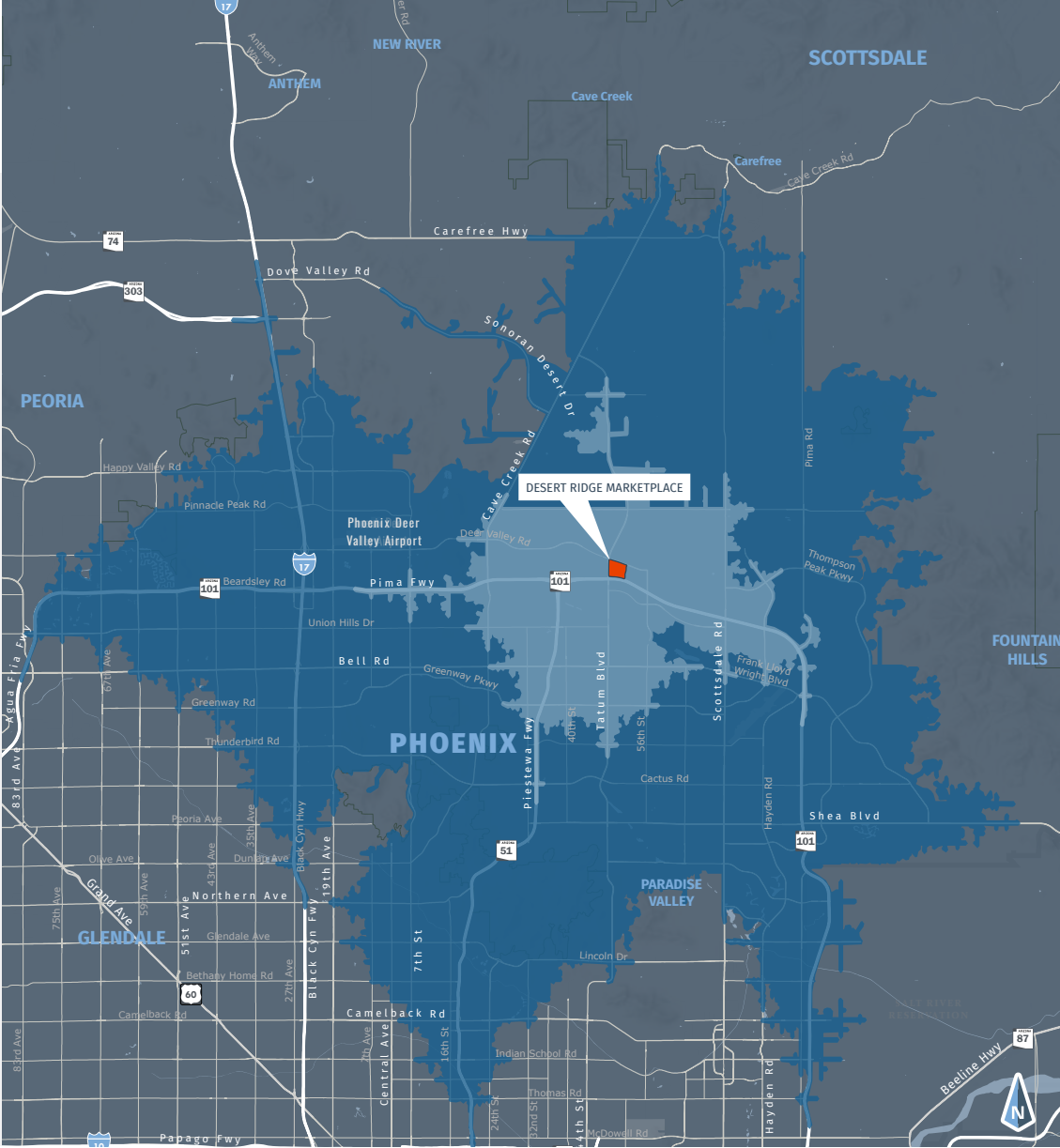
1,318 SF



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DEMOGRAPHICS

	10 MINUTE DRIVE TIME	20 MINUTE DRIVE TIME
POPULATION (2026)	136,893	847,932
5-YEAR POP. GROWTH (2026-2031)	1.12%	0.62%
HOUSEHOLDS (2026)	58,683	364,186
5-YEAR HH GROWTH (2026-2031)	1.5%	0.9%
AVG. HOME VALUE	\$643,934	\$689,915
BACHELOR'S DEGREE OR HIGHER	54.60%	50.30%
AVG. HH INCOME	\$171,567	\$155,877
MEDIAN AGE	41.2	42.0
BUSINESSES	5,002	37,865
EMPLOYEES	63,407	437,459



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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 &
FIXTURES
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



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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:

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DESERT RIDGE

MARKETPLACE



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