



# Village Crossroads

Phoenix, AZ

Phoenix-Mesa-Chandler (AZ)



**Chris Byrd**  
Leasing Representative  
(602) 456-4370  
cbyrd@kimcorealty.com







AERIAL



GROSS LEASABLE AREA (GLA)

184,292 SF

PARKING SPACES

877

Chris Byrd

Leasing Representative | (602) 456-4370 | cbyrd@kimcorealty.com



# Village Crossroads

Phoenix, AZ

[www.kimcorealty.com/116650](http://www.kimcorealty.com/116650)



DENSITY AERIAL

Chris Byrd

Leasing Representative | (602) 456-4370 | [cbyrd@kimcorealty.com](mailto:cbyrd@kimcorealty.com)





# Village Crossroads

Phoenix, AZ

www.kimcorealty.com/116650

■ Available    ● Curbside Pick-up



	TENANT	SQ FT
1	Chick-fil-A	5,000
2	Outback Steakhouse	6,000
3	Cold Beer & Cheeseburgers	6,769
4	The Mexicano	5,501
5	Walmart	110,627
6	Michaels	25,666
7	Sola Salon Studios	6,739
8	Hand & Stone Massage	2,703
9	Celebrity Tanning	1,800
10	Available	3,416
11	Mattress Firm	2,904
12	Maguey Cocina Mexa	2,501
13	F45 Training	2,550
14	Champere Nail Bar	2,116

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

Chris Byrd

Leasing Representative | (602) 456-4370 | cbyrd@kimcorealty.com

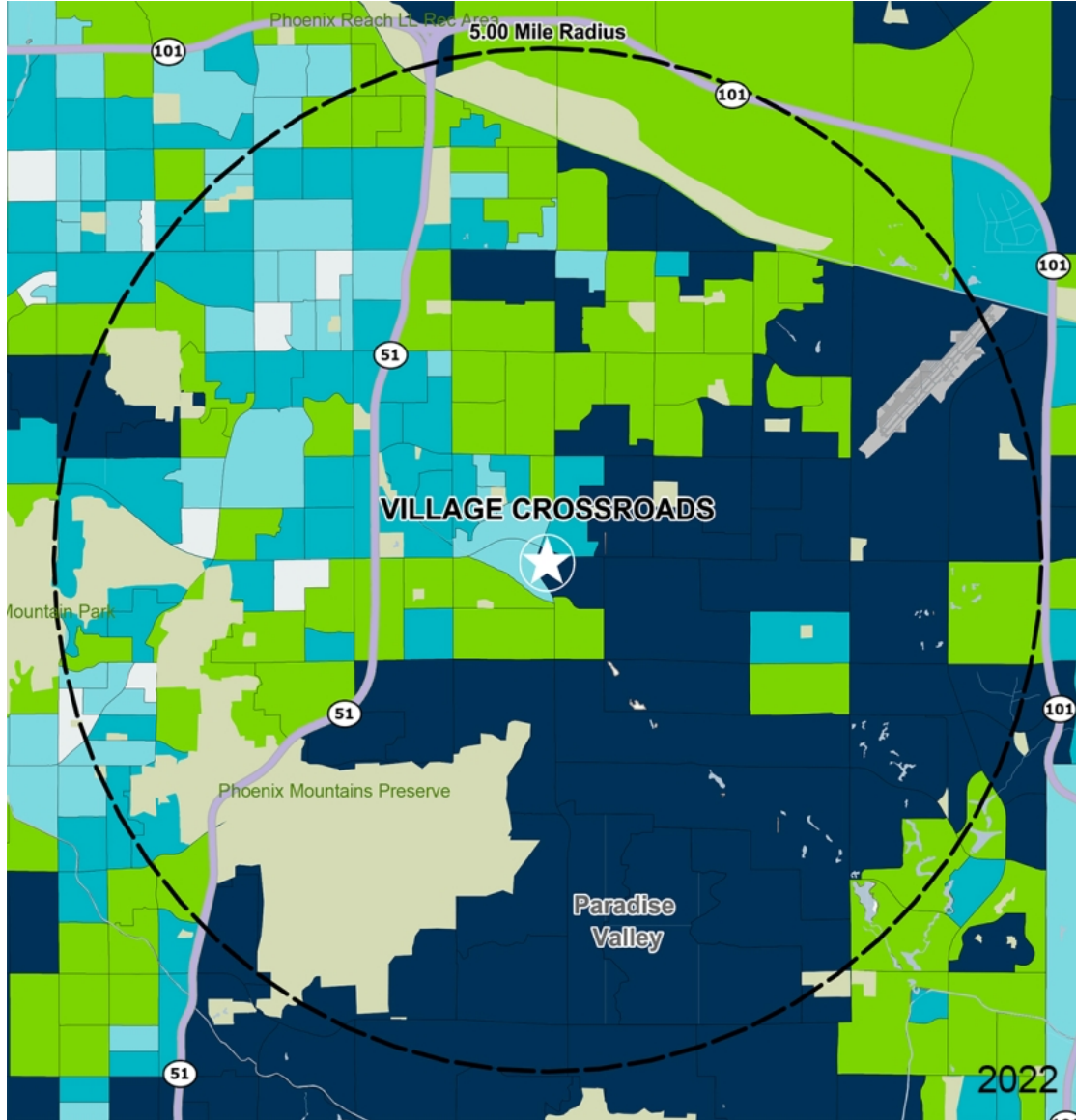






COMPETITION MAP





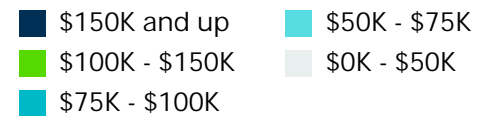
by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	12,957	91,274	225,084
Daytime Pop	15,244	88,198	265,079
Households	6,404	37,110	94,485
Average HH Income	\$106,112	\$130,204	\$128,207
Median HH Income	\$71,792	\$92,912	\$88,700
Per Capita Income	\$53,020	\$53,447	\$54,173

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems



# Village Crossroads

E. Cactus Rd. & N.Tatum Blvd., Phoenix, AZ



**Chris Byrd**

Leasing Representative

(602) 456-4370

cbyrd@kimcorealty.com