

±77,500 SQUARE FOOT MAJOR TENANT SPACE AVAILABLE

Desert Sky Mall

SWC of 75th Avenue & Thomas Road • Phoenix, Arizona

A *Westcor Shopping Center*



Major Tenants

Dillard's



Project Summary

Property Type: Regional Mall

Property Size: ±142.86 Acres

GLA: ±994,800 Square Feet

Available Space: ±77,500 Square Feet (Former Mervyns)

Demographics:	Population:	3 Mile	5 Mile	10 Mile
	2009 Estimate	170,515	360,011	1,118,270
	Average HH Income:	3 Mile	5 Mile	10 Mile
	2009 Estimate	\$50,025	\$49,940	\$56,713

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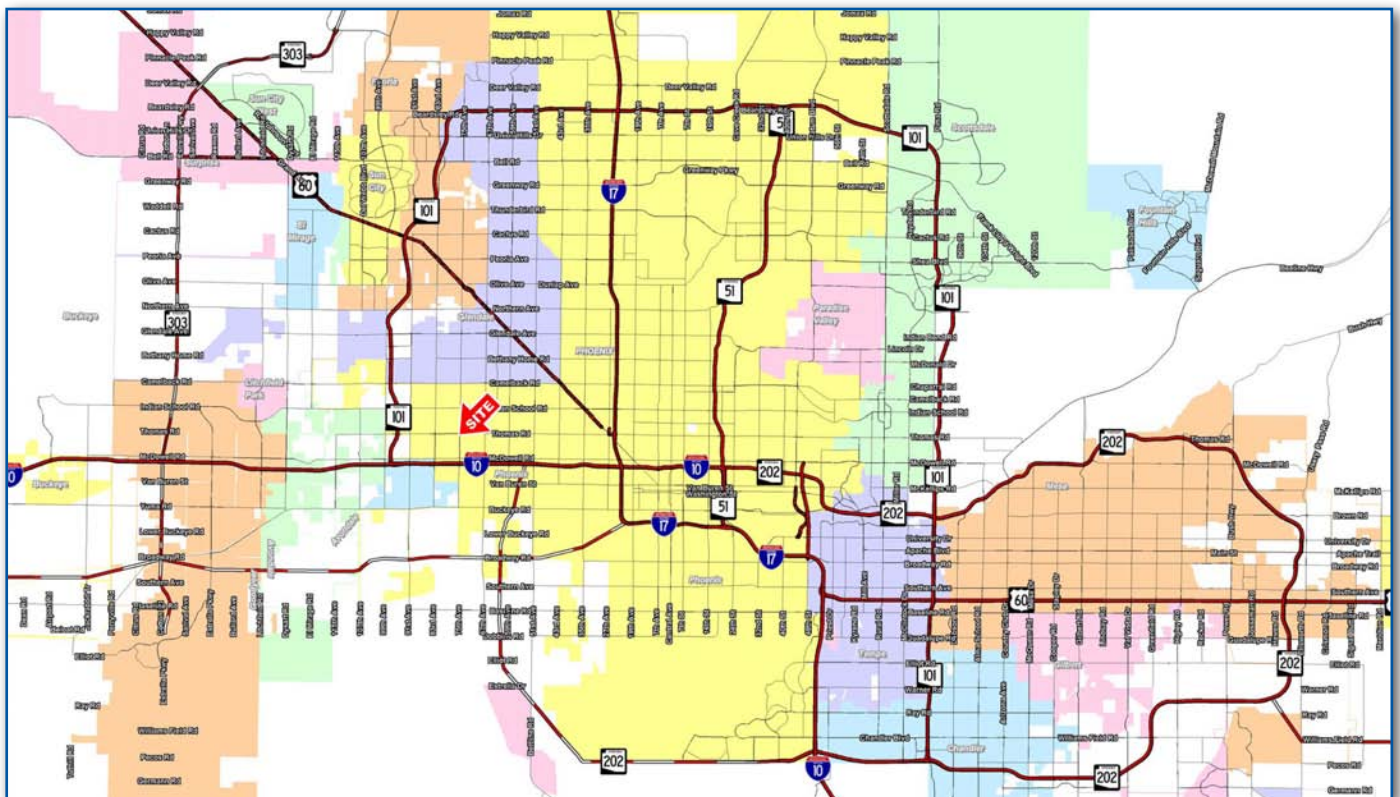
SWC 75th Avenue & Thomas Road

Phoenix, Arizona

Area Description

Desert Sky Mall, situated at the intersection of 75th Avenue and Thomas Road, is an existing Regional Mall built on approximately 143 acres in Phoenix, Arizona. This ± 990,000 square foot center includes existing major tenants: La Curacao, Cinema Latino, Dillard's, Sears, and Burlington Coat Factory. The property is also located just north of the power center Desert Sky Esplanade. This roughly 550,000 square foot power center boasts major tenants such as Wal-Mart Supercenter, Staples, PetSmart, Party City, and Lowe's Home Improvement. Other major retailers at the intersection include Big 5 Sporting Goods, LA Fitness, Ross, Home Depot, and Target.

The property is strategically located near both Interstate 10 and the Loop 101 that each total over 100,000 vehicles per day in either direction, making this a highly accessible retail-hub from all areas of The Valley. Desert Sky Mall is currently the only Regional Retail Center servicing the Southwest Valley. With 60% of the customer-base being Hispanic, this Regional Mall prides itself on being multicultural. As of September 30th, 2008, retail sales at the mall are estimated to be \$301 per square foot. With the immediate trade area being almost at total build out for residential developments, there are approximately 350,000 residents within a 5-mile radius of the site with 8 housing communities totally 2,140 homes still active and under construction.



For further information,
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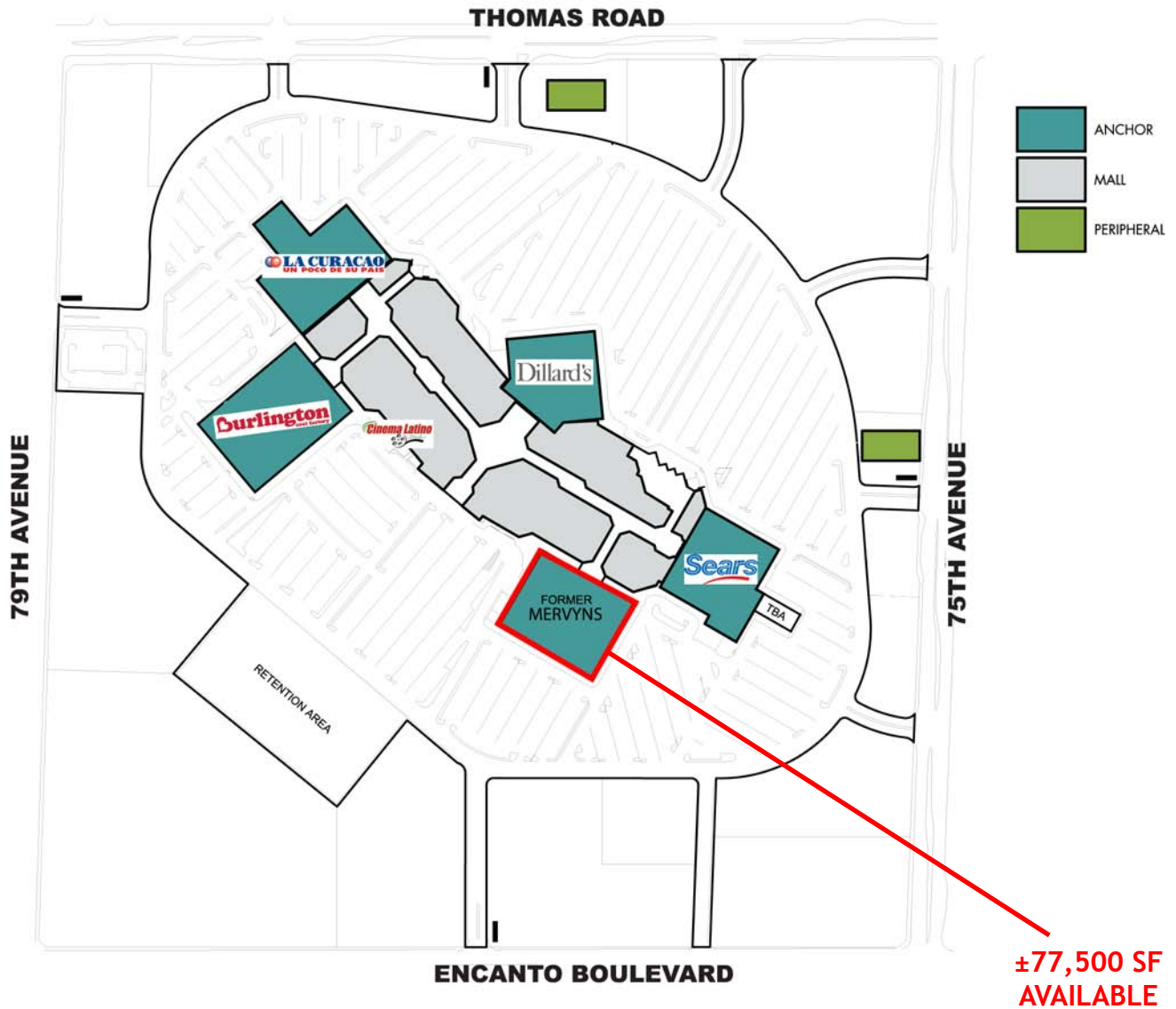
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Site Plan



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