



TATUM RIDGE

11209 - 11211 North Tatum Blvd | Phoenix, AZ

±101,402 SF
Medical/Office Building



Property Highlights

Tatum Ridge is a **101,402 SF medical office** complex offering premium office and medical suites in a highly desirable Phoenix location. With golf course views, private balcony access, and a tenant amenity lounge, the building provides a refined, functional environment designed to meet the needs of today's medical and professional users.



± 101,402 SF Building



Golf Course Views



Tenant Amenity Lounge



Energy Star, BOMA 360 &
LEED Certified Since 2016



Close proximity to the
SR-51 Freeway

HIGHLIGHTS

Local Amenities

45+
EATERY

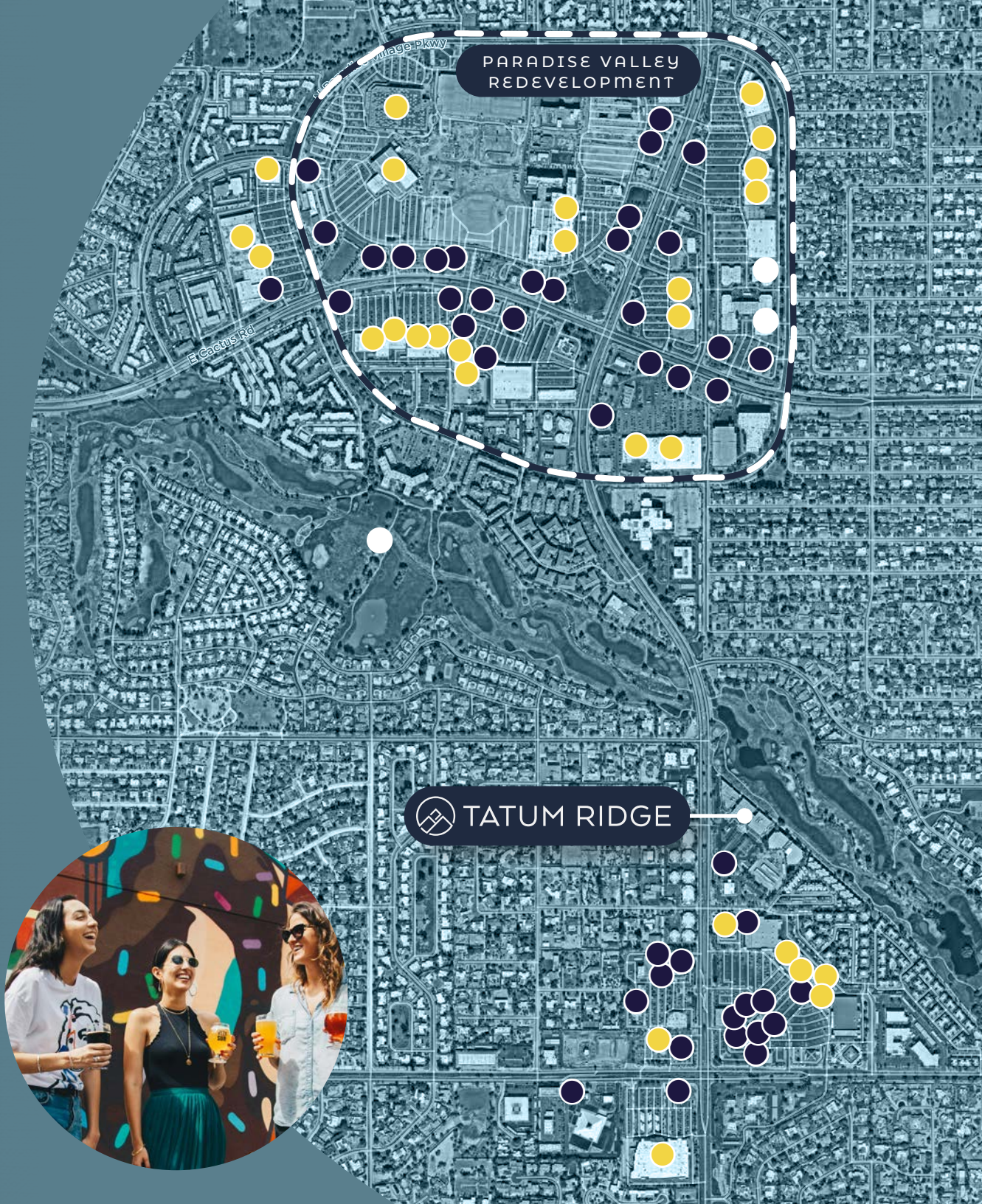
Blanco Reserva Cocina + Cantina
Cala (Coming Soon)
Federal Pizza
Frost Gelato
Flower Child
Hawaiian Bros Island Grill
The Melt
The Vig (Coming Soon)
Trevors
Velvet Taco (Coming Soon)
Wren House Brewing

25+
RETAIL

Walgreens
Ross Dress for Less
PetSmart
Sun & Ski Sports
Penzey's Spices
Fry's Marketplace
Trader Joe's
Walmart Supercenter
Michaels
Plato's Closet
Whole Foods Market
Sephora
Skin Spirit
Costco

3+
ENTERTAINMENT

Stonecreek Golf Club
Activate Scottsdale
The Theatre Artists Studio



PARADISE VALLEY
REDEVELOPMENT

TATUM RIDGE

Positioned at the Gateway to Paradise Valley

Tatum Ridge Medical/Office complex is strategically positioned along North Tatum Boulevard at the gateway to the prestigious Paradise Valley area in Phoenix, Arizona. This location offers **exceptional accessibility**, with immediate connections to major freeways including SR-51, Loop 101, Tatum and Shea Boulevards, ensuring convenient regional access for employees, patients, and visitors alike. The property benefits from high vehicle traffic and broad market reach, with a significant portion of the Greater Phoenix population within a short drive. Tatum Ridge is an **off campus location with no use restrictions**.

DEMO- GRAPHICS

TOTAL POPULATION

9,019 1 mile
79,393 3 mile
215,825 5 mile

TOTAL HOUSING UNITS

4,981 1 mi.
36,226 3 mi.
104,025 5mi.

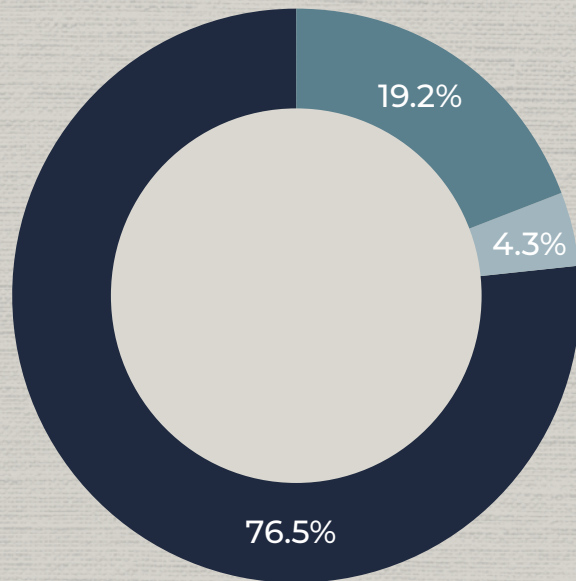
MEDIAN HOUSEHOLD INCOME

\$103,098 1 mi.
\$112,745 3 mi.
\$108,374 5mi.



Healthcare Statistics at a Glance

PAYOR MIX

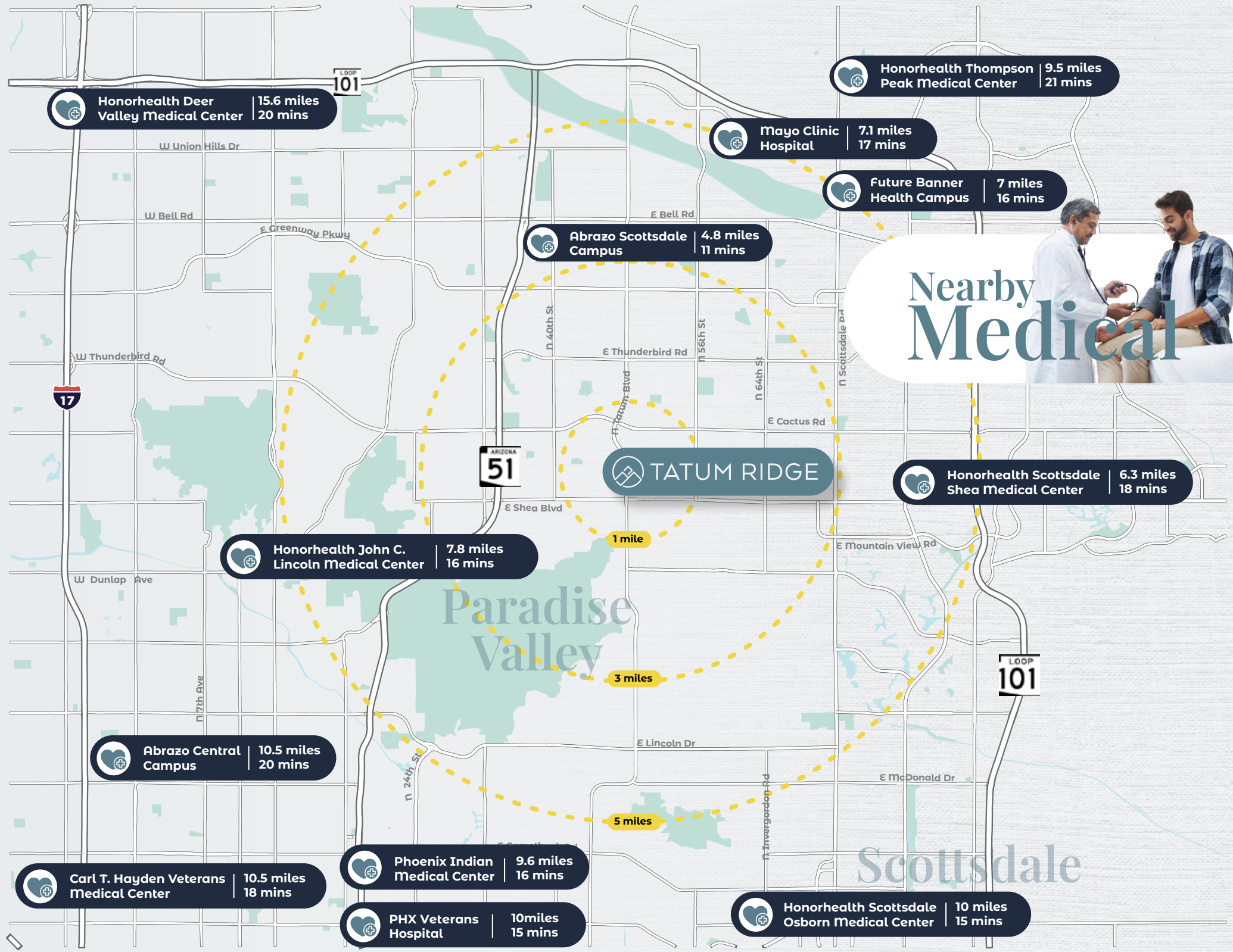


- Private/Self Pay/Other
- Medicare
- Medicaid



OUTPATIENT SERVICE LINE GROWTH

Service Line	10 Year Annual Growth
Endocrinology	4.16%
Psychiatry	2.92%
Physical Therapy/Rehabilitation	2.54%
Spine	1.99%
ENT	1.42%
Cardiology	1.41%
Miscellaneous Services	1.40%
Vascular	1.31%
Lab	1.14%
Ophthalmology	1.09%
Orthopedics	1.04%
Pain Management	1.02%
Podiatry	0.84%

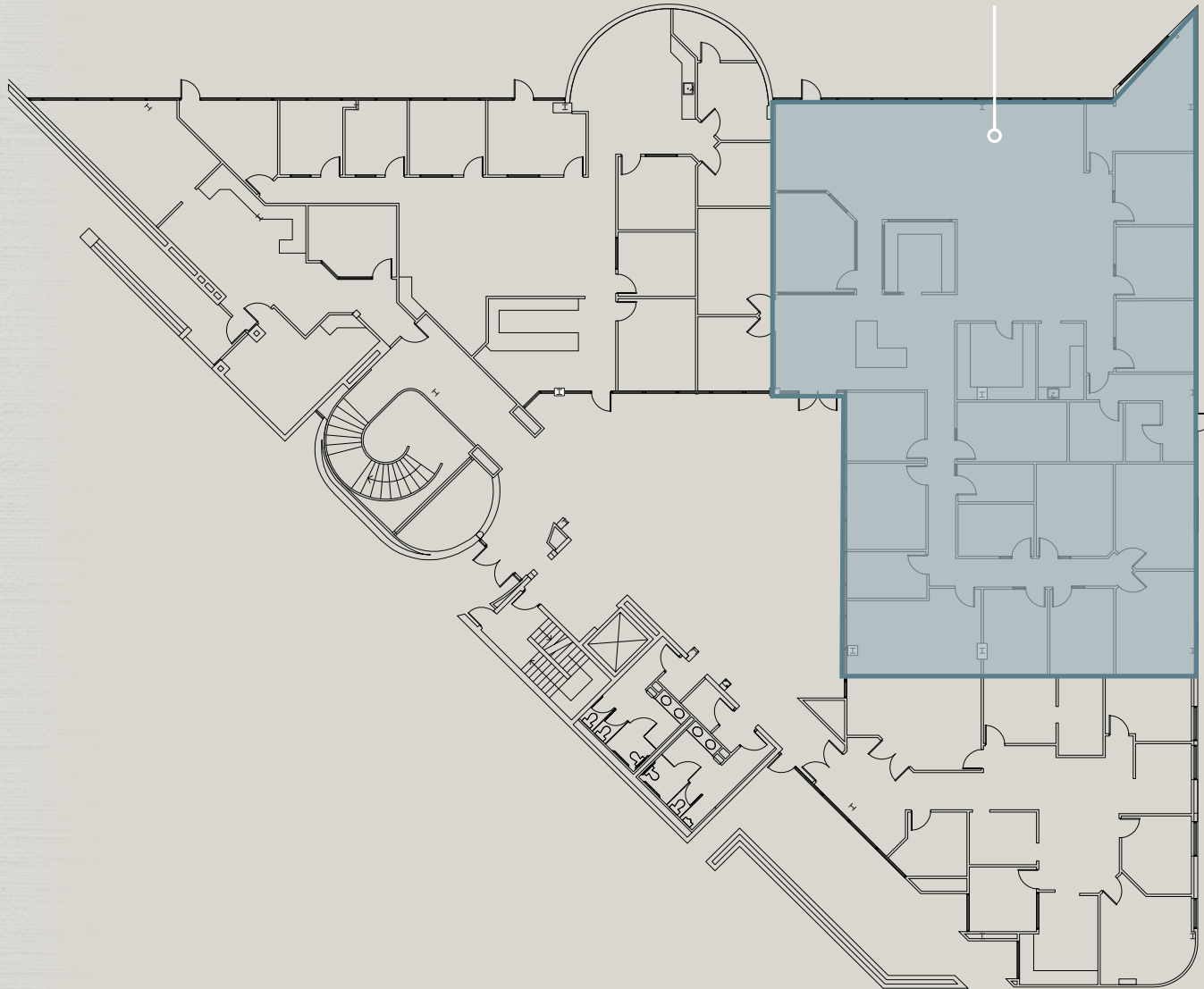


Nearby Medical

Building A Availabilities

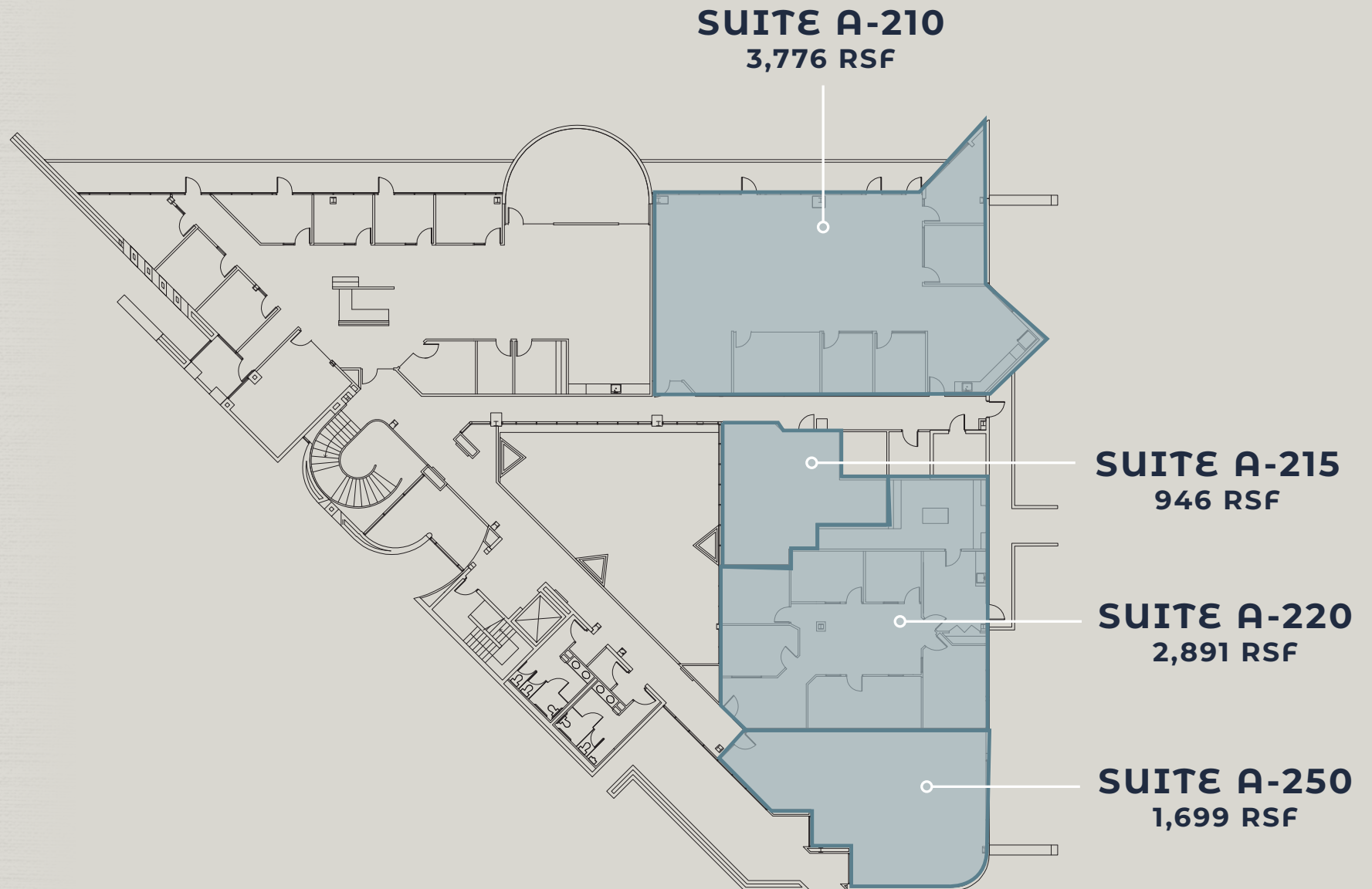
11211 N TATUM BLVD
FIRST FLOOR

SUITE A-130
7,263 RSF



Building A Availabilities

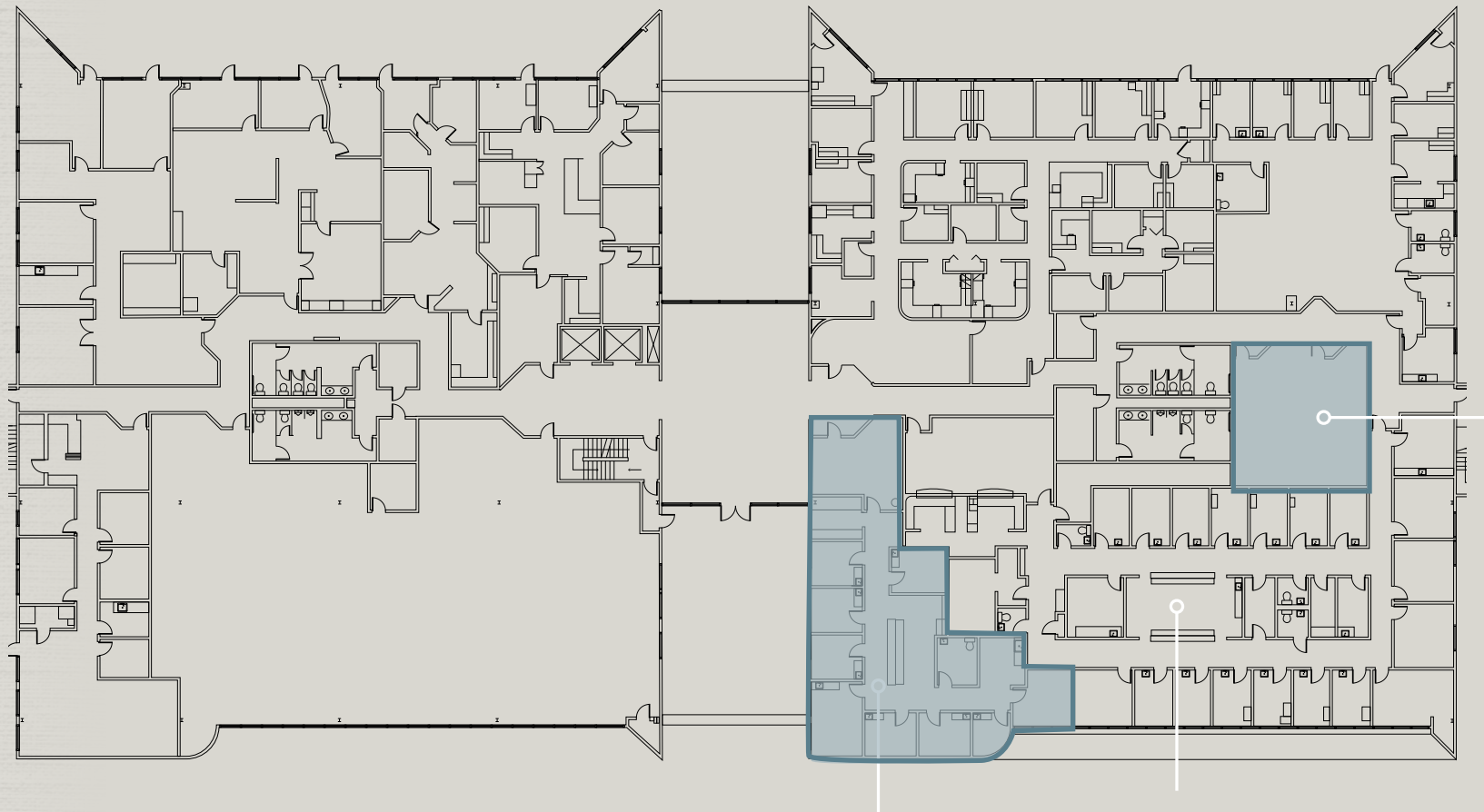
11211 N TATUM BLVD
SECOND FLOOR



Building B

Availabilities

11209 N TATUM BLVD
FIRST FLOOR



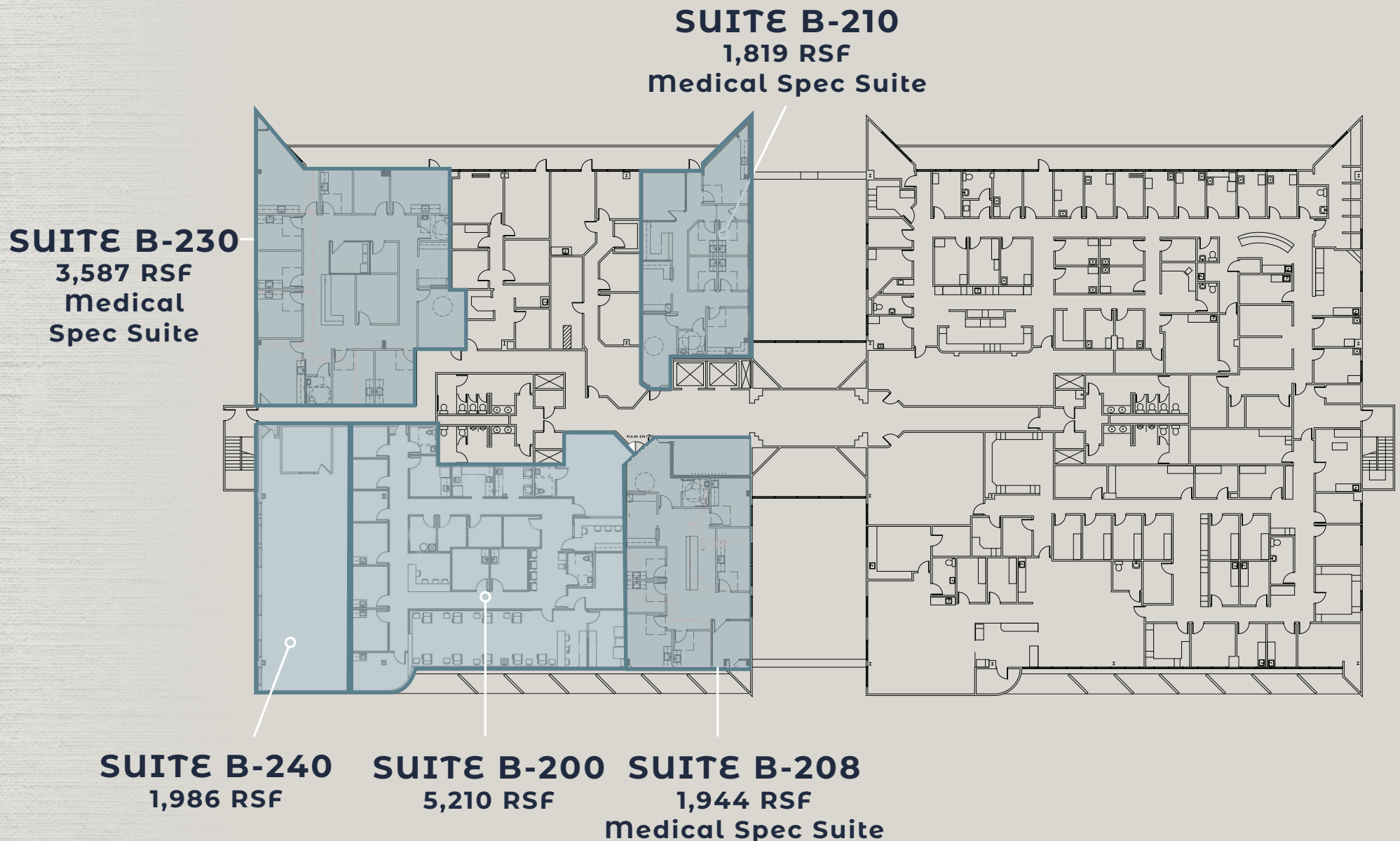
SUITE B-170
2,452 RSF
Medical Spec Suite

SUITE B-190
754 RSF

Building B

Availabilities

11209 N TATUM BLVD
SECOND FLOOR



±101,402 SF
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SHEILA BALE

Managing Director

+1 602 224 4454

sheila.bale@cushwake.com

DREW SAMPSON

Director

+1 602 468 8521

drew.sampson@cushwake.com

