

RETAIL FOR LEASE

±1,500 - 25,000 SF

EL PASEO DE SARATOGA

 the econic company®

NEWMARK

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NOW OPEN

WAGYU MASTER
SHABU HOUSE

 SHOW
DE CARNES

JUST SIGNED



PACIFIC
DENTAL SERVICES®

sweetgreen



ETHAN
ALLEN

AVAILABLE
±25,000 SF
ANCHOR SPACE


www.rei.com

WHOLE FOODS
SITE WORK
NOW UNDER
CONSTRUCTION

amc
THEATRES

ULTA
BEAUTY

HIGHLIGHTS

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SARATOGA

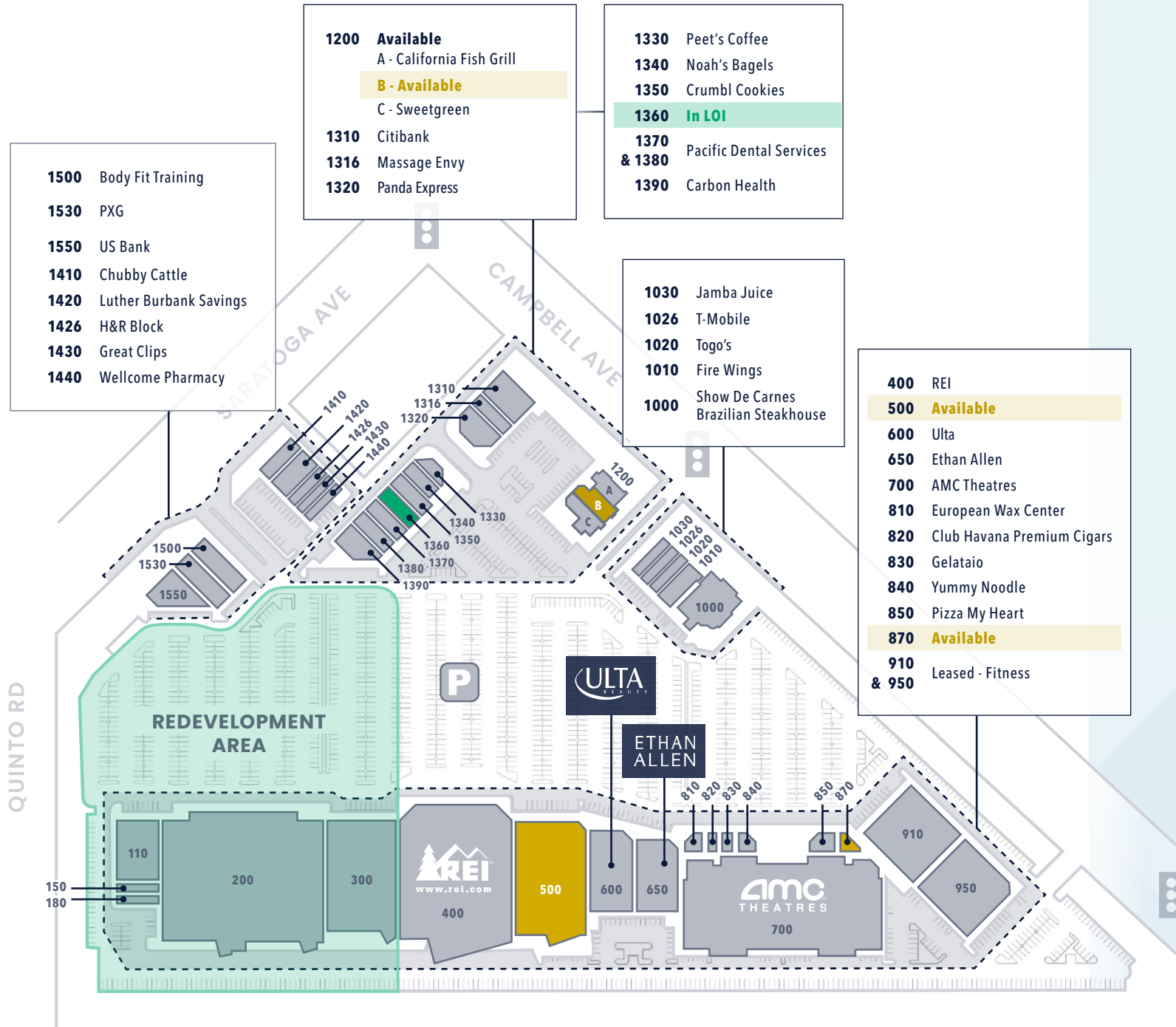
- ◆ Premier Retail Development in the West Valley
- ◆ Seeking restaurant, services, & retail tenants
- ◆ Anchored by AMC Theaters, REI, Ulta & Ethan Allen
- ◆ Highly visible space available in a variety of sizes
- ◆ Whole Foods Now Under Construction
- ◆ Contact broker for pricing

±296,000 SF
SHOPPING CENTER



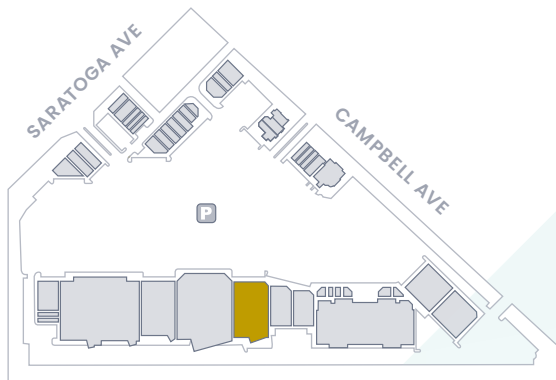
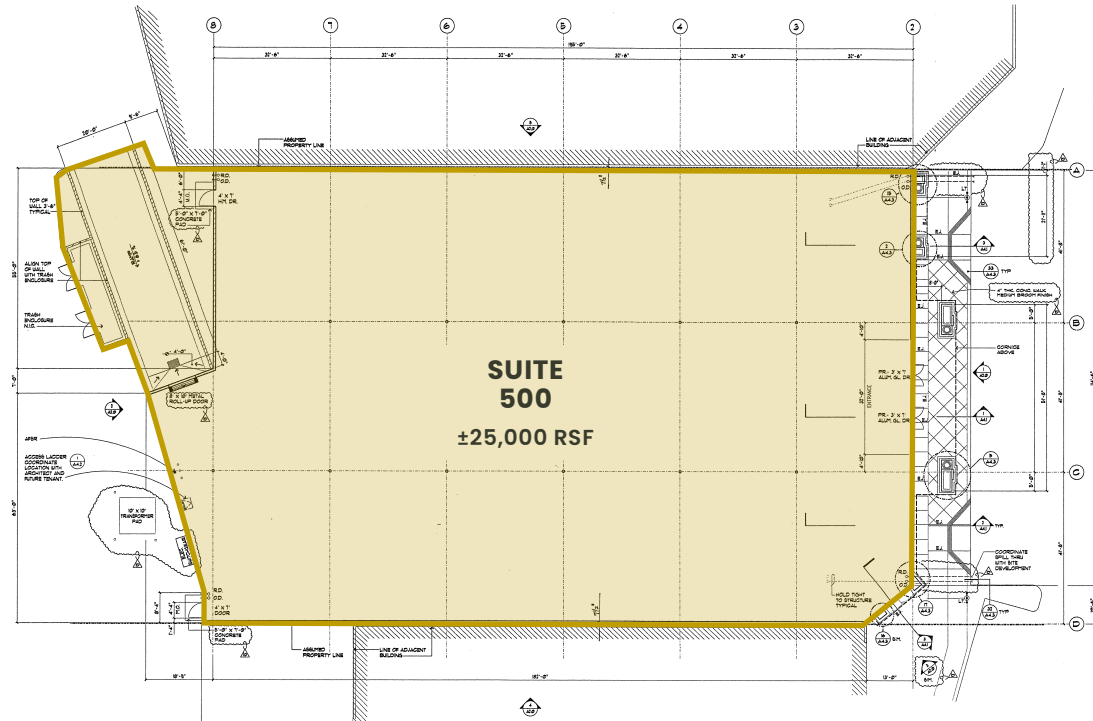
SITE PLAN

- ◆ Available
- ◆ In LOI
- ◆ In Lease



SUITE 500

EL PASEO DE
SARATOGA



AVAILABLE

- ◆ Available - November 2025
- ◆ Former Petco
- ◆ Existing Retail Improvements
- ◆ Loading Dock
- ◆ Monument Signage Available



±25.000 SF

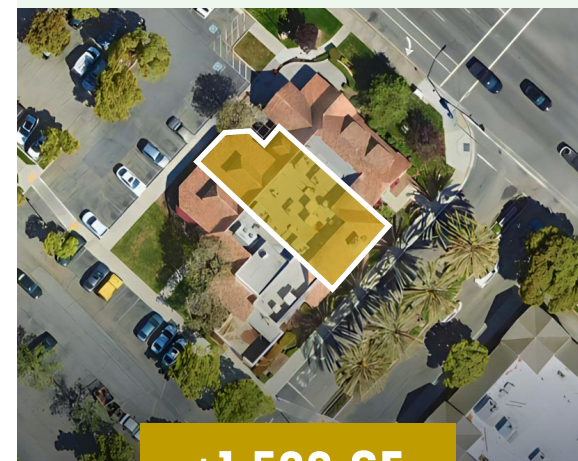
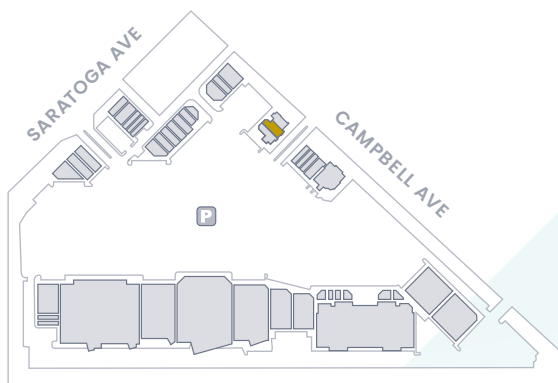
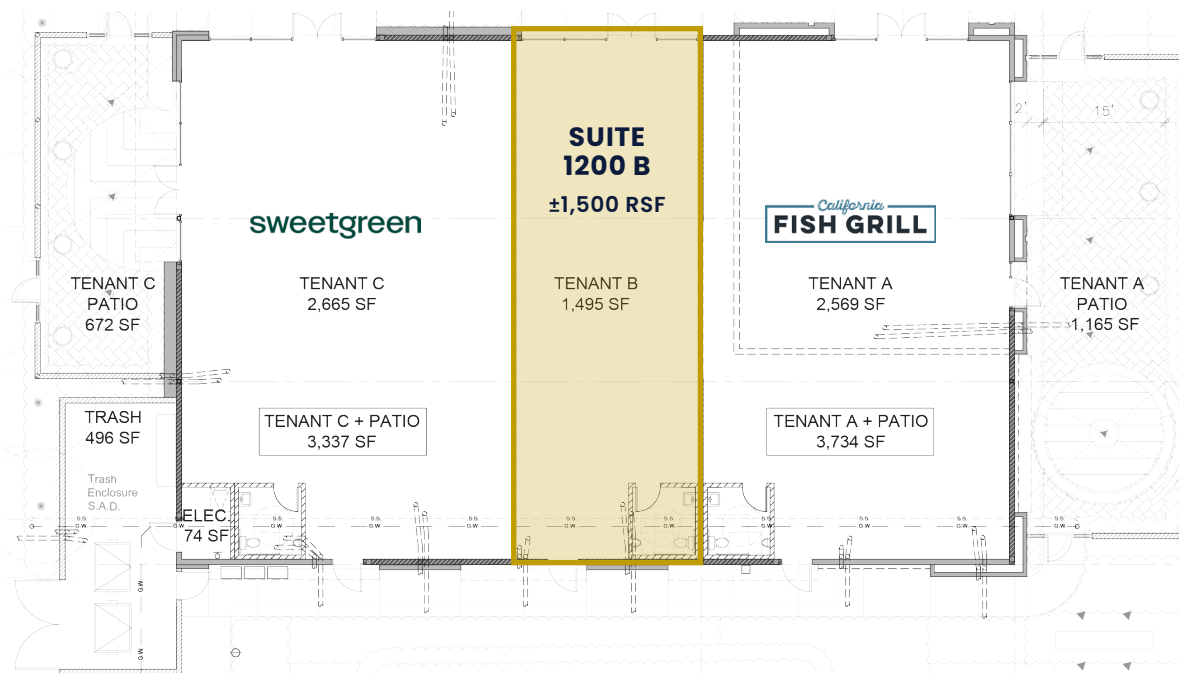
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SUITE 1200 B

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AVAILABLE

- ◆ Redeveloped
Multi-Tenant
Restaurant Pad
- ◆ Strong Endcap
Co-tenancy
- ◆ Now Deliverable



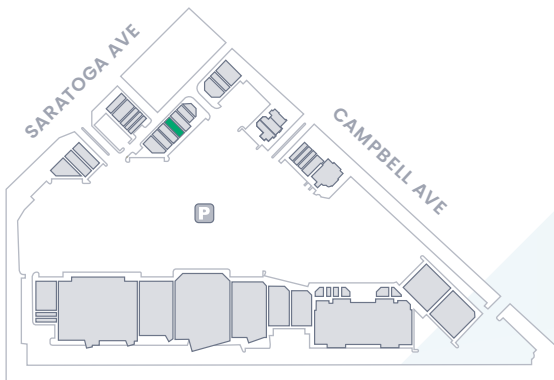
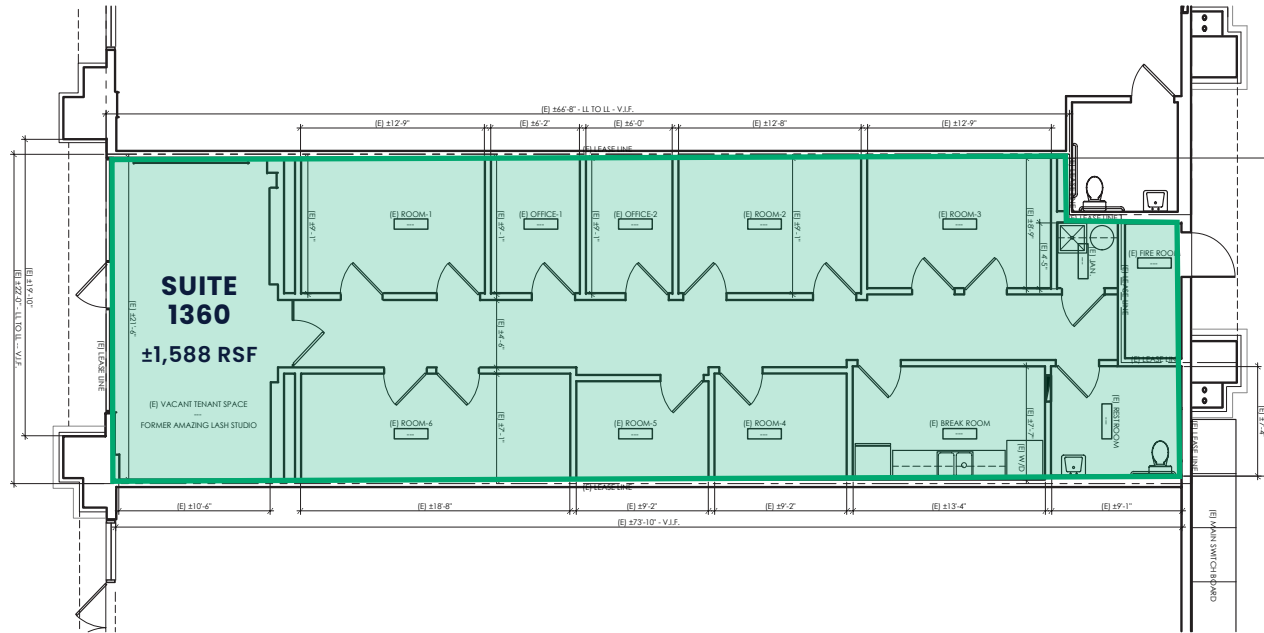
±1,500 SF

SUITE 1360

EL PASEO DE
SARATOGA

IN LOI

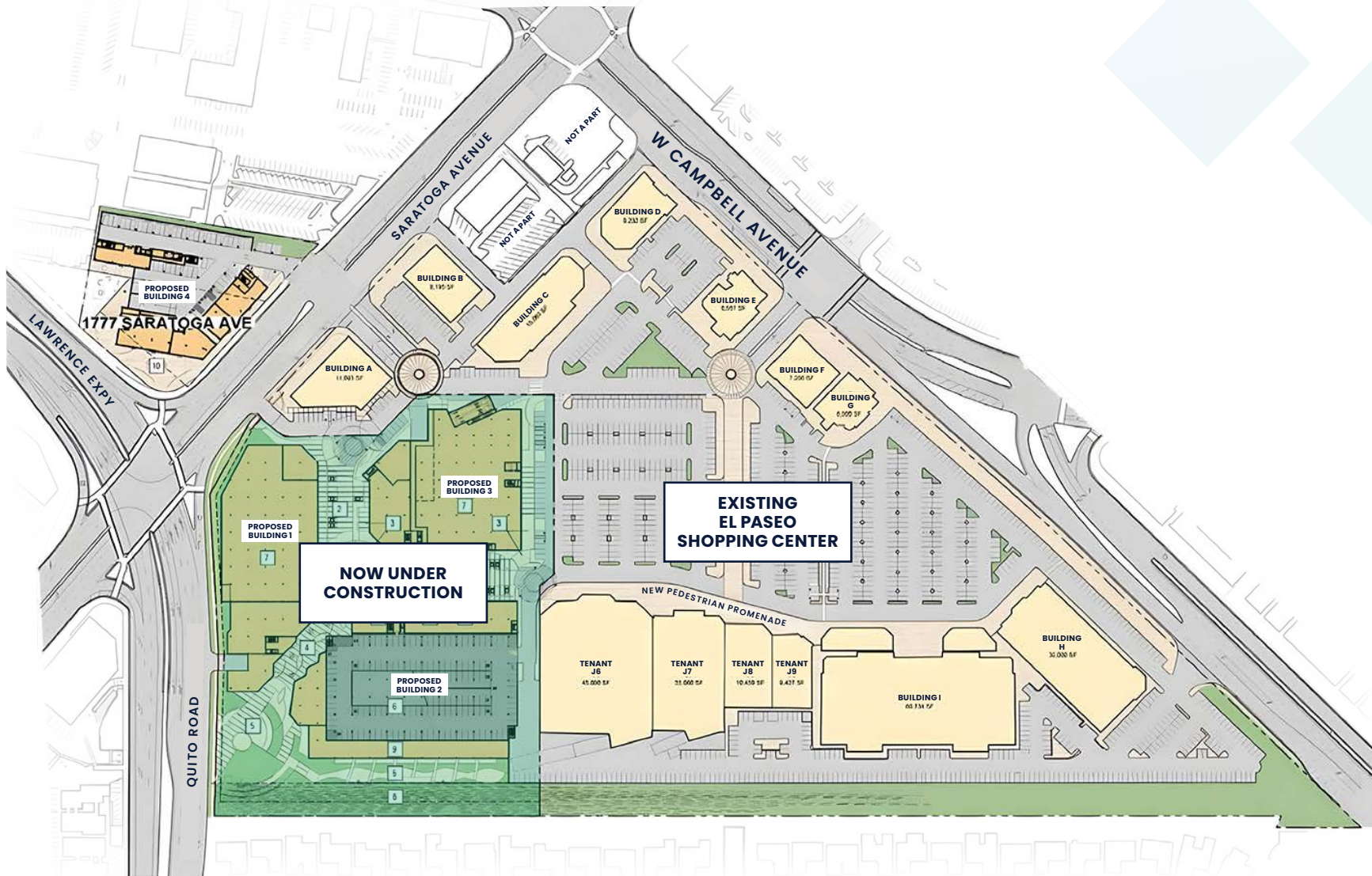
- ◆ Former Beauty
- ◆ Available Immediately



±1,588 SF

PROPOSED REDEVELOPMENT PLAN

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REDEVELOPMENT RENDERINGS

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REDEVELOPMENT
AREA



WHOLE FOODS RENDERING

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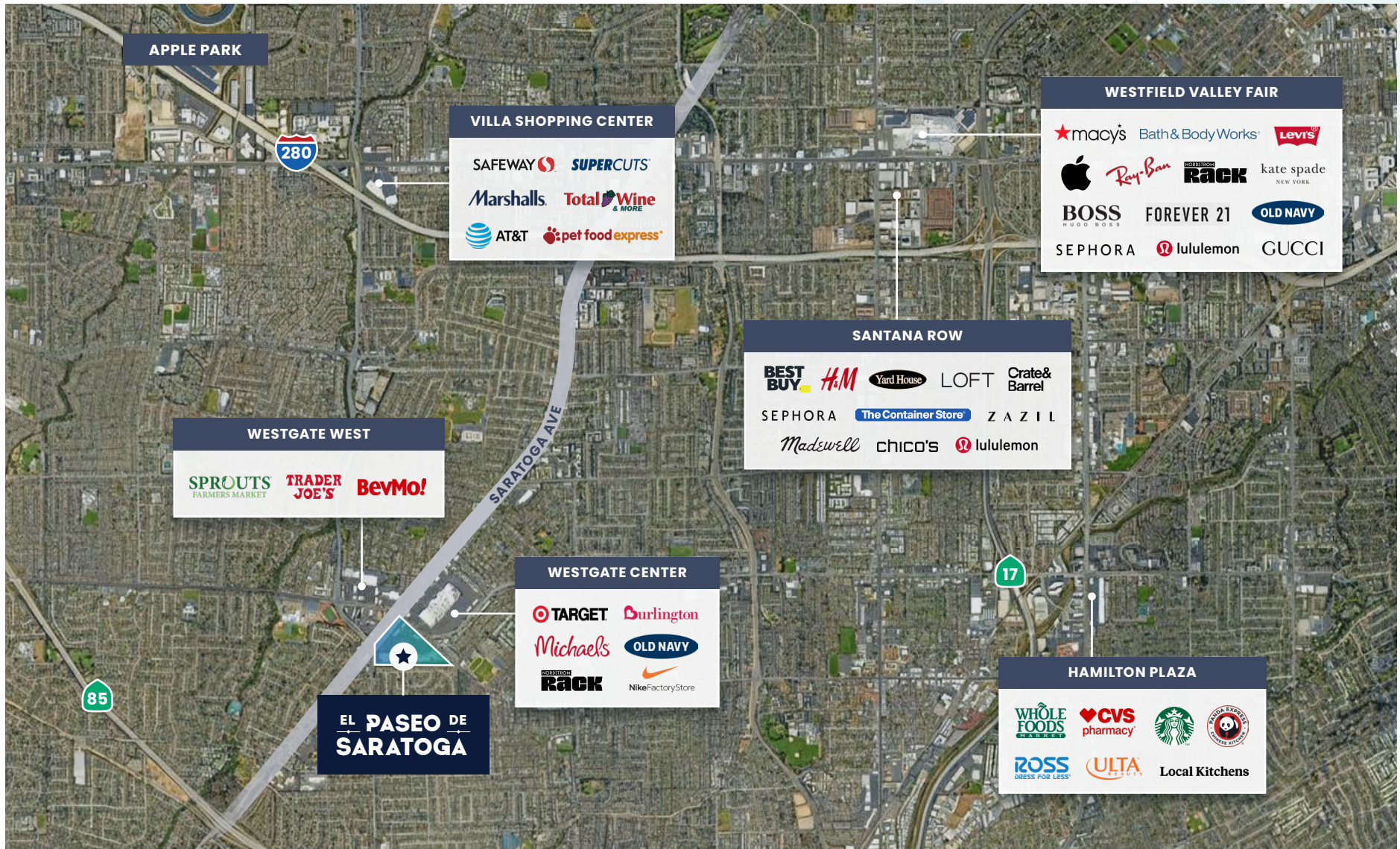
LOCAL MAP

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REGIONAL AERIAL

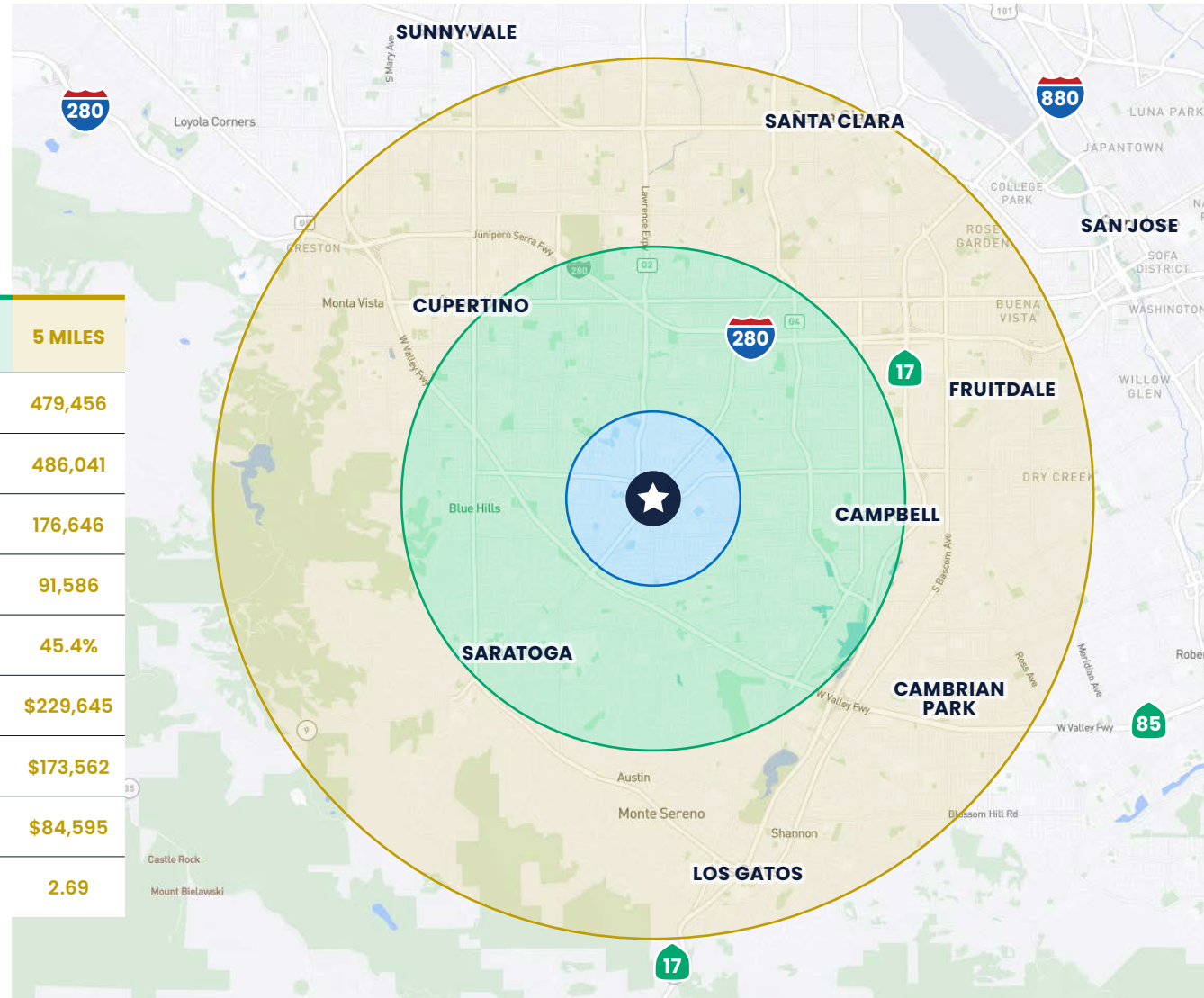
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RADIUS MAP

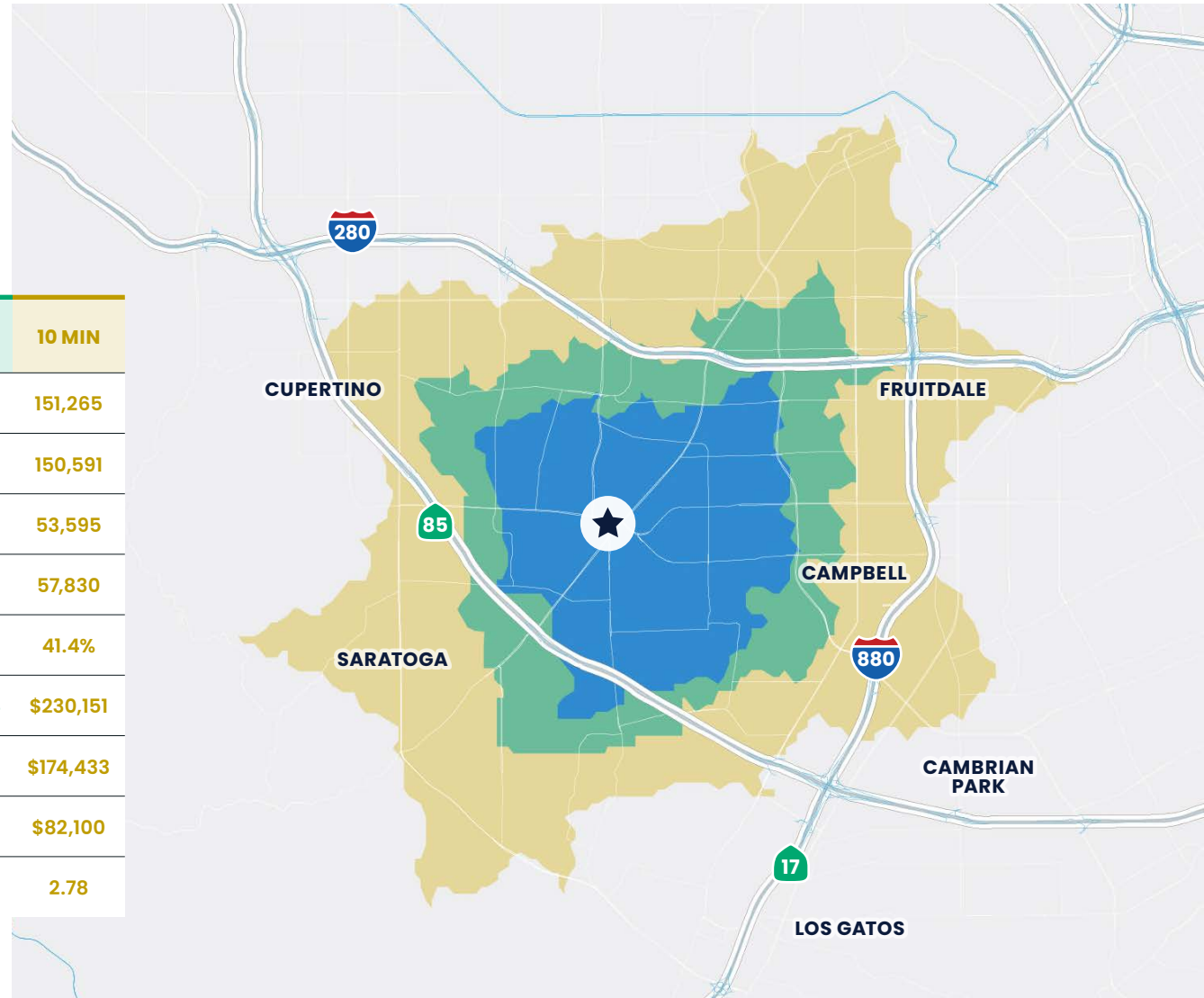
DEMOGRAPHICS (2024)

	1 MILE	3 MILES	5 MILES
2024 Total Population	21,450	196,039	479,456
2029 Total Population	21,405	197,552	486,041
Total Households	7,550	70,864	176,646
Total Owner Occupied Housing Units	4,729	37,977	91,586
Total Renter Occupied Housing Units	36.0%	43.9%	45.4%
Average Household Income	\$2525,515	\$229,113	\$229,645
Median Household Income	\$200,001	\$173,102	\$173,562
Per Capita Income	\$88,598	\$82,609	\$84,595
Average Household Size	2.81	2.75	2.69



DRIVE TIME MAP

DEMOGRAPHICS (2024)	5 MIN	7 MIN	10 MIN
2024 Total Population	21,589	54,793	151,265
2029 Total Population	21,077	54,577	150,591
Total Households	7,560	19,211	53,595
Total Owner Occupied Housing Units	8,012	20,338	57,830
Total Renter Occupied Housing Units	41.0%	38.2%	41.4%
Average Household Income	\$232,405	\$234,938	\$230,151
Median Household Income	\$182,889	\$181,916	\$174,433
Per Capita Income	\$82,652	\$82,124	\$82,100
Average Household Size	2.78	2.83	2.78



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