

Phoenix Retail

1H 2024 Big Box Report



BIG BOX INVENTORY

Center Name	Address	City	SF	Prior Tenant	Submarket
Broadway Mesa	1840-1920 W Broadway Rd	Mesa	100,000	AZ International Marketplace	East Valley
Cactus Plaza	15357 W Cactus Rd	Surprise	89,121	Kohls	West Phoenix
Village Square II	4643 E Cactus Rd	Phoenix	75,312	Hobby Lobby	Scottsdale
Lakeview Village	3751 E Baseline Rd	Gilbert	61,753	Fry's	East Valley
Signal Butte Marketplace	10633-10745 E Apache Trl	Apache Junction	54,000	Bashas	East Valley
Camelback Crossing	5115 N Dysart Rd	Litchfield Park	54,000	Bashas	West Phoenix
Paradise Village Gateway	10805-10855 N Tatum Blvd	Phoenix	50,045	Bed Bath and Beyond	Scottsdale
Glendale Market Square	5870 W Bell Rd	Glendale	45,000	Lina Home Furnishings	Northwest Phoenix
Warner Plaza	1988 N Alma School Rd	Chandler	40,963	Big Lots	East Valley
Arrowhead Festival	7360 W Bell Rd	Glendale	39,872	Bed Bath and Beyond	Northwest Phoenix
Desert Palms	2075 N Alma School Rd	Chandler	37,438	Fry's	East Valley
Apache Junction Center	3003 W Apache Trl	Apache Junction	36,825	99 Cent Only	Apache Junction
Escobedo Plaza	308-340 E University Dr	Mesa	36,145	Fallas Discount Stores	East Valley
Patterson Landing	1672 E Guadalupe Rd	Gilbert	36,000	Stein Mart	East Valley
35 th & Peoria	3560 W Peoria Ave	Phoenix	35,000	99 Cent Only	North Phoenix
Scottsdale Fiesta	10030-10500 N 90th St	Scottsdale	34,928	Buy Buy Baby	Scottsdale
Arrowhead	9720-9880 W Peoria Ave	Peoria	33,430	Wazees World Laser Tag	North Phoenix
Mesa Village	1906-1940 E Main St	Mesa	33,418	Alorica	East Valley
Pollack Paseo Del Oro	3029 N Alma School Rd	Chandler	33,236	AZ Elite Sports & Gym	East Valley
Chandler Pavillions	800-890 N 54th St	Chandler	32,713	Bed Bath and Beyond	East Valley
Bell Canyon Pavillions	2710-2734 W Bell Rd	Phoenix	32,640	Super Saver Cinemas 8	North Phoenix
College Park Center	5120 S Rural Rd	Tempe	32,306	Whole Foods	East Valley
SanTan Village Marketplace	2703-2817 S Market St	Gilbert	31,597	Bed Bath and Beyond	East Valley
Glendale Square	5130 W Peoria Ave	Glendale	30,600	Sprouts Farmers Market	West Phoenix
Tatum Point Shopping Center	4727 E Bell Rd	Phoenix	30,000	Big Lots	North Scottsdale
Sprout's Center	5225-5235 E Southern Ave	Mesa	30,000	Sprouts Farmers Market	East Valley
Paradise Valley Marketplace	10810 N Tatum Blvd	Phoenix	30,000	Whole Foods	Scottsdale

BIG BOX Availability

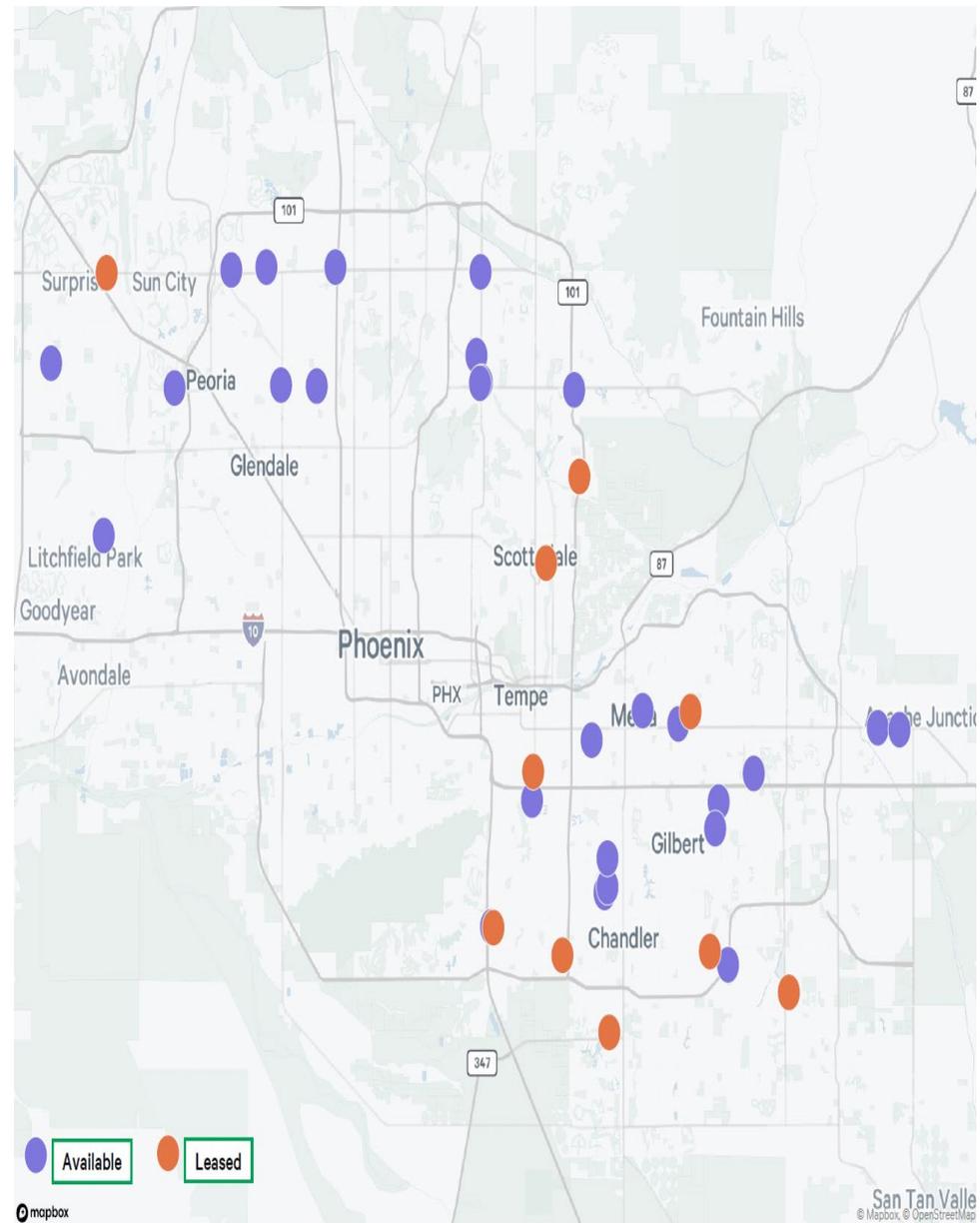
Submarket	Number of Vacancies	Total SF
East Valley	13	505,929
Scottsdale	4	190,285
West Phoenix	3	173,721
North Phoenix	3	101,070
Northwest Phoenix	2	84,872
Apache Junction	2	90,825
North Scottsdale	1	30,000

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Available Big Box Spaces

1,176,702

Vacant Big Box Sq. Ft.



BIG BOX ABSORPTION

TENANT	SQUARE FEET	ADDRESS	CITY
Round1 Bowling & Arcade	65,000	3101-3199 W Chandler Blvd	Chandler
EOS Fitness	54,376	2470 E University Dr	Mesa
Slick City	50,000	9001-9175 E Indian Bend Rd	Scottsdale
Dollar Tree	42,637	12751-12875 W Bell Rd	Surprise
Slick City	42,000	7225 S Power Rd	Queen Creek
The Picklr	36,200	9001-9175 E Indian Bend Rd	Scottsdale
Whole Foods Market	35,222	7628 E Indian School Rd	Scottsdale
Marshalls	34,326	2835 S Alma School Rd	Chandler
Slick City	33,496	845 N 54 th St	Chandler
Dollar Tree	31,240	790 E Southern Ave	Tempe
Center Court Pickleball Club	30,000	1433 E Williams Field Rd	Gilbert

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Number of Stores Absorbed

454,497

Total Square Feet Absorbed

BIG BOX NEWS

- All 99 Cents Only stores to close, including Arizona locations| [AZ Family](#)
- EoS Fitness expands footprint in Arizona, eyes more Valley growth| [Phoenix Business Journal](#)
- World's first indoor waterless slide park opens first Arizona location in Peoria| [ABC 15](#)
- Dollar Tree to take over some 99 Cents Only Stores in Arizona| [AZ Central](#)
- A new Round 1 is coming to metro Phoenix| [AZ Central](#)

FUTURE MARKET TRENDS

- Big box absorption increased by roughly 31% during the first half of 2024 in comparison to the second half of 2023. However, big box availability remained relatively steady.
- Slick City, an indoor family action park entered the Phoenix market aggressively, committing to 3 leases during the first half of 2024. Entertainment retailers continue to account for the bulk of big box leasing activity in the Valley.
- As of July, there were only two spaces available in the under-construction pipeline of at least 30,000 sq. ft., which may keep big box availabilities limited in the near-to-mid term.



Market Area Overview



Contacts

Zach DiSalvo
Associate Research Director
zach.disalvo@cbre.com

Carlos Pietri
Sr. Field Research Analyst
carlos.pietri@cbre.com

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