

# Sublease Opportunity Fronting Scottsdale Road

## NEC Scottsdale Rd & Shea Blvd

11107 N. Scottsdale Road

Scottsdale, Arizona 85254

### HIGHLIGHTS

- 2,909 SF available for sublease
- ±8 years remaining on lease with two 5-year extension options
- JOIN  **STARBUCKS** and  **byrna**
- Beautifully built out fast casual restaurant
- Excellent visibility on Scottsdale Road
- Incredible access -- located at a signalized intersection
- 88 parking spaces with cross access to 102 office building parking spaces next door
- Just north of the premier Scottsdale Rd & Shea Blvd intersection with more than 101,700 cars per day
- High income trade area with households averaging over \$186,201 within 3 miles



**BRANDON VASQUEZ** | (m) 480.620.4738 | brandon.vasquez@dpcr.com

**MATT PERGOLA** | (m) 602.579.7655 | mattp@dpcr.com

**AUSTIN PAYNE** | (m) 480.322.4264 | austin.payne@dpcr.com

**DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

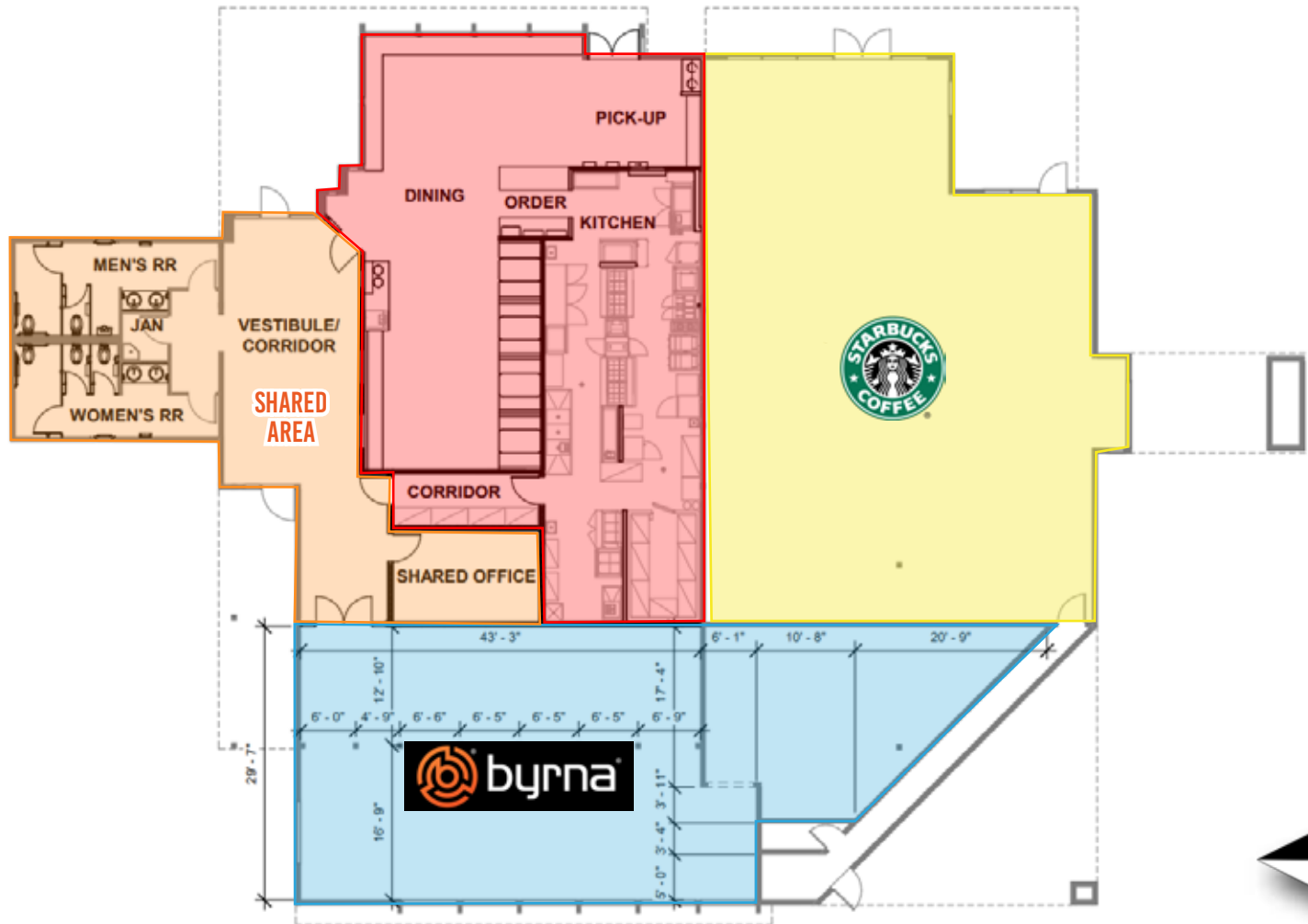
7339 E. McDonald Drive  
Scottsdale, AZ 85250  
(M) 480.947.8800  
www.dpcr.com

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### Site Plan

**2,909 SF AVAILABLE FOR SUBLEASE**



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Visible Building & Monument Signage on  
Mescal Street & Scottsdale Road



### DEMOGRAPHICS 2025

Source: SITES USA, Inc.

	1 Mile	3 Miles	5 Miles
Estimated Population	8,190	67,091	200,030
Average Household Income	\$169,038	\$203,262	\$176,537
Median Household Income	\$103,226	\$128,382	\$117,713
Daytime Employees	6,588	88,454	196,230

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