

# Ancala Village



**Matt Milinovich**  
D 480 423 7959  
C 602 885 9393  
matt.milinovich@avisonyoung.com

**James DeCremer**  
D 480 423 7958  
C 602 909 0957  
james.decremer@avisonyoung.com

**Kyle Farrell**  
D 480 994 8155  
C 480 815 3755  
kyle.farrell@avisonyoung.com





# Property highlights

- Established North Scottsdale neighborhood center
- Anchored by EOS Fitness and Ace Hardware
- 1.5 miles to Mayo Clinic
- 2 miles to HonorHealth
- 37,253 vehicles per day at intersection

## Notable tenants:

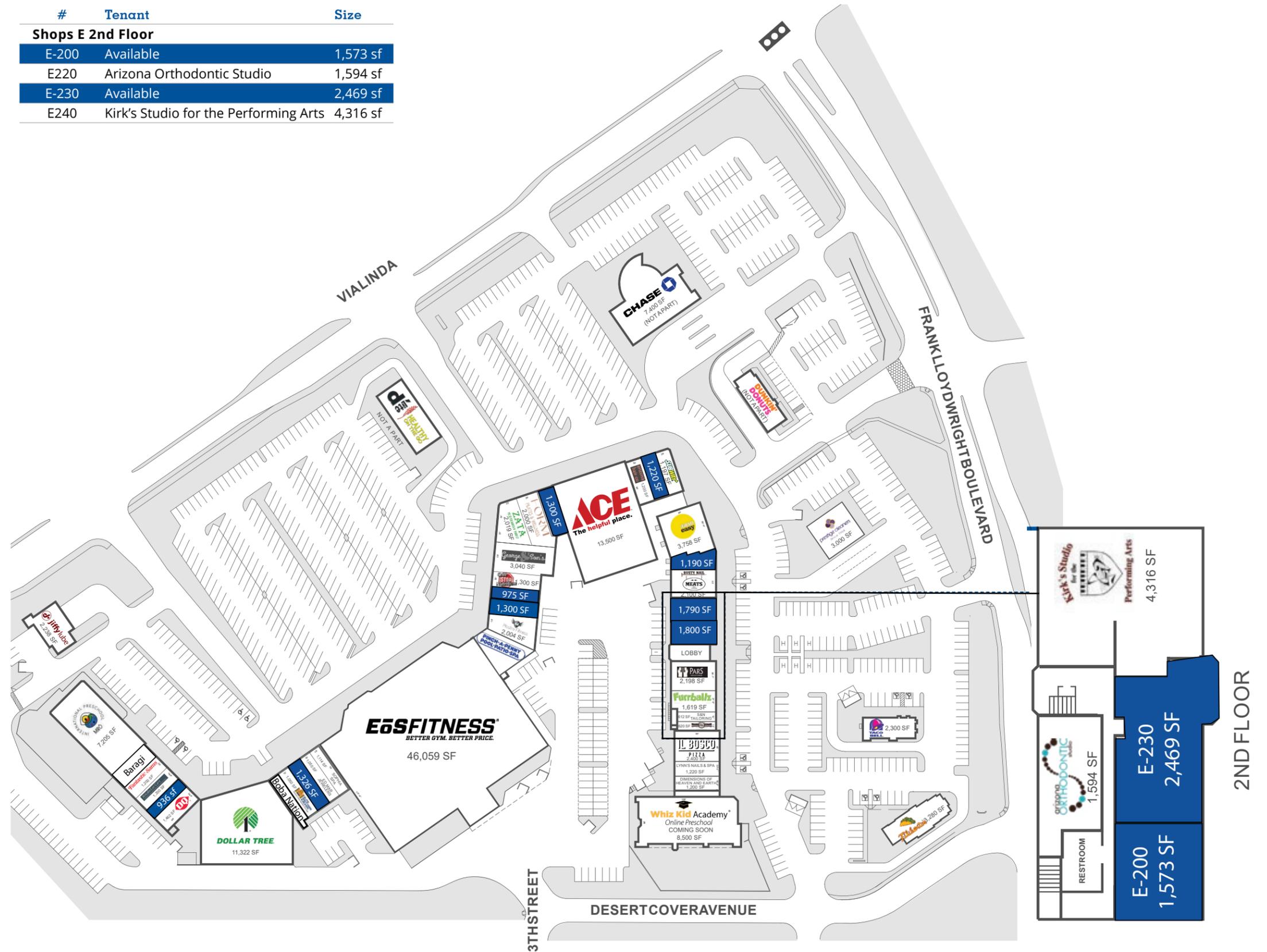


# Site plan

Retail spaces for lease  
SWC Via Linda & Frank Lloyd Wright Blvd

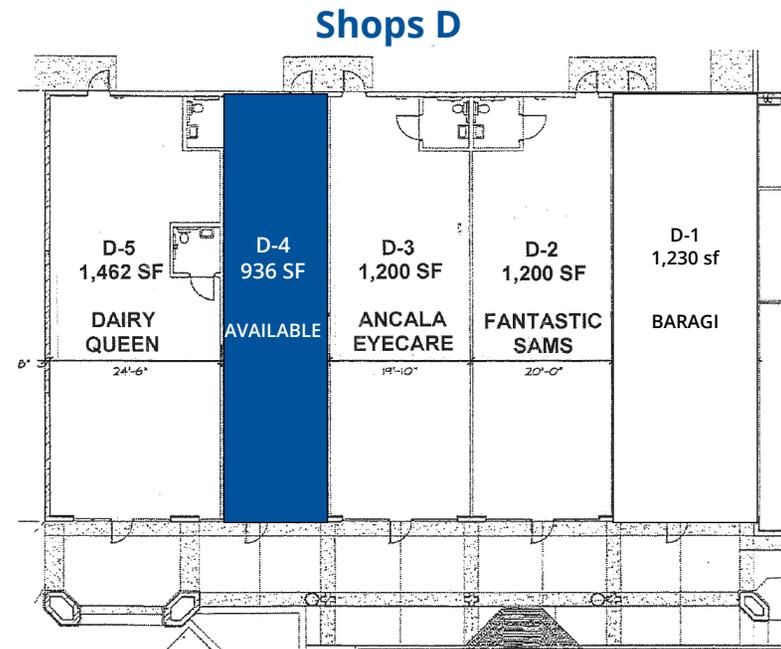
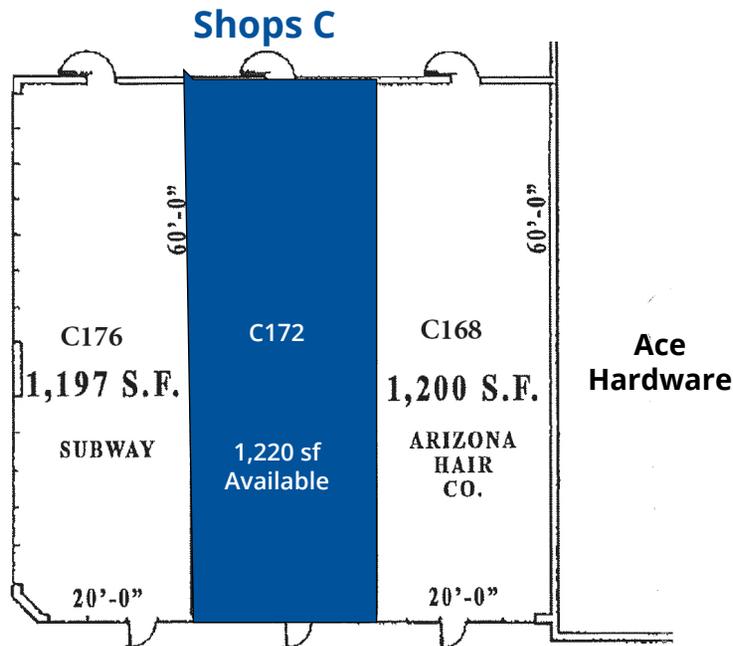
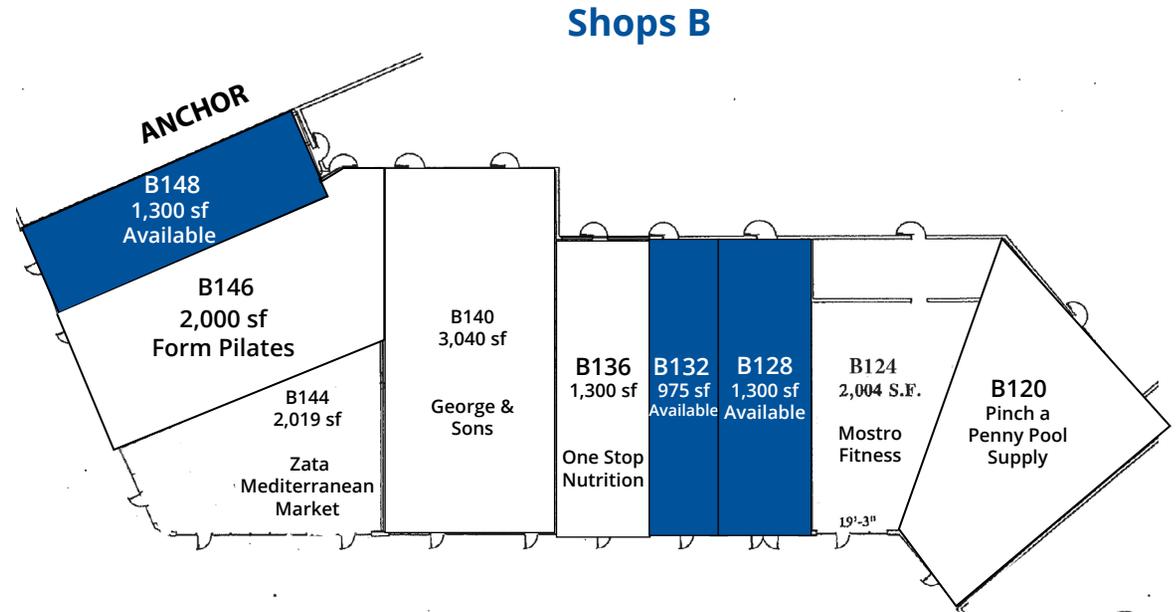
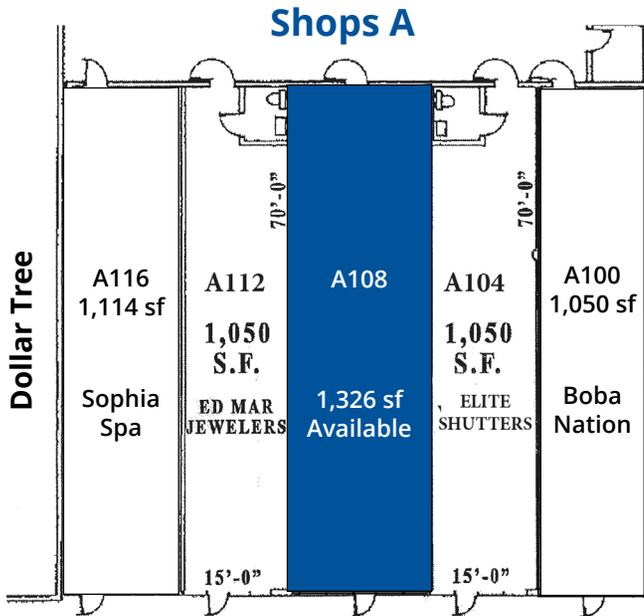
#	Tenant	Size
<b>Shops A</b>		
A100	Boba Nation	1,050 sf
A104	Elite Shutters	1,050 sf
A108	Available - Former Chiropractor	1,326 sf
A112	Ed Mar Jewelers	1,050 sf
A116	Sophia Spa	1,114 sf
<b>Shops B</b>		
B120	Pinch a Penny Pool Supply	2,231 sf
B124	Mostro Fitness	2,004 sf
B128	Available - Former pizza restaurant	1,300 sf
B132	Available - Former tax office	975 sf
B136	One Stop Nutrition	1,300 sf
B140	George & Sons Asian	3,040 sf
B144	Zata Mediterranean Market	2,019 sf
B146	Form Pilates	2,000 sf
B148	Available - Former Nutrition	1,300 sf
<b>Shops C</b>		
C168	Arizona Hair Company	1,200 sf
C172	Available - Former GoWireless	1,220 sf
C176	Subway	1,197 sf
<b>Shops D</b>		
D01	Baragi	1,230 sf
D02	Fantastic Sam's	1,200 sf
D03	Ancala Eyecare	1,200 sf
D04	Available	936 sf
D05	Dairy Queen	1,462 sf
<b>Shops E</b>		
E01/02	Over Easy	3,758 sf
E03	Available	1,190 sf
E04/05	Rusty Nail Meats	2,100 sf
E06	Available	1,790 sf
E07/08	Available - Former dental office	1,800 sf
E09/10	Pars Persian Restaurant	2,198 sf
E11	Furrballz Healthy Pet Center & Grooming	1,619 sf
E12A	S&N Tailoring	612 sf
E12B	Gary's Barbershop	620 sf
E13	IL Bosco Pizza	2,400 sf
E15	Lynn's Nail & Spa	1,220 sf
E16	Dimensions of Heaven & Earth	1,200 sf
<b>Majors</b>		
Major D1	Miro International School	7,205 sf
Major C	Ace Hardware	13,500 sf
Major E	Whiz Kids	8,500 sf
PAD	Filiberto's	3,280 sf

#	Tenant	Size
<b>Shops E 2nd Floor</b>		
E-200	Available	1,573 sf
E220	Arizona Orthodontic Studio	1,594 sf
E-230	Available	2,469 sf
E240	Kirk's Studio for the Performing Arts	4,316 sf



# Site plan

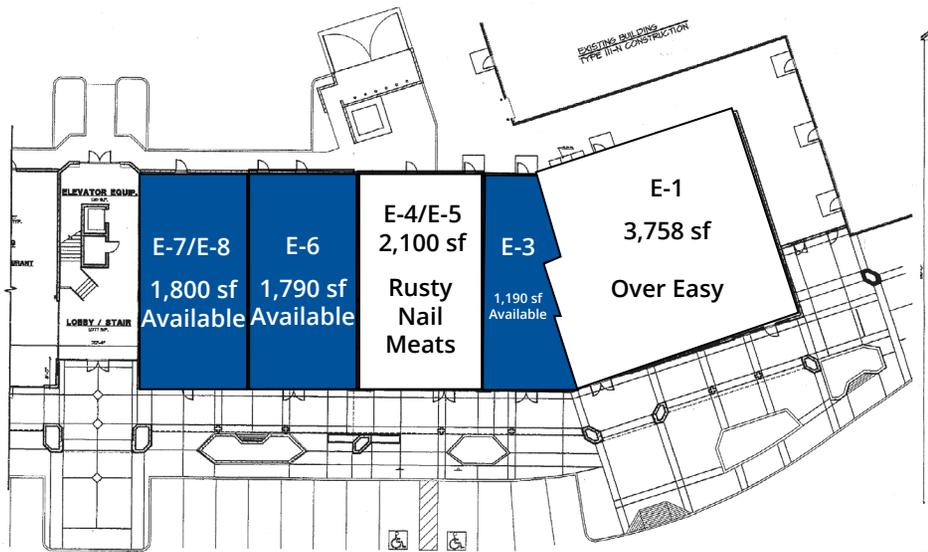
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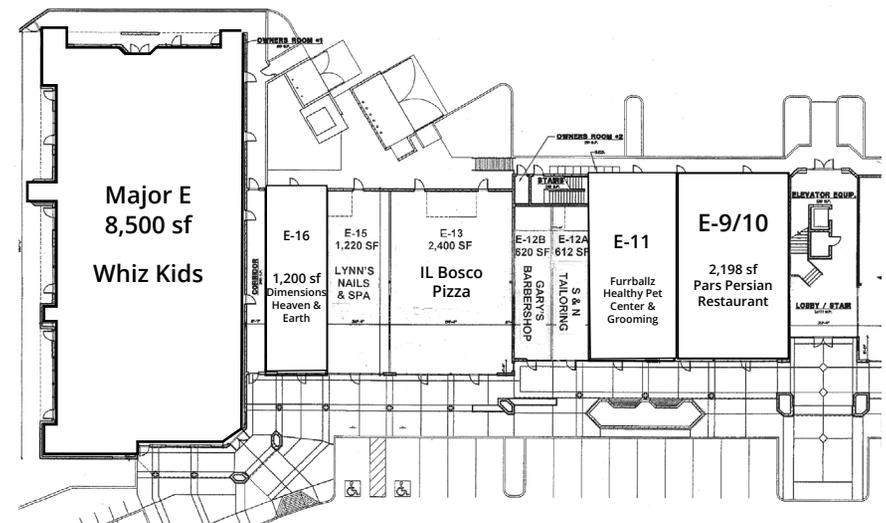
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## Shops E North



## Shops E South



# Location

Retail spaces for lease  
SWC Via Linda & Frank Lloyd Wright Blvd



# Demographics

	1-mile	3-miles	5-miles
Population	<b>9,086</b>	<b>49,745</b>	<b>99,519</b>

	1-mile	3-miles	5-miles
Median age	<b>43.5</b>	<b>48.3</b>	<b>47.6</b>

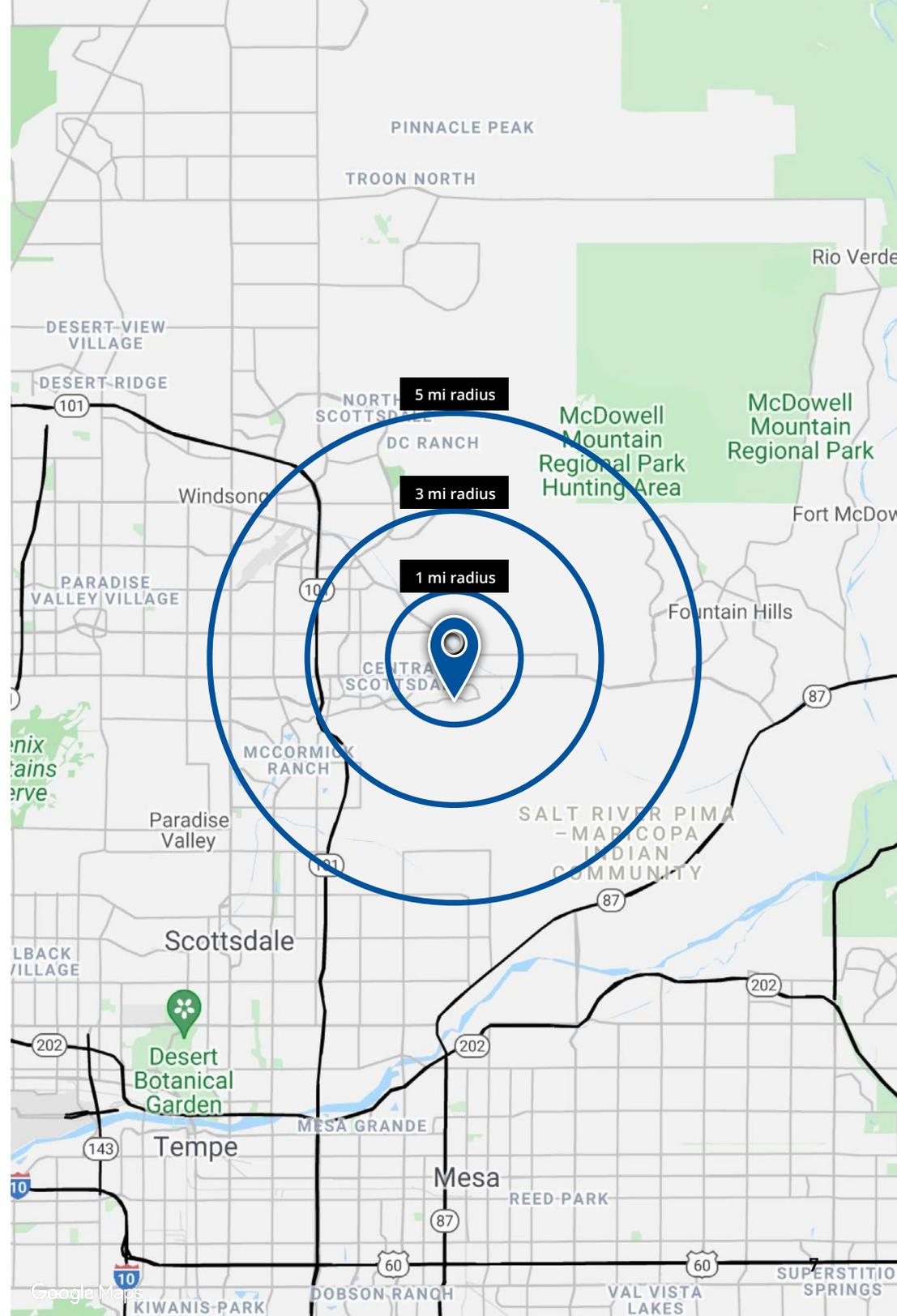
	1-mile	3-miles	5-miles
Daytime employment	<b>2,512</b>	<b>22,211</b>	<b>91,058</b>

	1-mile	3-miles	5-miles
Avg. HH income	<b>\$150,282</b>	<b>\$192,089</b>	<b>\$194,303</b>

	1-mile	3-miles	5-miles
HH units	<b>4,852</b>	<b>25,623</b>	<b>51,894</b>

## Traffic counts

	Frank Lloyd Wright Boulevard	<b>±43,879 vpd</b>
	Via Linda	<b>±23,742 vpd</b>



# Join us!

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[matt.milinovich@avisonyoung.com](mailto:matt.milinovich@avisonyoung.com)

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D 480 423 7958

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2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016 | 480 994 8155

