

# FORMATION

SCOTTSDALE

## 1ST FLOOR RETAIL FOR LEASE

2040 N. Scottsdale Road - Scottsdale, Arizona 85257

ORION  
INVESTMENT REAL ESTATE

MACK  
REAL ESTATE GROUP

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± 3,453 SF RETAIL FOR LEASE

SCOTTSDALE ROAD FRONTAGE



**+2K UNITS**  
WITHIN A 1 MILE RADIUS



**6 MIN. DRIVE**  
TO OLD TOWN SCOTTSDALE

SCOTTSDALE RD: 39,416 VPD

# PROPERTY OVERVIEW

## LEASE PRICE:

CALL FOR PRICING

Address: 2040 North Scottsdale Road  
Scottsdale, Arizona 85257

Available SF: ±3,453 SF

Total Units: 170 Units

Space Type: Grey-Shell Retail/Restaurant

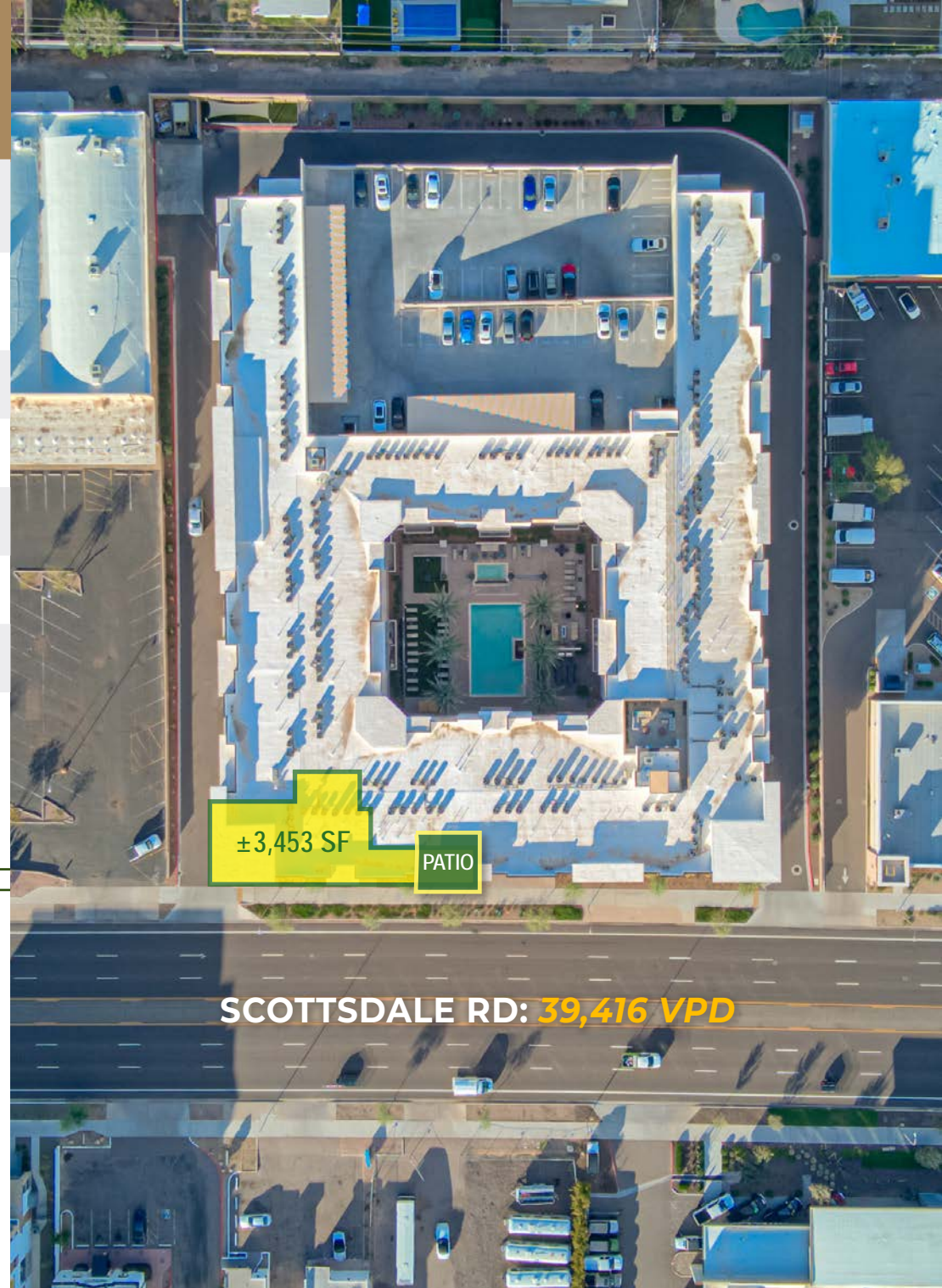
Year Built: 2022

Lot Acreage: 2.751 Acres

Traffic Counts: Scottsdale Road: 39,416 VPD  
McDowell Road: 32,675 VPD

## PROPERTY HIGHLIGHTS

- Scottsdale Road Frontage with Attached Patio
- 15 Minutes Away From Arizona State University
- Less than 10 Minute Drive to Scottsdale Fashion Square Mall
- New Development Built in 2022 with Excellent Visibility and High Traffic Counts



SCOTTSDALE RD: 39,416 VPD

### EXISTING PROPERTIES:

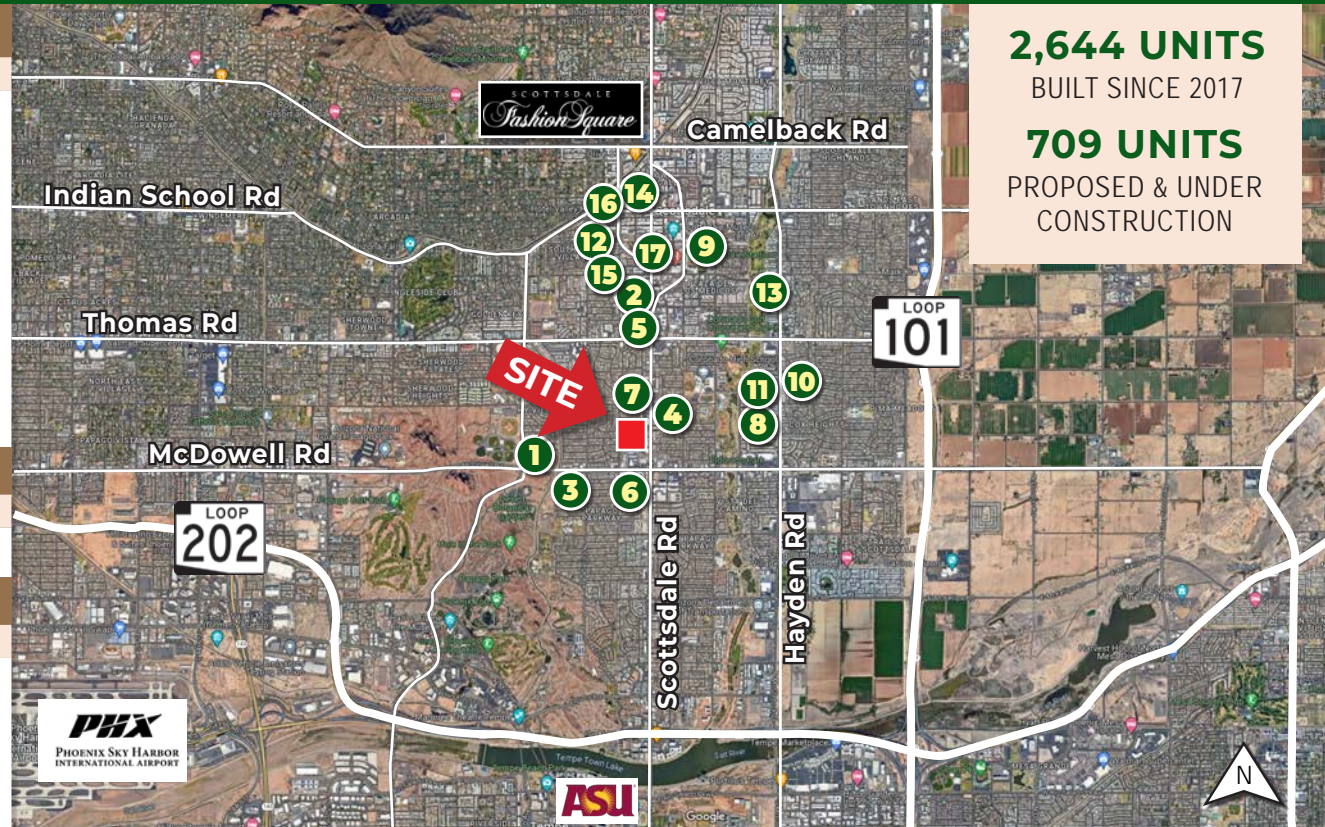
#	Name	# Units	Built	Address:
1	Scottsdale Entrada	735	2022	6460 E. McDowell Road
2	Carter	365	2018	3300 N. Scottsdale Road
3	Roadrunner on McDowell	356	2021	6601 E. McDowell Road
4	Lucent Scottsdale	282	2022	2001 N. Scottsdale Road
5	<b>The Griffin Apartments</b>	277	2018	3234 N. Scottsdale Road
6	SeventyOne 15 McDowell	274	2022	7115 E. McDowell Road
7	Formation	170	2022	2040-2060 N. Scottsdale Road
8	The 89 on Hayden	89	2021	2240 N. Hayden Road
9	The Clayton on 2nd	39	2022	7520 E. 2nd Street
10	Scottsdale Hayden Townhomes	31	2021	2529 N. Hayden Road
11	Macallister Scottsdale	26	2017	7979 E. Wilshire Drive

### UNDER CONSTRUCTION OR JUST BUILT:

#	Name	# Units	Built	Address:
12	Scottsdale on Main	119	Delivers 2024	6901 E. Main Street

### PROPOSED DEVELOPMENTS

#	Name	# Units	Built	Address:
13	Greenbelt 88	238	N/A	3370 N. Hayden Road
14	<b>Downtown School Apartments</b>	190	N/A	7120 E. Indian School Road
15	Magnolia on Osborn	92	N/A	7018 E. Osborn Road
16	Canalside	54	N/A	6824 E. Indian School Road
17	Bishop Lane	16	N/A	3600 N. Bishop Lane



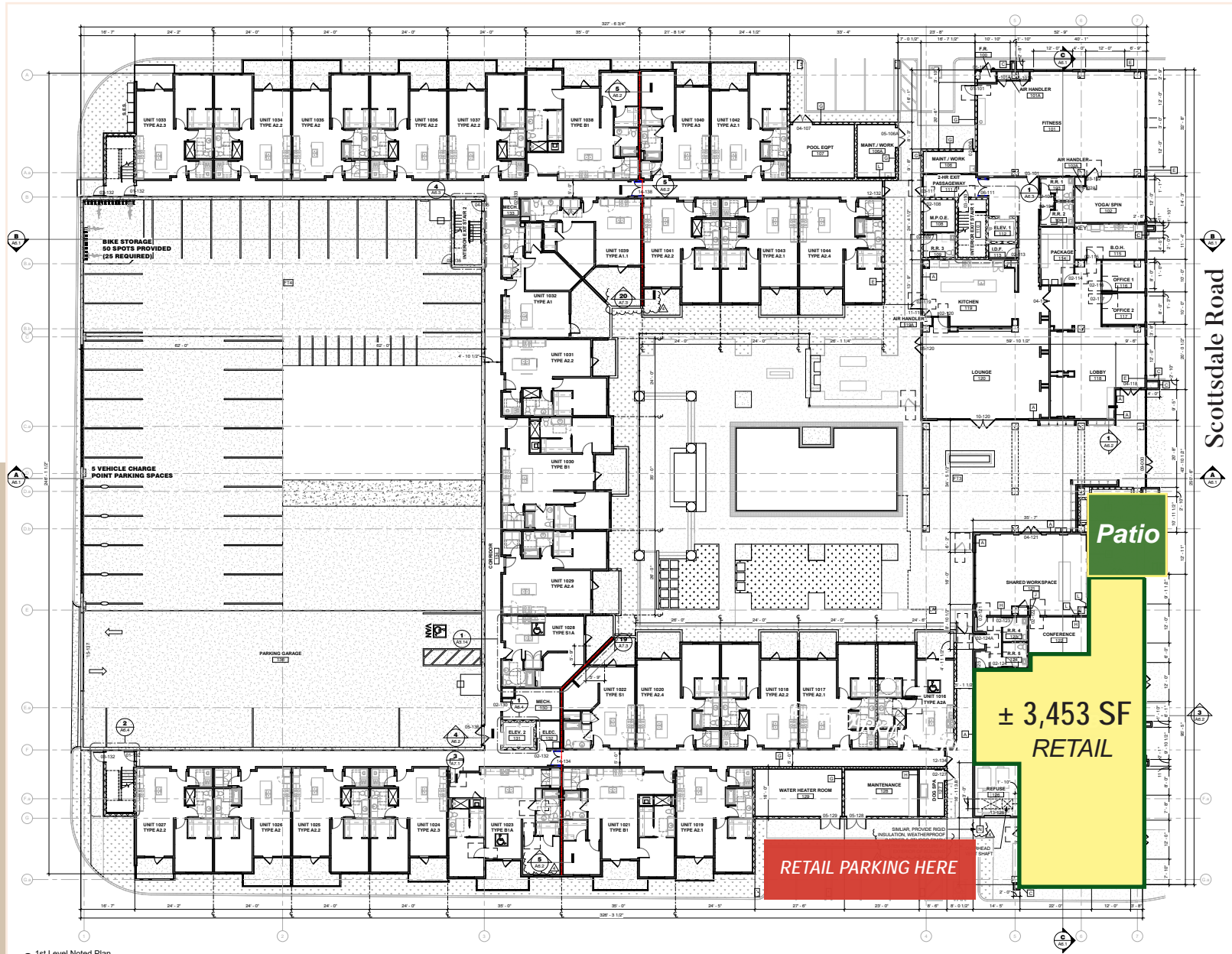
**2,644 UNITS**  
BUILT SINCE 2017

**709 UNITS**  
PROPOSED & UNDER CONSTRUCTION



# FLOORPLAN

±3,453 SF Retail



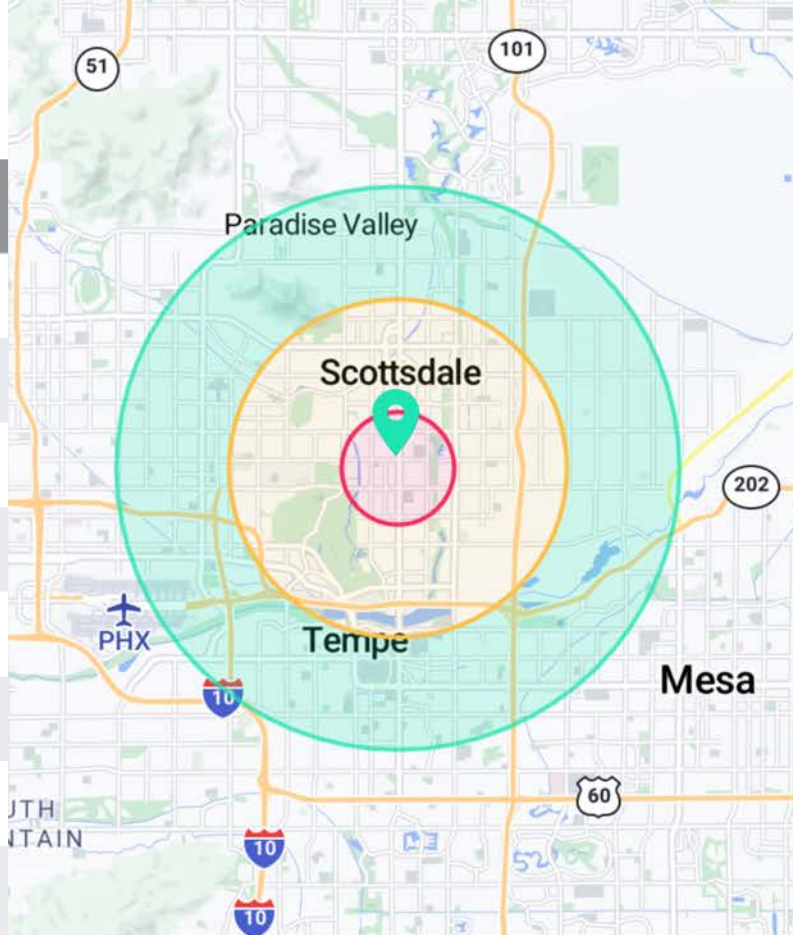
1st Level Interl Plan

# RETAIL TRADE AREA





# AREA DEMOGRAPHICS



2023 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	30,009	173,441	468,999
Residential Population:	21,796	106,136	277,778
2028 Proj. Residential Population:	26,783 (4.6%)	116,730 (2.0%)	303,431 (1.8%)
Average Household Income:	\$110,262	\$132,737	\$118,473
Median Age:	37.9	38.2	34.9
Average Household Size:	2.0	1.9	2.0
Total Businesses:	1,168	7,904	18,850
Total Employees:	8,213	67,305	191,221




  
5 Mile  
 Daytime Population  
**468,999**  



  
3 Mile  
 Average Household Income  
**\$132,737**  



  
1 Mile  
 Average Household Size  
**2.0**  



  
5 Mile  
 Median Age  
**34.9**  


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