

FOR LEASE - NORTHEAST SCOTTSDALE

BUILT OUT RESTAURANT & COFFEE BAR

11475 N 136th Street - Scottsdale, Arizona 85259 | NEC Via Linda & 136th St

ORION
INVESTMENT REAL ESTATE

MIKE MILIC

M (602) 380-9874

D (480) 520-9221

michael.milic@orionprop.com



PROPERTY OVERVIEW



AVAILABLE SPACE

±4,000 SF



LEASE RATE

\$21/SF | \$4.50/SF NNNs



TOTAL GBA

12,489 SF



YEAR BUILT

2001



YEAR RENOVATED

2022



PARKING RATIO

5.4/1,000



MAJOR CROSS STREETS

136TH ST. & SHEA BLVD.



ZONING

PNC SCOTTSDALE



PARCELS/APN

217-30-002P

FULLY EQUIPPED & FURNISHED RESTAURANT SPACE

VIRTUALLY NEW EQUIPMENT - STILL UNDER WARRANTY

- La Marzocco Espresso machine
- Bar and under counter coolers
- Display cases, refrigerator & freezer

- Existing refrigerator and freezer cabinets
- Dishwasher & Walk-in cooler
- Hood, Gas cooktop/stove and ovens



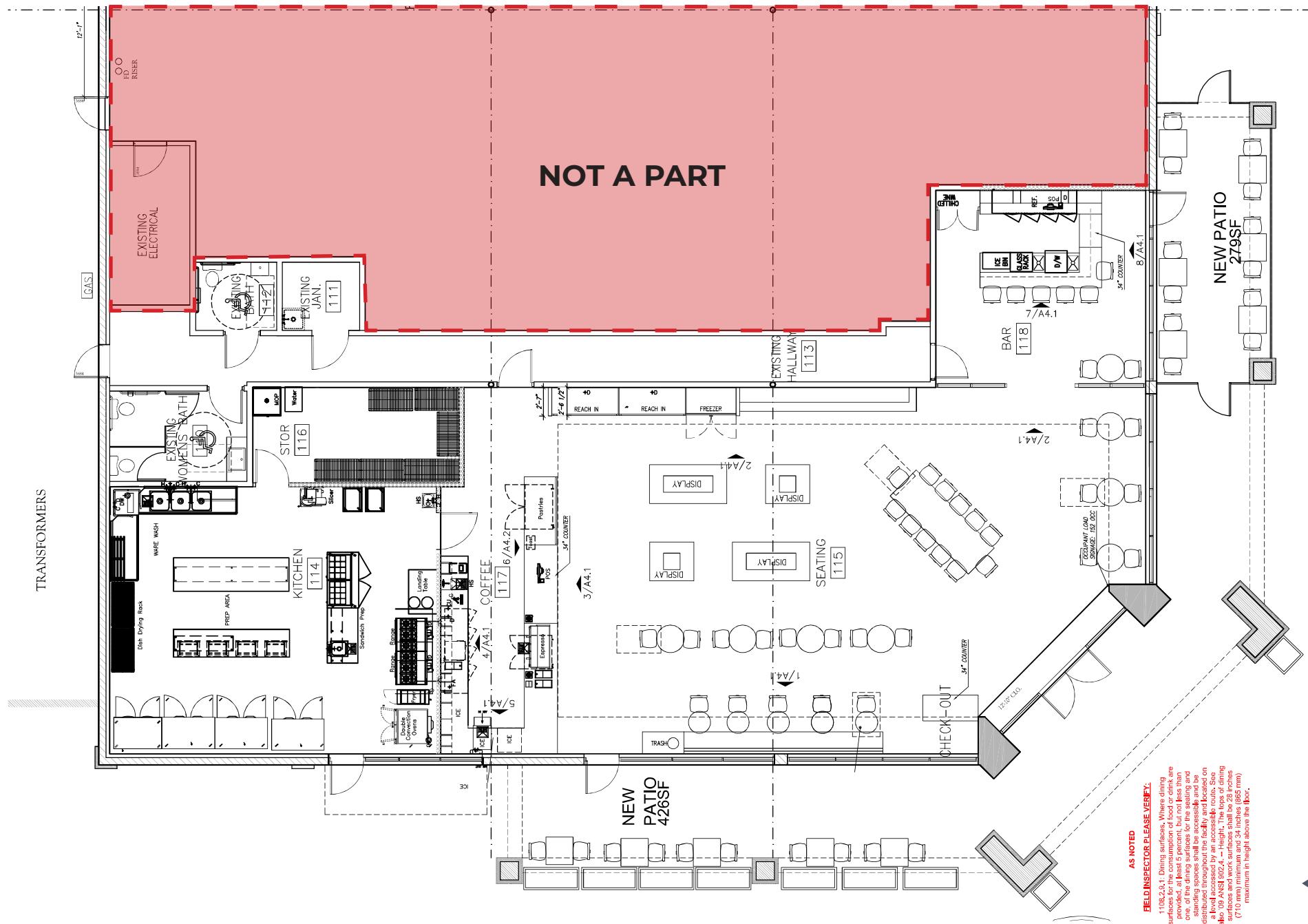
INTERIOR PHOTOS



EXTERIOR PHOTOS



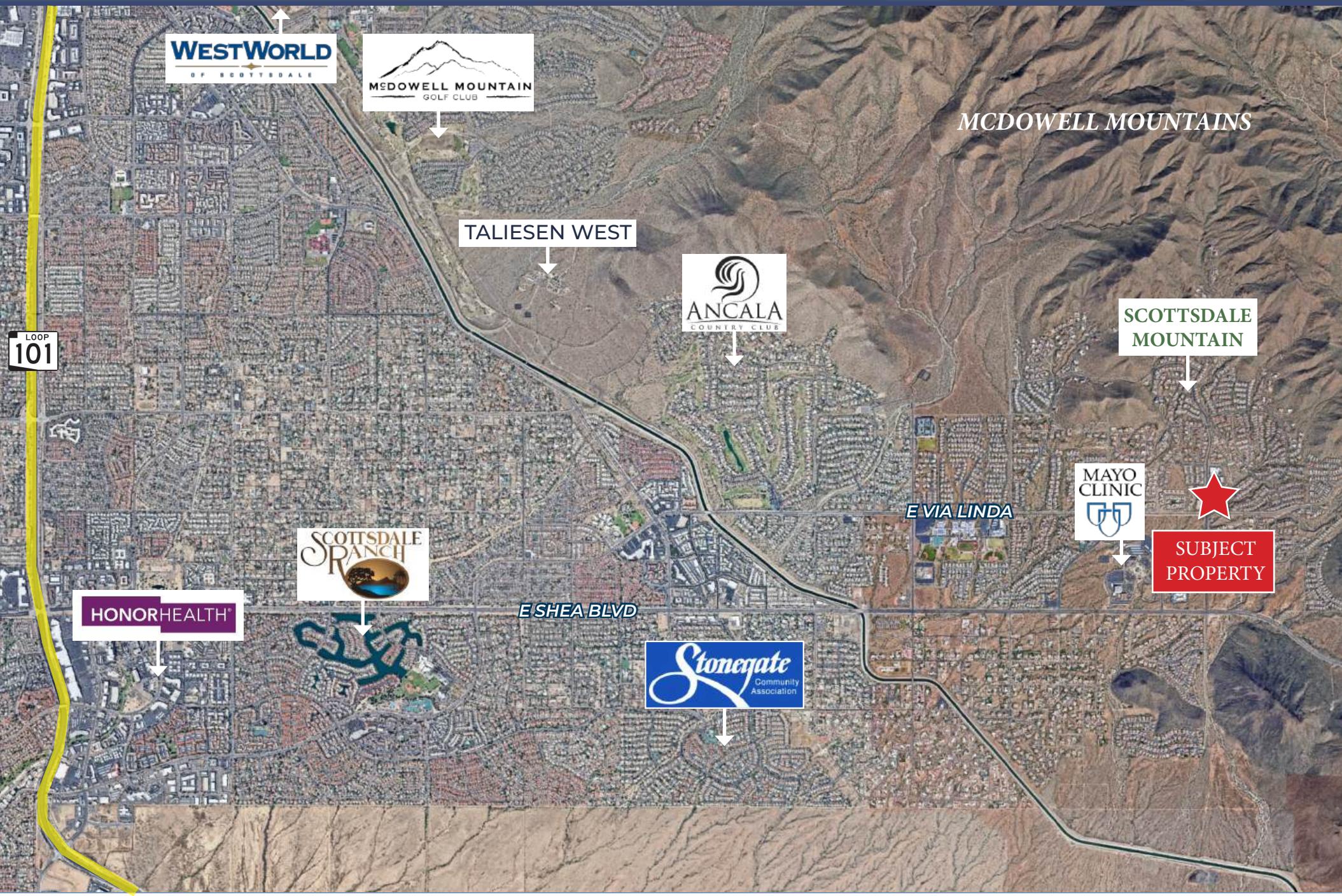
FLOOR PLAN



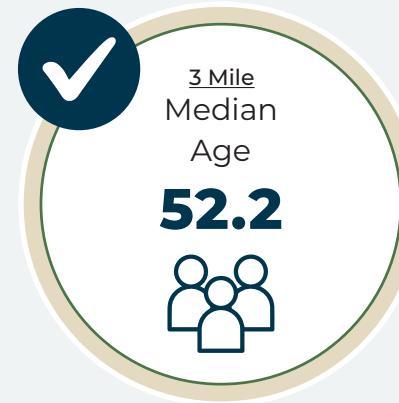
AERIAL VIEWS



AERIAL MAP



DEMOGRAPHICS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	6,862	38,735	110,676
Estimated Population:	4,151	23,184	67,294
2029 Proj. Residential Population:	4,174	23,175	67,397
Average Household Income:	\$303,947	\$237,853	\$197,090
Median Age:	52.9	52.2	52.2
Average Household Size:	3.0	3.0	3.0
Housing Units:	1,892	11,508	34,424
Total Households:	1,723	10,414	30,980
Total Employees:	2,711	15,551	43,382

