

# FOR LEASE - NORTHEAST SCOTTSDALE

## BUILT OUT RESTAURANT & COFFEE BAR

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

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# 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

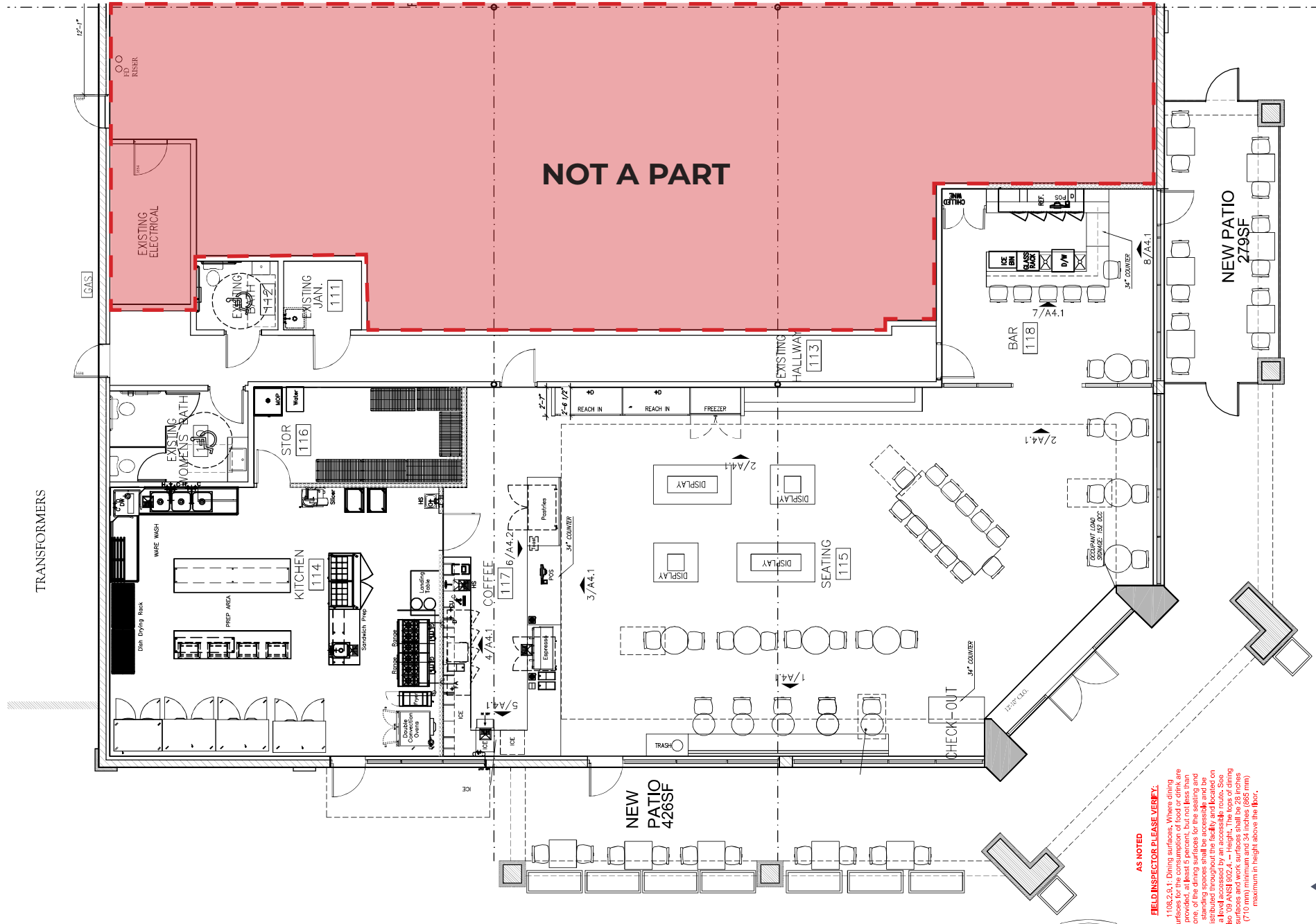




# EXTERIOR PHOTOS



# FLOOR PLAN





# AERIAL VIEWS





# AERIAL MAP





# DEMOGRAPHICS



5 Mile  
Daytime  
Population

**110,676**



1 Mile  
Average  
Household Income

**\$303,947**



3 Mile  
Median  
Age

**52.2**



3 Mile  
Average  
Household Size

**3.0**



## 2024 SUMMARY (SitesUSA)

	1 Mile	3 Mile	5 Mile
Daytime Population:	6,862	38,735	<b>110,676</b>
Estimated Population:	4,151	23,184	67,294
2029 Proj. Residential Population:	4,174	23,175	67,397
Average Household Income:	<b>\$303,947</b>	\$237,853	\$197,090
Median Age:	52.9	<b>52.2</b>	52.2
Average Household Size:	3.0	<b>3.0</b>	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

