

PARADISE VALLEY PLAZA – RARE SPACE FOR LEASE

10305 N SCOTTSDALE RD | PARADISE VALLEY, AZ 85253



FOR LEASE

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R.O.I. Properties

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SCOTTSDALE RD & SHEA BLVD - 1,928 SF RETAIL / OFFICE SPACE FOR LEASE

10305 N SCOTTSDALE RD, PARADISE VALLEY, AZ 85258

FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$18.00/NNN
Size:	1,928 SF
Use:	Retail/Office/Service
Type:	Inline
Year Built:	1987
Zoning:	C-3

PROPERTY OVERVIEW

1,928 sq. ft. of retail/special use space available for lease within Paradise Valley Plaza, located at the Southeast corner of Scottsdale Road and Shea Blvd. Formerly occupied by a massage therapist, the space includes five private rooms (one with a window), one large room (without a window), a breakroom, two restrooms, a storage area, and a reception area. The main entrance is at the (west) front of the space, with an additional private door at the rear, providing easy access and privacy. The plaza offers convenient ingress and egress, with a diverse mix of businesses and complementary uses that ensure steady foot traffic throughout the day.

PROPERTY HIGHLIGHTS

- PRESTIGE / Recognition in having a SCOTTSDALE ROAD Address
- HIGH Traffic Counts at Scottsdale Road & Shea Blvd, Over 176k VPD At the Intersection
- LOCATED in The Heart of Scottsdale, Minutes from Gainey Ranch, McCormick Ranch, and Paradise Valley

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STRONG RETAIL TRADE AREA WITH HIGH TRAFFIC COUNTS AND RETAIL MAGNETS

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AFFLUENT CONSUMER DENSE TRADE AREA

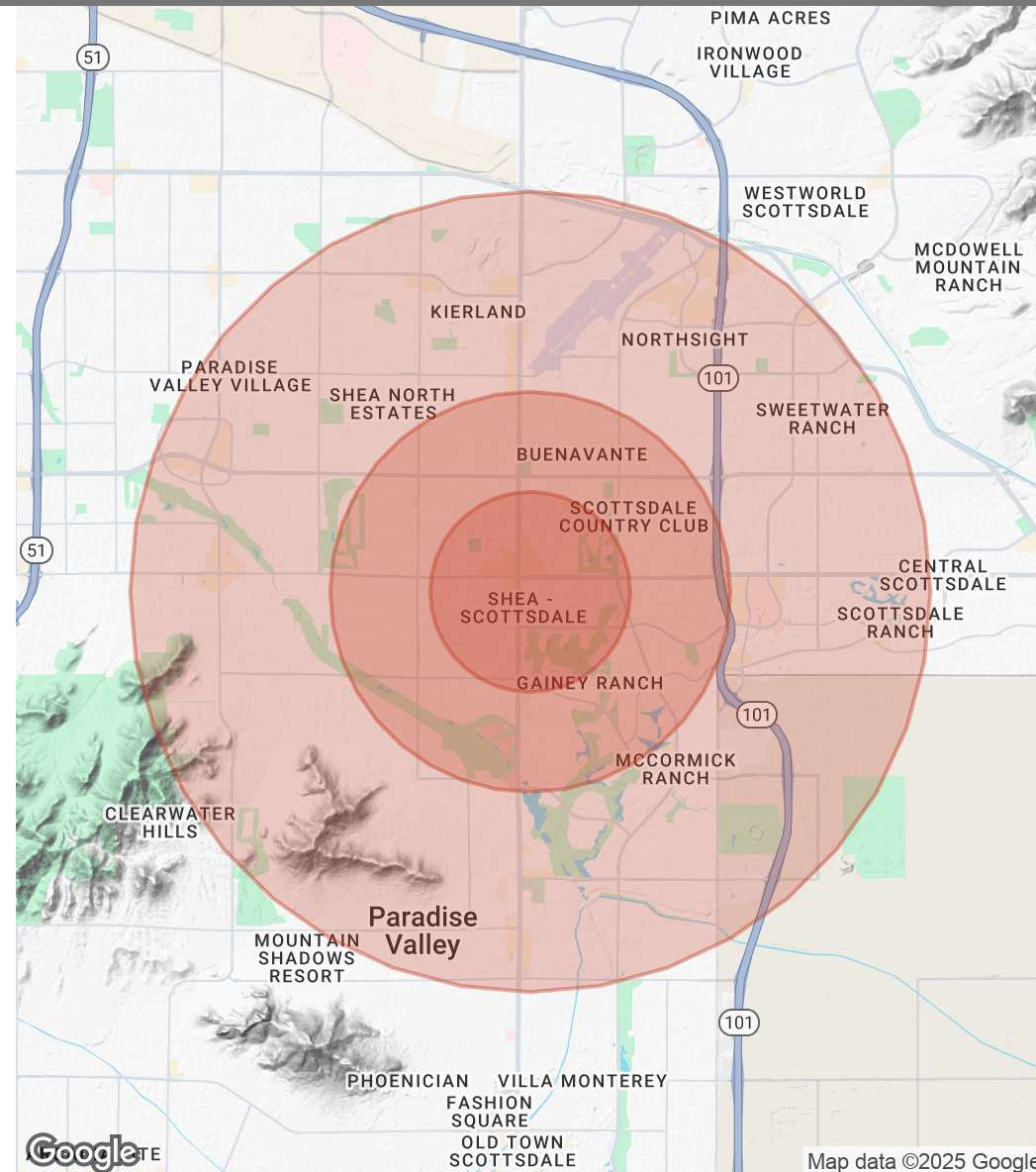
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FOR LEASE

POPULATION	1 MILE	2 MILES	4 MILES
Total Population	7,605	25,182	96,159
Average Age	50	48	48
Average Age (Male)	48	47	47
Average Age (Female)	51	50	49

HOUSEHOLDS & INCOME	1 MILE	2 MILES	4 MILES
Total Households	3,659	11,045	44,178
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$163,396	\$187,211	\$170,716
Average House Value	\$1,000,526	\$1,043,735	\$932,982

Demographics data derived from AlphaMap



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