

# SCOTTSDALE SEVILLE

7001 N. SCOTTSDALE RD.  
SCOTTSDALE, AZ 85250

RETAIL PROPERTY FOR LEASE

## LEASING OFFICE

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# SCOTTSDALE SEVILLE

RUTH CHRIS STEAK HOUSE ANCHORED RESTAURANT | 7001 N. SCOTTSDALE RD., SCOTTSDALE, AZ 85250



## PROPERTY DESCRIPTION

Scottsdale Seville is an upscale lifestyle center located on Scottsdale Road across from the planned Ritz Carlton Resort. Its tenants include Ruth Chris Steakhouse, Wildflower Bread Company, Pubblico Italian Eatery, Alma W & SW Cuisine, Azadi Rugs, Sleep Systems, Rumors Hair Salon, Orange Theory Fitness, and Starbucks.

## PROPERTY HIGHLIGHTS

- Upgraded amenities coming in late 2022
- Across the street from McCormick-Stillman Railroad park, boasting over a million visitors per year
- Conveniently located to Scottsdale's Resort Row

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## OFFERING SUMMARY

Available SF:	1052 - 4,803 SF
Lot Size:	9.506 Acres
Building Size:	90,042 SF
Vehicles Per Day:	46,400 via Scottsdale Road   16,000 via E. Indian Road
Major Tenants:	Ruth's Chris Steakhouse, Alma, Azadi Rugs & Sleep Center

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Average HH Income	\$132,779	\$136,624	\$125,164
Total Population	5,576	62,968	168,210
Total Households	3,835	37,325	91,666



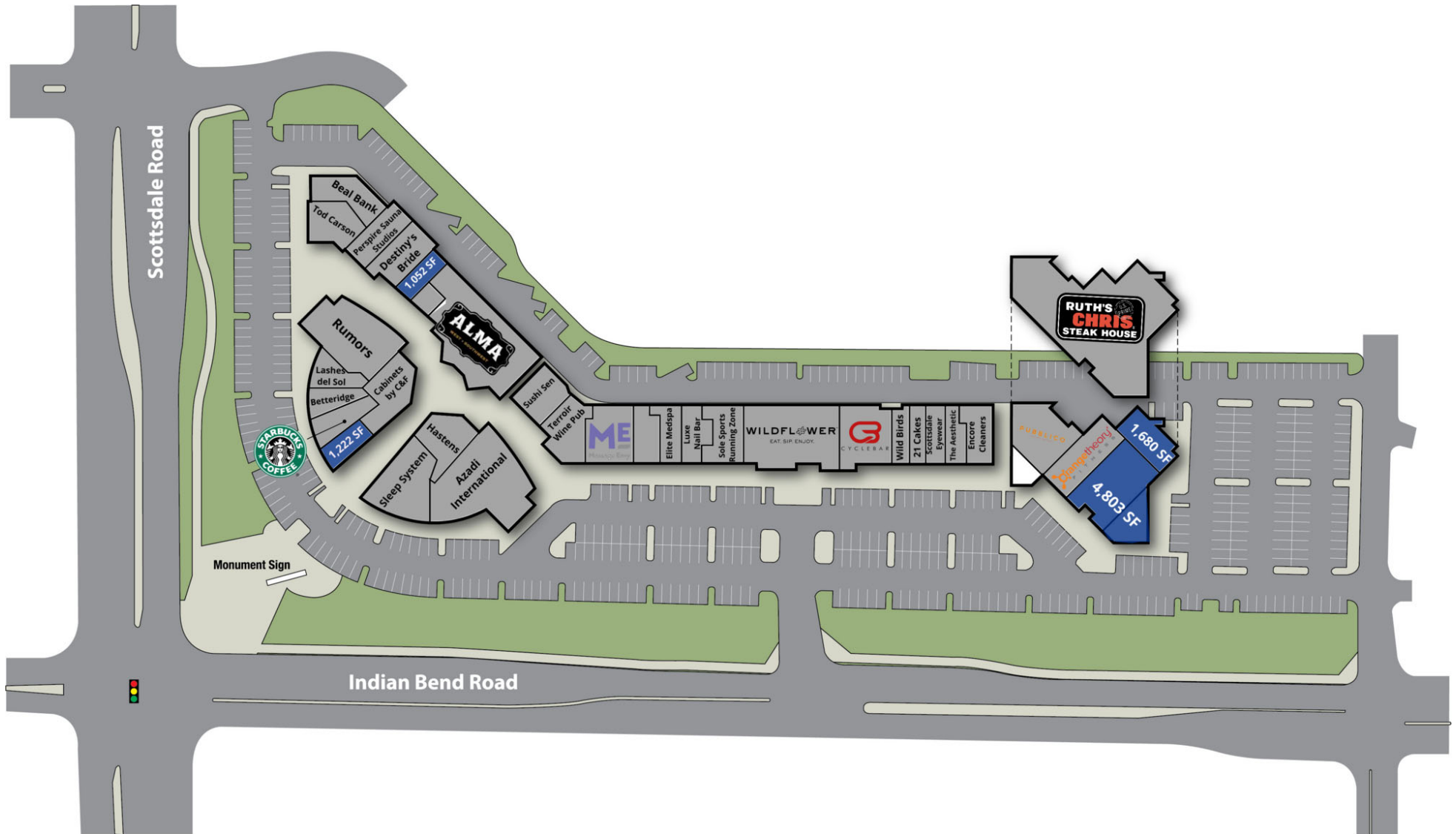
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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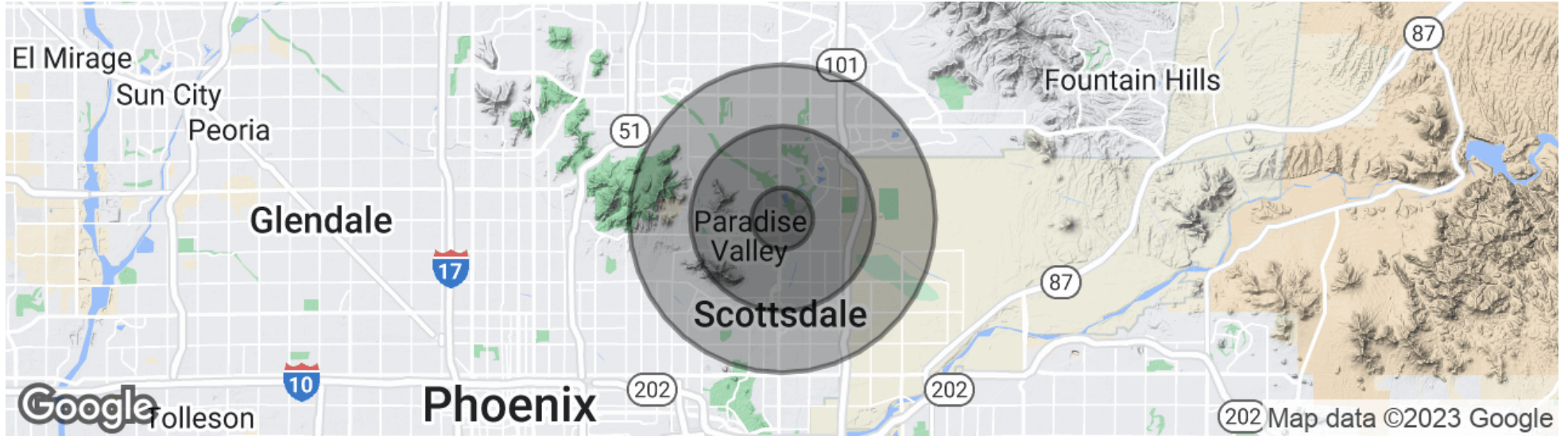
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,576	62,968	168,210
Median age	53.6	48.3	45.0
Median age (Male)	55.3	48.7	44.7
Median age (Female)	53.0	48.1	46.0

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,835	37,325	91,666
# of persons per HH	1.5	1.7	1.8
Average HH income	\$132,779	\$136,624	\$125,164
Average house value	\$954,433	\$688,783	\$604,393

\* Demographic data derived from 2020 ACS - US Census

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