

# FLAGSHIP SCOTTSDALE BUILDING

8,577 SF AVAILABLE FOR LEASE

15445 North Scottsdale Road - Scottsdale, Arizona 85254



SCOTTSDALE  
QUARTER

MIXED USE  
LIFESTYLE CENTER:  
+300,000 SF OF  
RETAIL & +300,000  
SF OF OFFICE

N. GREENWAY-HAYDEN LOOP: ±21,487 VPD



KIERLAND  
COMMONS

MIXED-USE  
LIFESTYLE CENTER:  
+437,000 SF OF  
RETAIL & +100,000  
SF OF OFFICE

OptimaKierland™  
796 UNITS

N. SCOTTSDALE RD: ±56,134 VPD



**CAROL SCHILLNE**

M (714) 292-6171

carol.schillne@orionprop.com



**COLE SCHILLNE**

M (949) 371-7335

cole.schillne@orionprop.com



# 15445 NORTH SCOTTSDALE ROAD - SCOTTSDALE, ARIZONA 85254

LEASE RATE: CONTACT BROKER



BUILDING SIZE:	<b>±8,577 SF</b>	PARCEL SIZE:	<b>±70,058 SF</b>
PARKING:	<b>96 Spaces (11 : 1,000 SF)</b>	ZONING:	<b>C-3, City of Scottsdale</b>
N. SCOTTSDALE RD	<b>±56,134 VPD</b>	N. GREENWAY-HAYDEN LOOP:	<b>±21,487 VPD</b>





## INTERIOR PHOTOS

15445 North Scottsdale Road - Scottsdale, Arizona 85254

# DISTANT AERIAL VIEW

15445 North Scottsdale Road - Scottsdale, Arizona 85254



**SITE**

**THE PARQUE**  
 5-Star Hotel, Multiple Restaurants, 1,200 Condo Units, 250K SF of Commercial Space and a 2-Acre Park encompassing 32 Acres

**SCOTTSDALE AIR PARK**  
 +2,900 COMPANIES &  
 +55,000 EMPLOYEES

**SCOTTSDALE AIRPORT**  
 -SDL-

**TRADER JOE'S**  
**LOWE'S**  
**PETSMART**  
**MICHAELS**  
**WORLD MARKET**  
**ULTA**  
**OLD NAVY**  
**NORDSTROM**  
**TILLYS**  
**LIVING SPACES**

**THE WESTIN KIERLAND**  
 RESORT & SPA  
 PHOENIX-SCOTTSDALE

**THE CHEESECAKE FACTORY**  
**KIERLAND COMMONS**  
**Bad Birdie**  
**alo**  
**Crate & Barrel**  
**LUCKY BRAND**  
**Madewell**  
**NORTH ITALIA**  
**QUEEN CREEK**  
**TOCAYA OLIVE MILL**  
**AVEDA**  
**Tommy Bahama**  
**POSTINO**  
**ZINC BISTRO**  
**ANTHROPOLOGIE**

**TRUE FOOD KITCHEN**  
**Eddie V's PRIME SEAFOOD**  
**FABLETICS**  
**YETI**  
**Levi's**  
**RH**  
**ALTAR'D STATE**  
**Zinburger**  
**CULINARY DROPOUT**  
**Puttshack**  
**CB2**  
**etta**  
**Dominick's STEAKHOUSE**

**WAL-MART SUPERCENTER**  
**COSTCO WHOLESALE**  
**HOME DEPOT**  
**EoS FITNESS**  
**at home**  
**Chick-fil-A**  
**KOHL'S**  
**BEST BUY**  
**PEI WEI**  
**Panera BREAD**

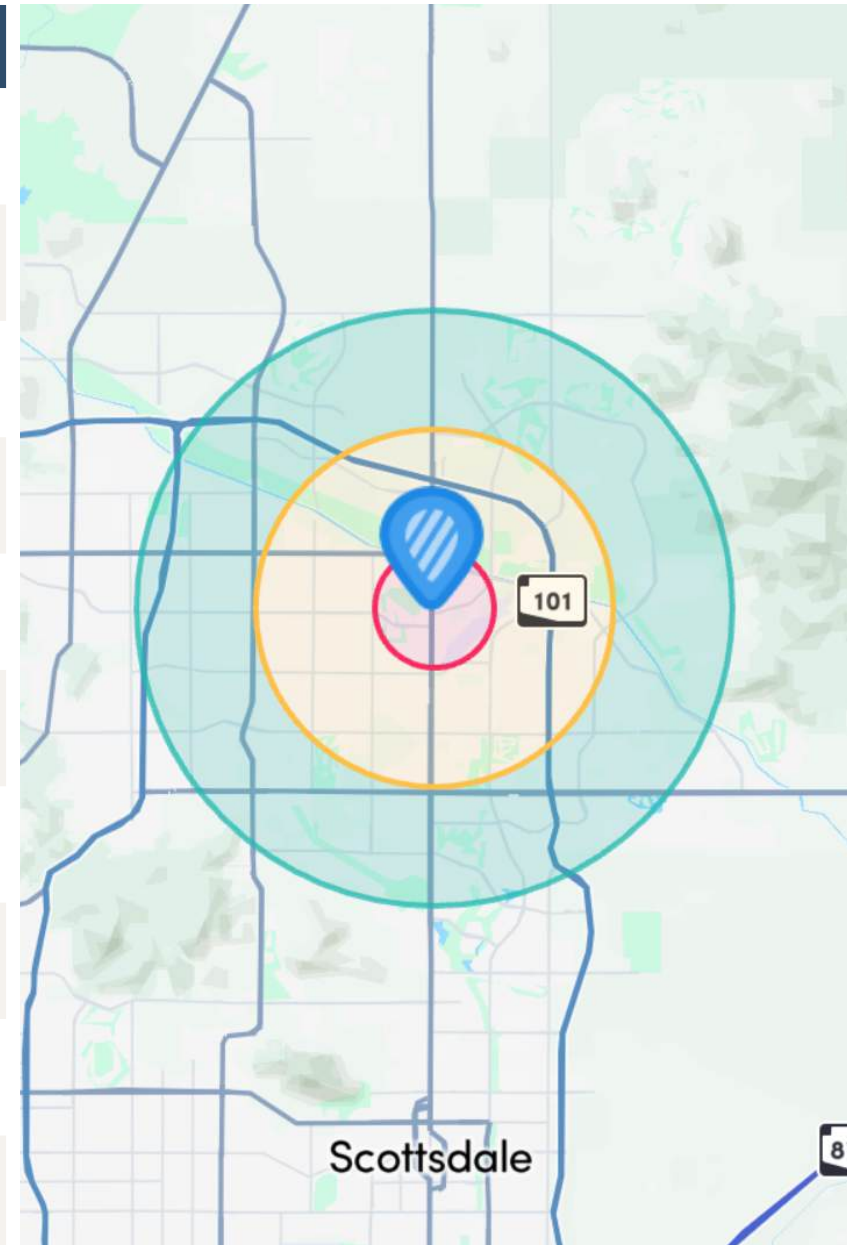
**TARGET**

# AREA DEMOGRAPHIC PROFILE / 1-3-5 mile

15445 North Scottsdale Road - Scottsdale, Arizona 85254



2024 SUMMARY (Source; SitesUSA)	1 Mile	3 Mile	5 Mile
<b>Daytime Population:</b>	50,426	186,028	383,670
<b>Estimated Population:</b>	7,837	79,819	207,409
<b>2029 Proj. Population:</b>	8,561	83,798	212,307
<b>Average Household Income:</b>	\$171,886	\$167,532	\$180,471
<b>Total Retail Expenditure:</b>	\$171.24 M	\$1.65 B	\$4.52 B
<b>Median Age:</b>	45.0	43.0	44.8
<b>Total Households:</b>	4,392	37,406	95,154
<b>Projected Households:</b>	4,860	39,729	98,447
<b>Total Employees:</b>	42,589	106,209	176,261
<b>Total Businesses:</b>	3,497	10,240	21,052



# FLAGSHIP SCOTTSDALE BUILDING

8,577 SF AVAILABLE FOR LEASE

15445 North Scottsdale Road - Scottsdale, Arizona 85254



**PLEASE CONTACT FOR ADDITIONAL INFORMATION:**



**CAROL SCHILLNE**

Mobile: (714) 292-6171

[carol.schillne@orionprop.com](mailto:carol.schillne@orionprop.com)



**COLE SCHILLNE**

Mobile: (949) 371-7335

[cole.schillne@orionprop.com](mailto:cole.schillne@orionprop.com)

