

End Cap Old Town Entertainment District Retail

PREMIUM LOCATION IN VERY
DENSE ENTERTAINMENT
CORRIDOR

DAKOTA LONDON
— HAIR EXTENSIONS —

7355 E Shoeman Ln
Scottsdale, AZ 85251

Simon Enwia

SEW

CEO | Managing Broker (AZ, CA, FL, IL, WI)

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Lic: BROKER OF RECORD CA, AZ, FL, WI, IL

SEW
COMMERCIAL

THE SPACE

Location	7355 E Shoeman Ln Scottsdale, AZ 85251
County	Maricopa
APN	173-41-133
Cross Street	N Saddlebag Trail & Shoeman Ln
Square Feet	1,712
Rent PSF (Monthly)	\$12,000.00
Lease Type	NNN/%

HIGHLIGHTS

- Ttl Apx SqFt Bldg: 2,371 SF
- Suite Size Avail Max: 1,712 SF
- Parking: 2 covered parking spaces + public parking available
- Ceiling Height: 8.1 Feet to 10 Feet; 10.1 Feet to 12 Feet
- Cooling: Central A/C
- Outstanding Frontage
- Perfect setting for a new bar or restaurant concept
- Proximity to numerous dining, shopping, and entertainment options



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
18,527	94,503	193,585

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$137,680	\$139,204	\$136,475

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
11,577	47,844	94,562



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PROPERTY FEATURES

BUILDING SF	1,712
LAND SF	2,371
LAND ACRES	0.05
YEAR BUILT	1973
ZONING TYPE	C-2
BUILDING CLASS	Office/Retail
NUMBER OF STORIES	1
NUMBER OF PARKING SPACES	2 covered parking spaces + public parking available

NEIGHBORING PROPERTIES

NORTH	Scottsdale Fashion Square, Residential Areas
SOUTH	Scottsdale Stadium, Arizona Canal Trail
EAST	Scottsdale Waterfront, Camelback Park Plaza
WEST	Old Town Scottsdale, Civic Center Mall

MECHANICAL

WATER	City Franchise
COOLING	Central A/C
ELECTRICAL / POWER	Other (See Remarks)
HEATING	Electric
SEWER	Public
GAS	Other (See Remarks)

CONSTRUCTION

FRAME	Wood
FLOORS	Vinyl
ROOF	Other (See Remarks)

TENANT INFORMATION

LEASE TYPE	NNN/%
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Overview:

- Situated in the heart of Downtown Scottsdale, this property benefits from an exceptional location in one of Arizona's most vibrant and sought-after areas.

Proximity to Cultural Attractions:

- The area is known for its rich arts and culture scene, with numerous galleries, museums, and cultural events happening throughout the year.

Dining and Shopping:

- The property is within walking distance to a plethora of upscale restaurants, boutique shops, and entertainment venues, enhancing its appeal for businesses and visitors alike.

Accessibility:

- Major roads and highways are easily accessible, providing convenient connections to other parts of Scottsdale and the Greater Phoenix area. Public transportation options are also readily available, offering additional convenience.

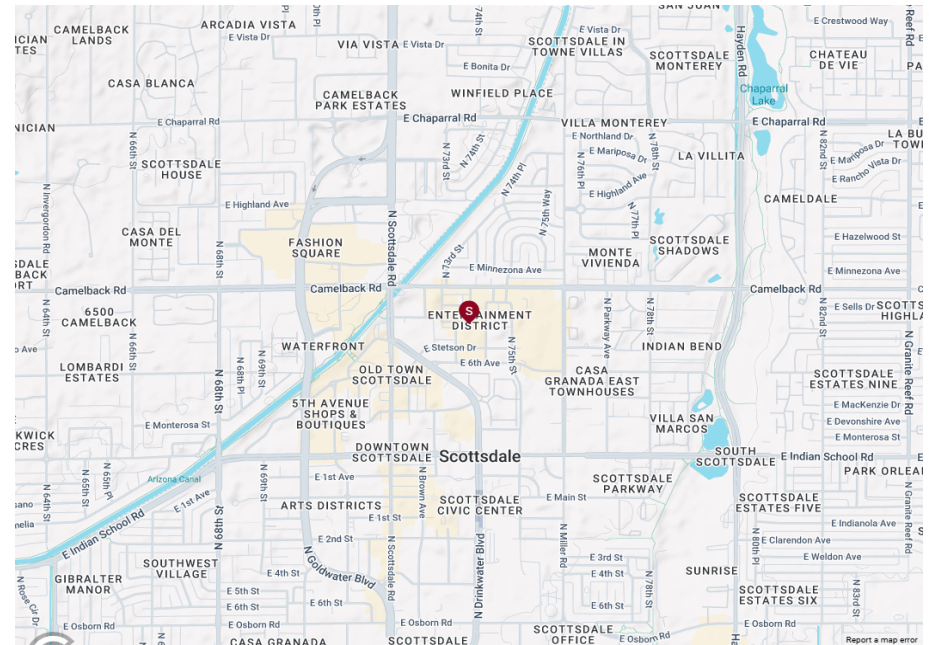
Community:

- The surrounding community is vibrant and diverse, with a mix of professionals, artists, and families, contributing to a dynamic and lively environment.

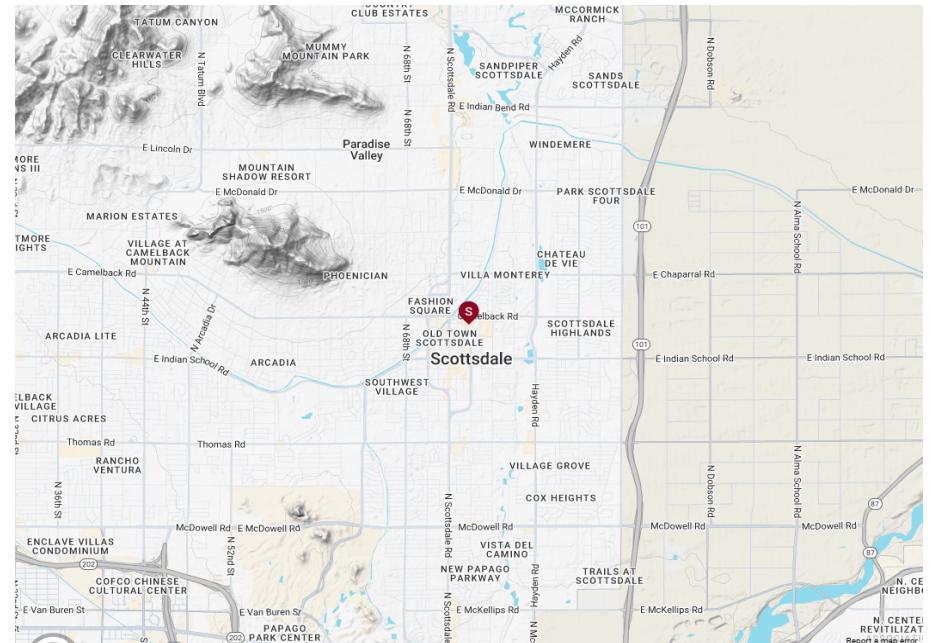
Economic Growth:

- Scottsdale is known for its economic growth and development, with ongoing projects that continue to enhance the area's appeal and property values.

Locator Map



Regional Map



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N Saddlebag Trail

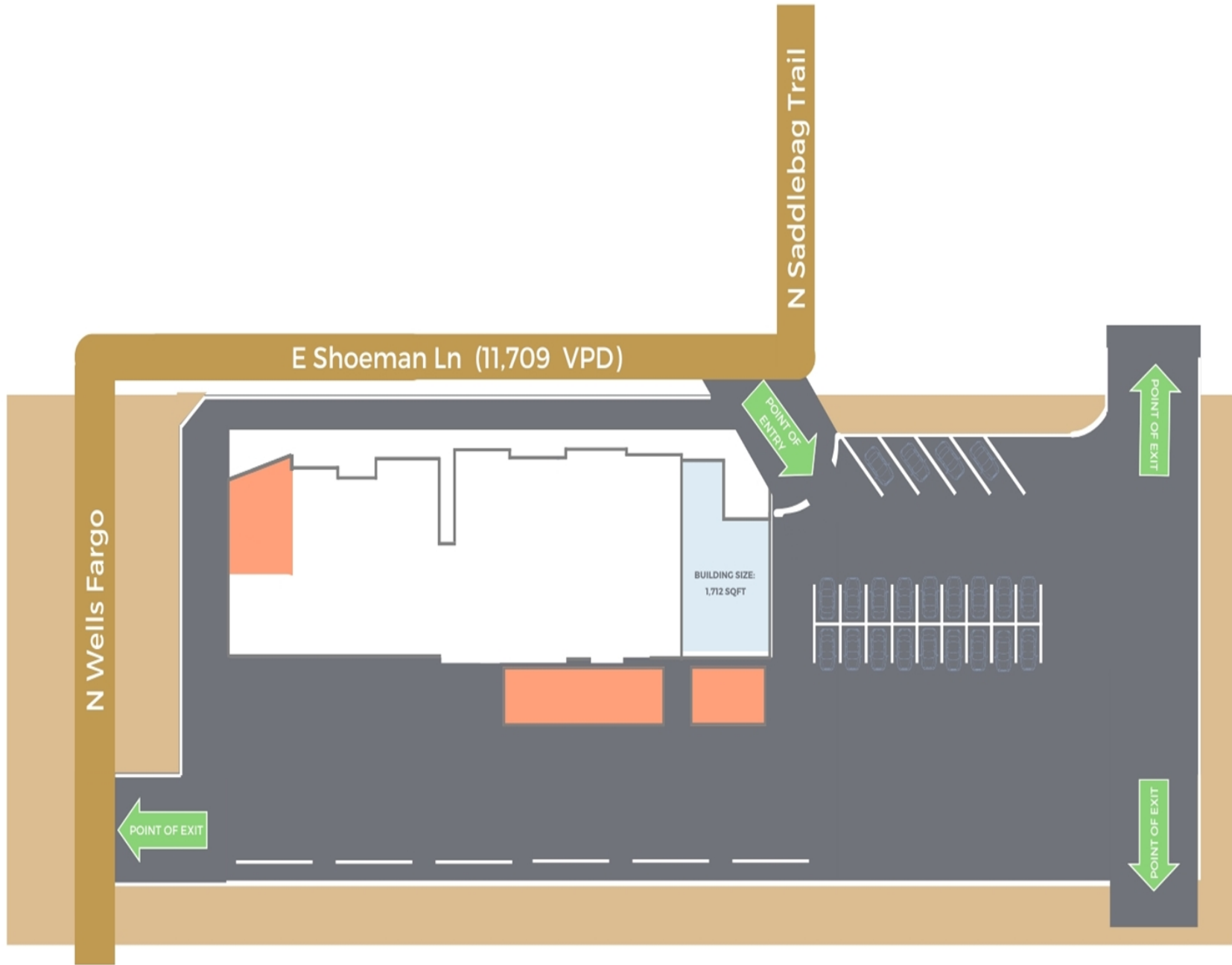


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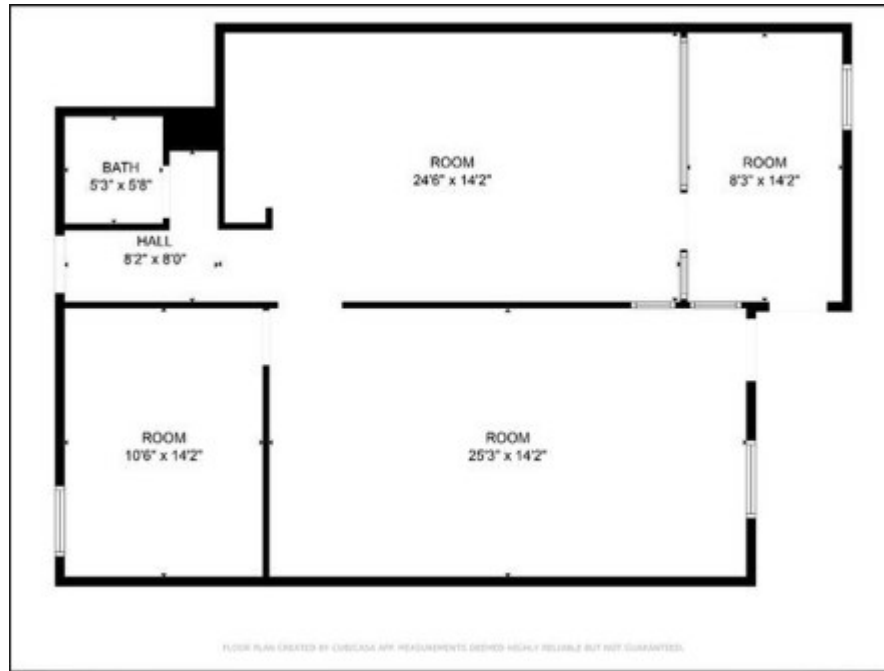
Aerial Map | End Cap Old Town Entertainment District Retail



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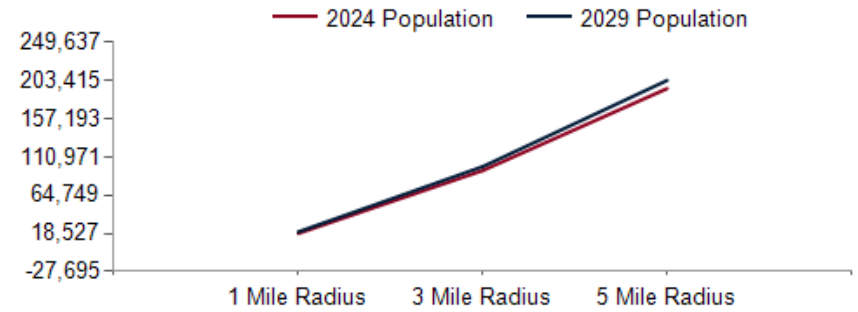
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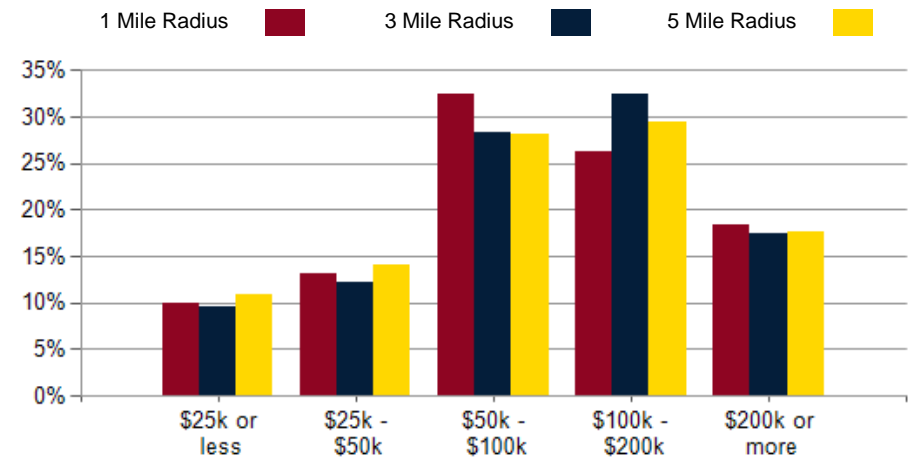
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,815	87,522	177,553
2010 Population	14,014	82,044	170,098
2024 Population	18,527	94,503	193,585
2029 Population	20,463	99,280	203,415
2024-2029: Population: Growth Rate	10.05%	4.95%	5.00%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	666	2,557	6,053
\$15,000-\$24,999	489	2,049	4,145
\$25,000-\$34,999	541	2,192	4,973
\$35,000-\$49,999	972	3,671	8,242
\$50,000-\$74,999	2,009	6,656	14,128
\$75,000-\$99,999	1,737	6,853	12,473
\$100,000-\$149,999	2,127	9,744	17,661
\$150,000-\$199,999	906	5,743	10,247
\$200,000 or greater	2,129	8,378	16,640
Median HH Income	\$89,268	\$99,731	\$93,296
Average HH Income	\$137,680	\$139,204	\$136,475

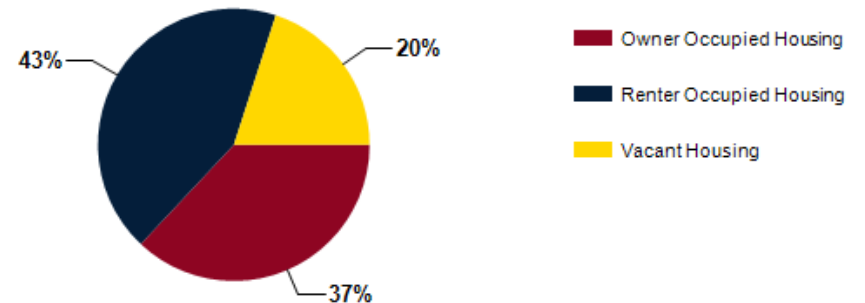
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,464	46,041	89,613
2010 Total Households	8,481	39,755	79,657
2024 Total Households	11,577	47,844	94,562
2029 Total Households	13,045	51,314	101,073
2024 Average Household Size	1.59	1.95	2.02
2024-2029: Households: Growth Rate	12.10%	7.05%	6.70%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



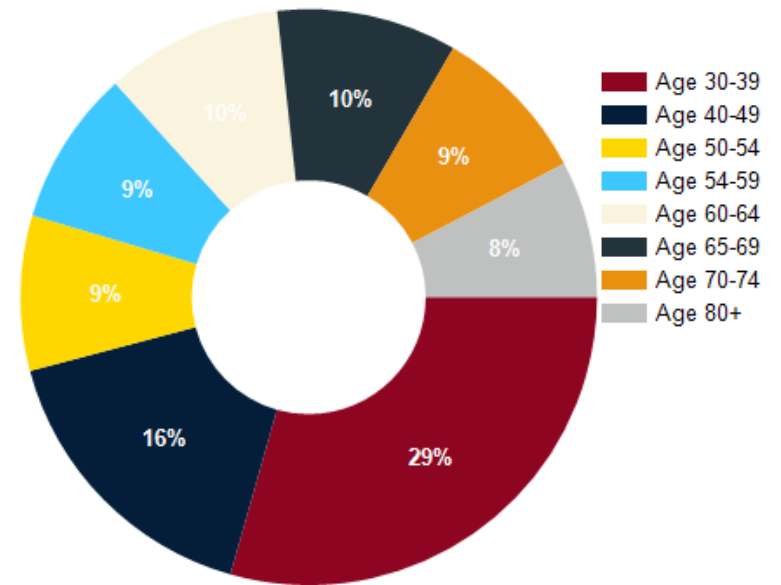
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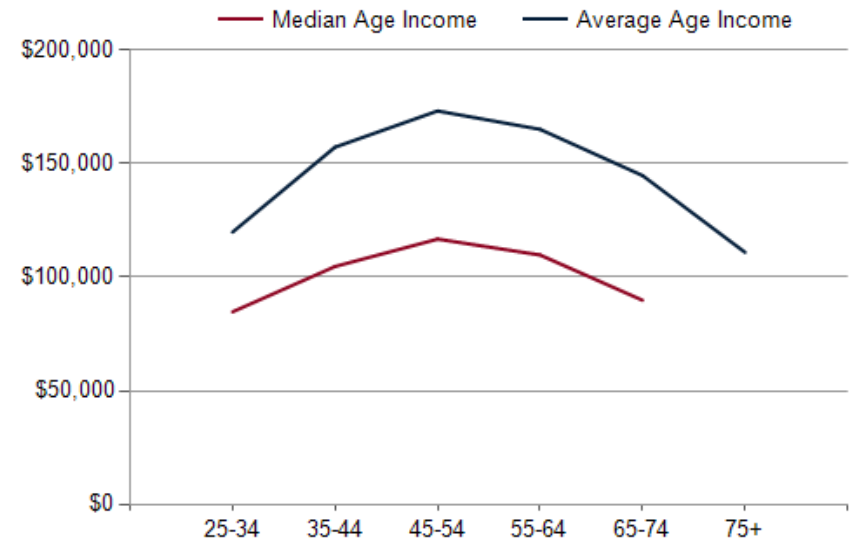
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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,101	9,640	19,284
2024 Population Age 35-39	1,336	6,807	13,821
2024 Population Age 40-44	1,022	5,731	11,881
2024 Population Age 45-49	908	5,068	10,238
2024 Population Age 50-54	1,019	5,349	10,787
2024 Population Age 55-59	1,020	5,463	10,794
2024 Population Age 60-64	1,164	6,119	11,834
2024 Population Age 65-69	1,183	5,598	10,789
2024 Population Age 70-74	1,048	4,812	9,158
2024 Population Age 75-79	898	4,013	7,524
2024 Population Age 80-84	657	2,808	5,002
2024 Population Age 85+	675	3,183	5,137
2024 Population Age 18+	17,261	82,531	165,168
2024 Median Age	42	41	39
2029 Median Age	44	43	40



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,731	\$94,188	\$87,393
Average Household Income 25-34	\$119,852	\$125,102	\$117,576
Median Household Income 35-44	\$104,698	\$121,454	\$114,703
Average Household Income 35-44	\$157,279	\$162,107	\$158,526
Median Household Income 45-54	\$116,769	\$126,494	\$120,129
Average Household Income 45-54	\$173,212	\$172,513	\$169,087
Median Household Income 55-64	\$109,771	\$113,951	\$108,818
Average Household Income 55-64	\$165,120	\$160,252	\$159,302
Median Household Income 65-74	\$89,833	\$93,776	\$89,645
Average Household Income 65-74	\$144,754	\$136,996	\$137,448
Average Household Income 75+	\$110,945	\$102,363	\$105,557



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In commercial real estate, Simon Enwia emerges as a distinguished figure, known for his unparalleled sales prowess and steadfast dedication to client success. With licenses and expertise spanning across Arizona, California, Florida, Illinois, and Wisconsin, Simon has cemented his reputation as a trusted leader in the industry, in multiple verticals and using technology to bolster his efforts.

Simon's career is defined by a relentless pursuit of excellence and a keen ability to navigate complex market dynamics to the benefit of his clients. As a seasoned commercial broker, he has orchestrated numerous high-value transactions, leveraging his deep market insights and strategic acumen to secure favorable outcomes for his clients.

His approach to sales is characterized by a direct and results-driven mindset, making him a sought-after strategist in the most competitive real estate markets or other market cycles. Simon's expertise spans various property types, with a particular focus on maximizing value for his clients through experience and understanding the unique need of each vertical and region.

A testament to his success is his role in founding SENW, where he continues to lead with a commitment to professionalism, integrity, and superior service. Under his guidance, SENW has become synonymous with excellence in sales and client satisfaction.

Simon's dedication to his craft is reflected in his unwavering pursuit of knowledge and his continuous efforts to stay ahead of industry trends. His leadership extends beyond sales, as he actively contributes to philanthropic endeavors, supporting initiatives that benefit disadvantaged communities. Even as his career evolves, Simon's entrepreneurial spirit remains undiminished. Simon Enwia's story is not just about real estate; it's a testament to leadership, philanthropy, and the enduring impact of a values-driven approach in business. Explore the world of commercial real estate with Simon Enwia as your guide, and unlock unparalleled opportunities in today's dynamic market landscape.

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CONFIDENTIALITY and DISCLAIMER

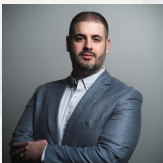
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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to SENW. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. SENW has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, SENW has not verified, and will not verify, any of the information contained herein, nor has SENW conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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