

**±7,760 SF PAD BUILDING FOR LEASE**

7710 E McDowell Rd  
Scottsdale, Arizona 85257

**±7,760 SF PAD  
AVAILABLE**



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258

RGcre.com

**JARED LIVELY**

480.214.9411

[Jared@RGcre.com](mailto:Jared@RGcre.com)

**R&G**

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## Site Information

7710 E McDowell Rd

Scottsdale, Arizona 85257

- ±7,760 SF Rare C-3 Scottsdale Pad Building For Lease.
- Fry's & Lowe's Anchored Property.
- Irreplaceable Signage Directly on McDowell Road.
- 34,230 VPD on McDowell Road, Hard Corner.
- 4 Sided Signage.
- 2 miles from 101 & 202 Freeways.
- APN: 131-22-511

### POPULATION 2024

1 MILE	18,736
3 MILE	98,167
5 MILE	287,861

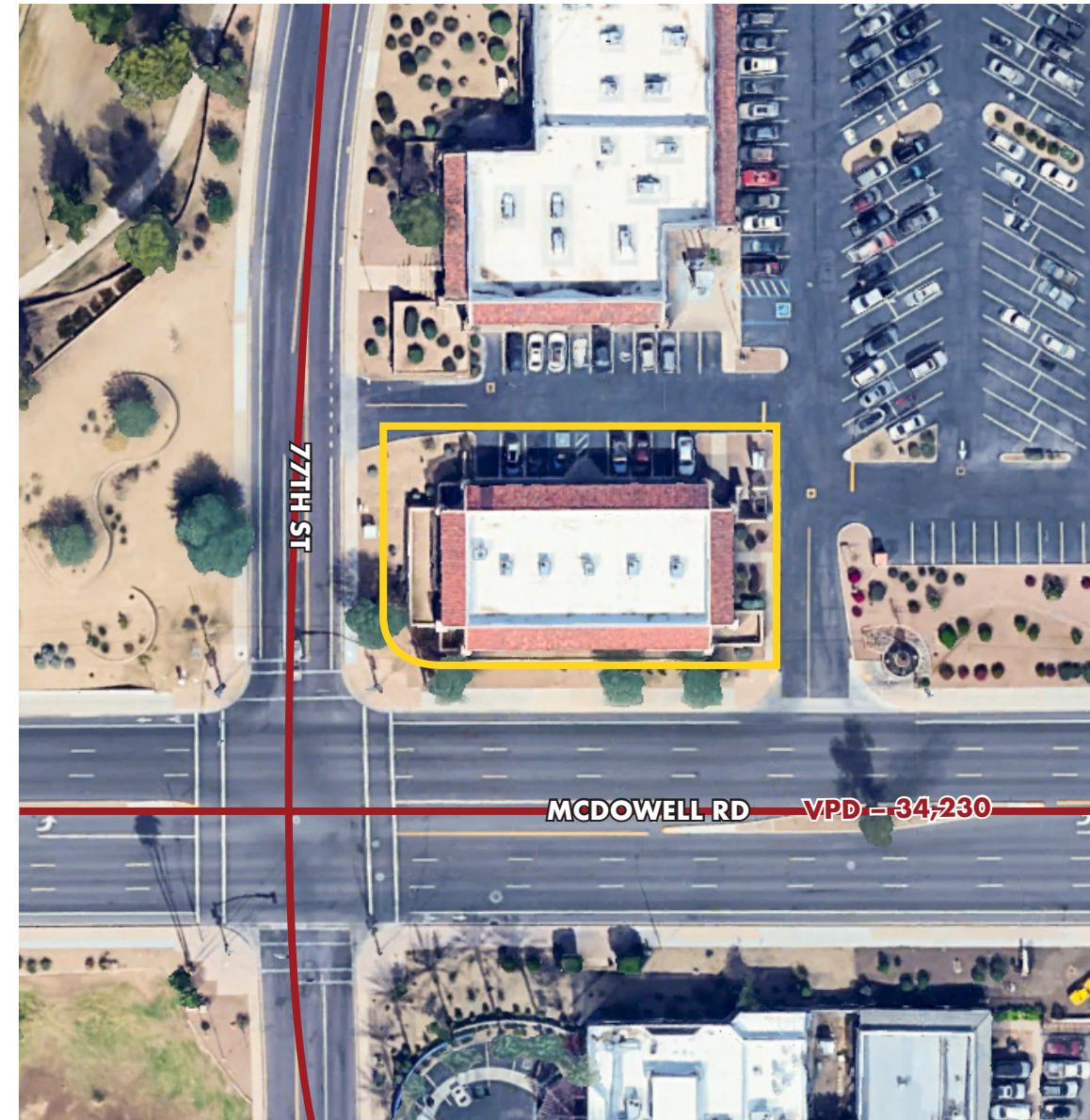
### AVG HH INCOME

1 MILE	\$106,092
3 MILE	\$103,369
5 MILE	\$91,624

### TRAFFIC COUNTS

MCDOWELL RD	32,399 VPD
HAYDEN RD	25,798 VPD

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossoehme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.



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## Site Aerial

The logo for REIN & GROSSEOEHME COMMERCIAL REAL ESTATE. It features a large, bold, black 'R' and 'G' with a white ampersand (&) in the center. Below the letters, the company name 'REIN & GROSSEOEHME' is written in a smaller, black, sans-serif font. Underneath that, 'COMMERCIAL REAL ESTATE' is written in an even smaller, black, sans-serif font.



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## Site Plan



#	Tenant (NAP)	SQ FT
1	Power+Flow	2,300
2	Power+Flow	2,020
3	Bougie Boudoir	1,440
4	Beauty Solutions	1,440
5	Dollar Tree	12,000
6	Pacific Dental Services, LLC	3,000
9	Fry's Food & Drug Store	63,805
11	Sherwin-Williams	5,040
12	Gel Q Nail Salon	1,440
13	Supercuts	1,760
14	Pizza Hut and/or Wingstreet	2,000
15	T-Mobile	2,000
17	FastMed Urgent Care	4,117
18	Sport Clips	2,003
19	General Nutrition Center, GNC,	1,440
20	H & R Block	1,440
21	Uniq Burger	1,496
22	Wingstop	2,104
23	New China Gate	1,210

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**Site Images**

**R&G**  
REIN & GROSSOEHME  
COMMERCIAL REAL ESTATE



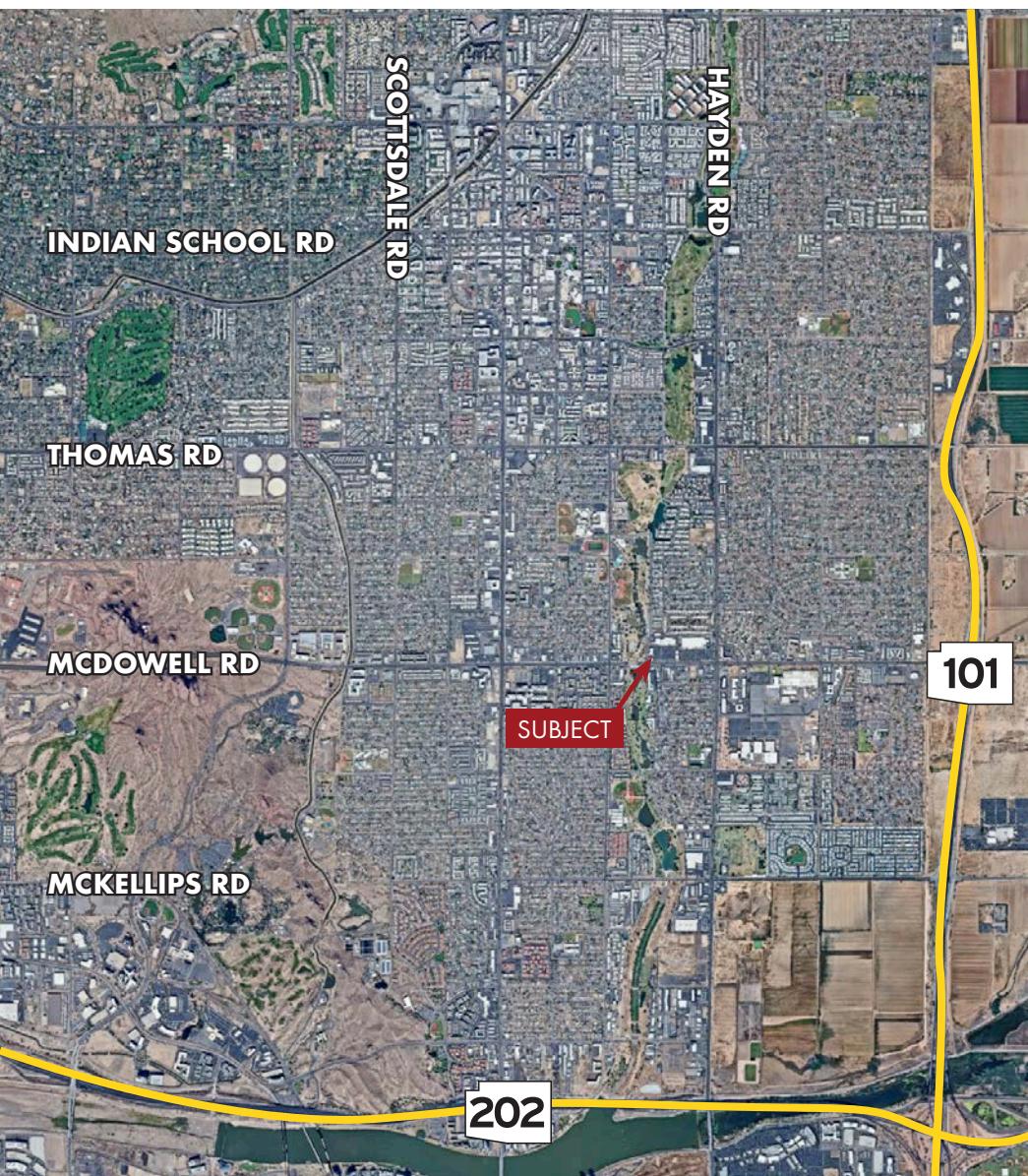
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## Location Maps



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