

\$2.30 PSF (\$0.70 NNN PSF) | For Lease

SCOTTSDALE PLAZA

*12 EV Charging Stations
Coming Soon!*

*24 Tesla Supercharging
Stations Now Open*

NEC MARYLAND PARKWAY & EAST PEBBLE ROAD, LAS VEGAS, NV 89123

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CAST

PROPERTY HIGHLIGHTS

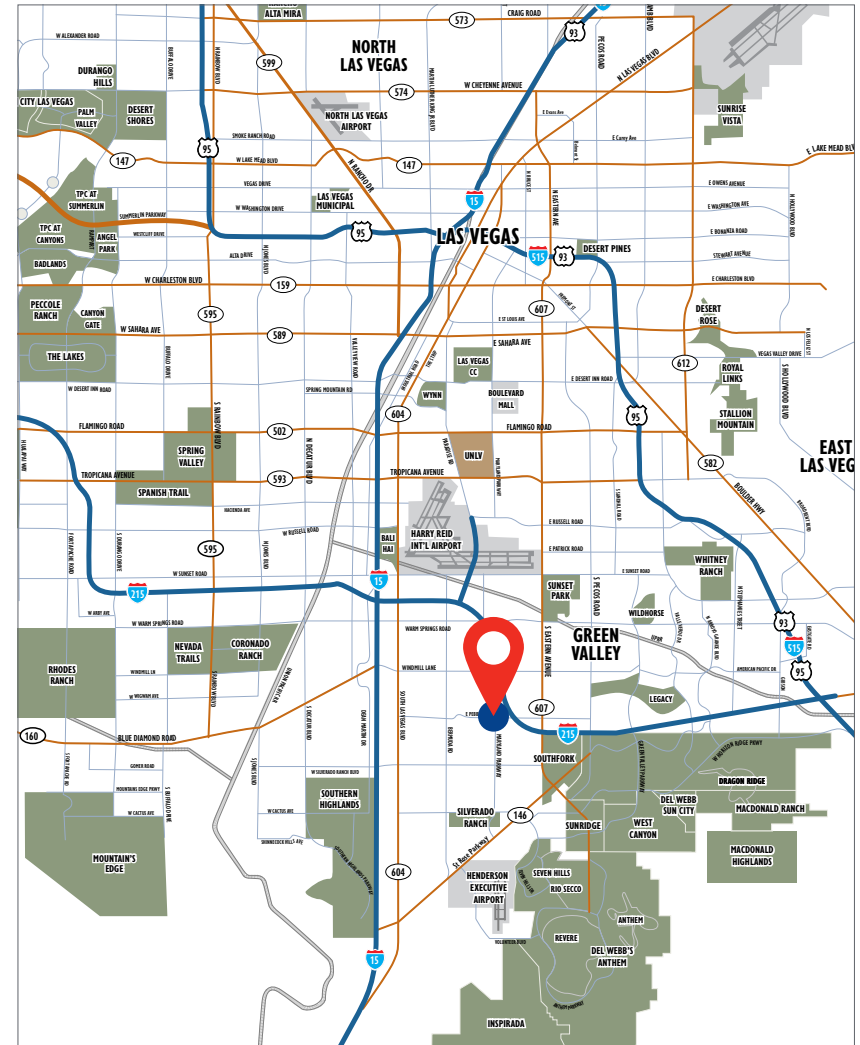
Scottsdale Plaza is located on the northeast corner of South Maryland Parkway and East Pebble Road, less than one mile from the I-215 beltway in the Silverado Ranch submarket.

PROPERTY FEATURES

- Recently Renovated Shopping Center and Pylon Signs
- Retail/Office space available from 31,186 SF to 33,599 SF
- Zoning: Local Business (C-1)
- Retail pads available for ground lease or build-to-suit
- Landlord Offering Free Rent & Tenant Improvement Dollars
- 24 Tesla Supercharging Stations Now Open
- 12 EV Charging Stations Coming Soon!

DEMOGRAPHICS *Claritas 2024*

	1 MILE	3 MILES	5 MILES
POPULATION	19,811	146,939	321,426
HOUSEHOLD	7,522	58,109	125,088
AVG. HH INCOME	\$92,827	\$95,255	\$99,723



Conveniently located off Interstate 215, users are only moments from surrounding high-end master-planned communities.



MARYLAND PARKWAY

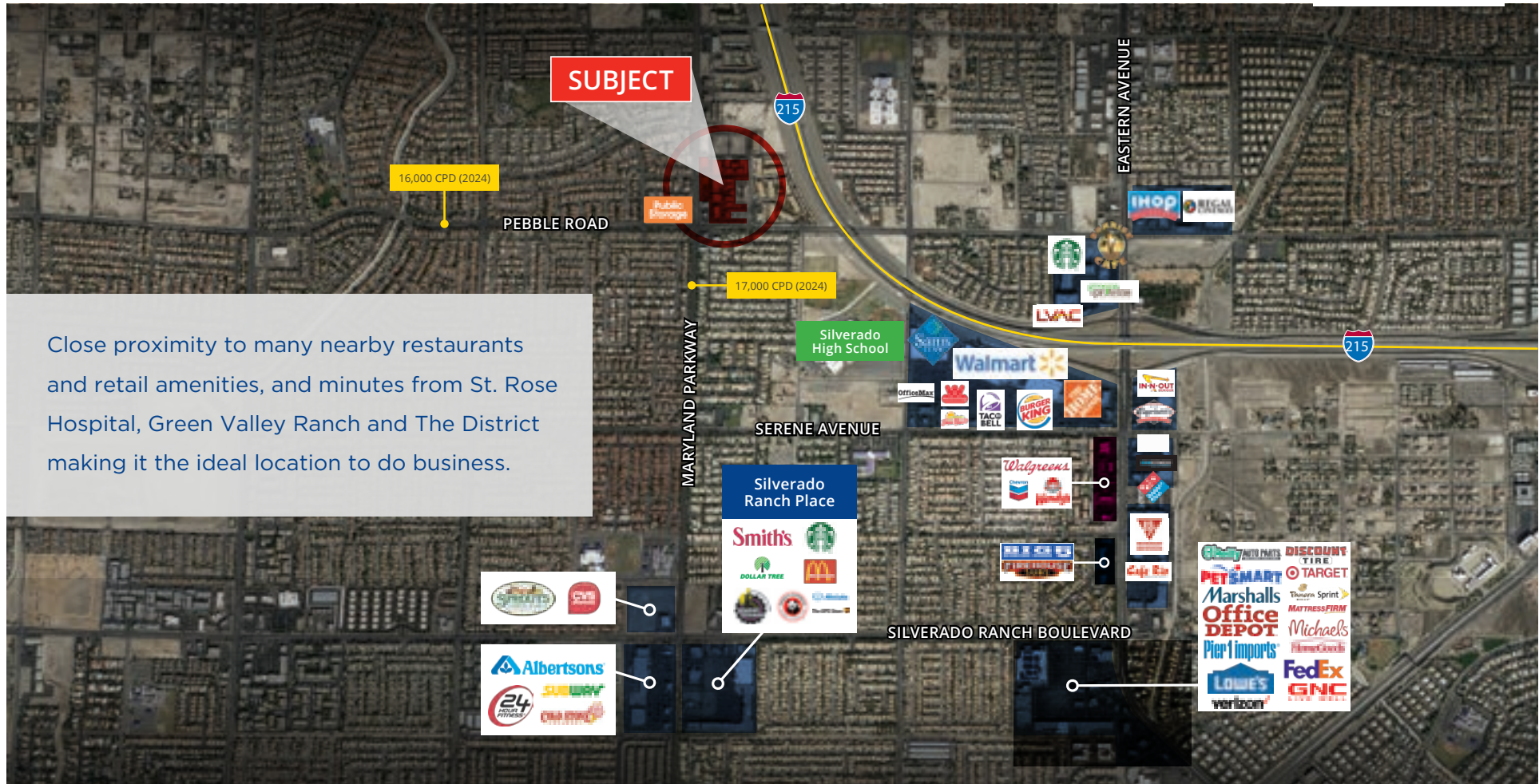
 **17,000**
Cars Per Day - 2024

12 EV CHARGING STATIONS
COMING SOON!

 **16,000**
Cars Per Day - 2024

PEBBLE ROAD

AMENITIES MAP



Close proximity to many nearby restaurants and retail amenities, and minutes from St. Rose Hospital, Green Valley Ranch and The District making it the ideal location to do business.

AERIAL MAP



Retail Buildings

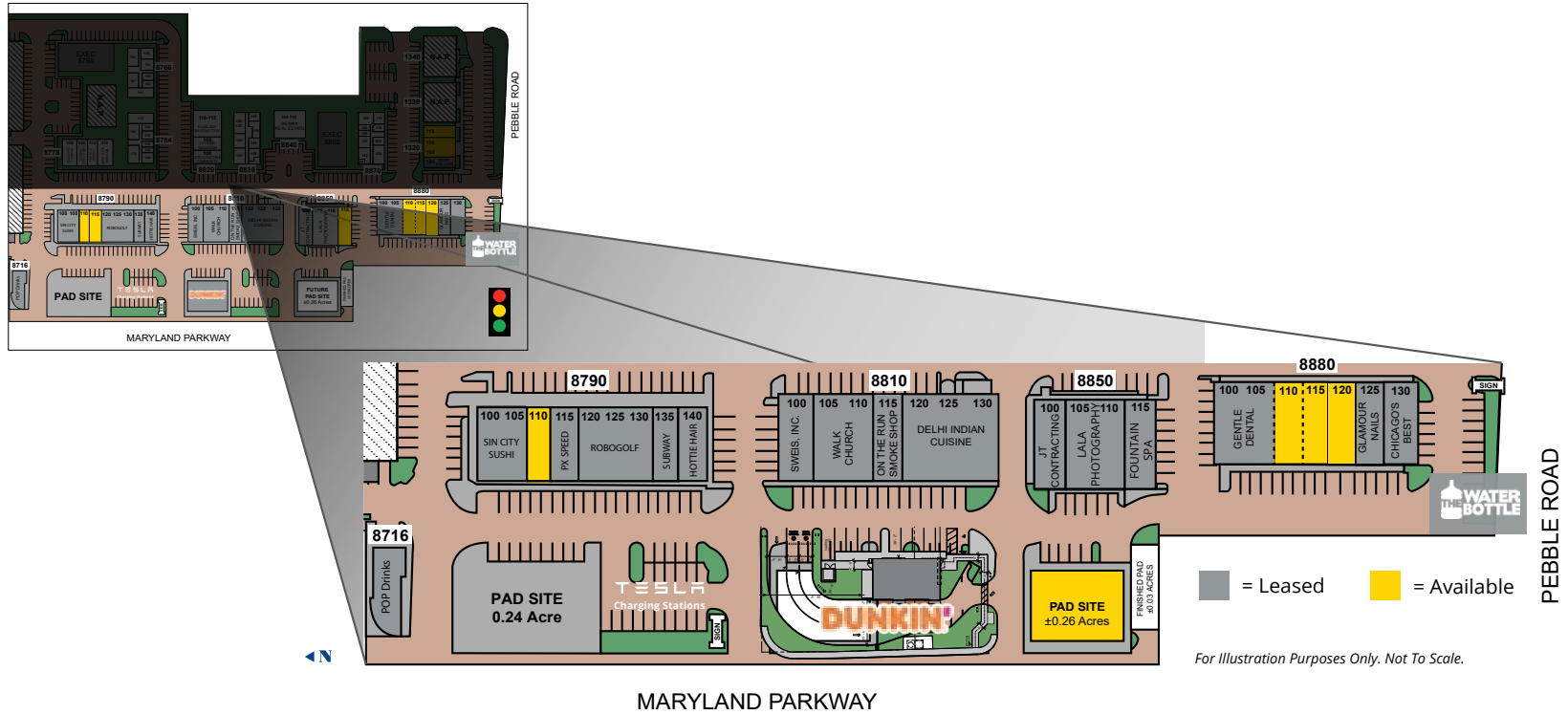
Office Buildings

Development Pad Sites

Future Multi-Family

Not A Part

SITE PLAN



BUILDING 8790			
Suite	SF	Rate PSF	NNN
110	±1,186	\$2.30	\$0.70

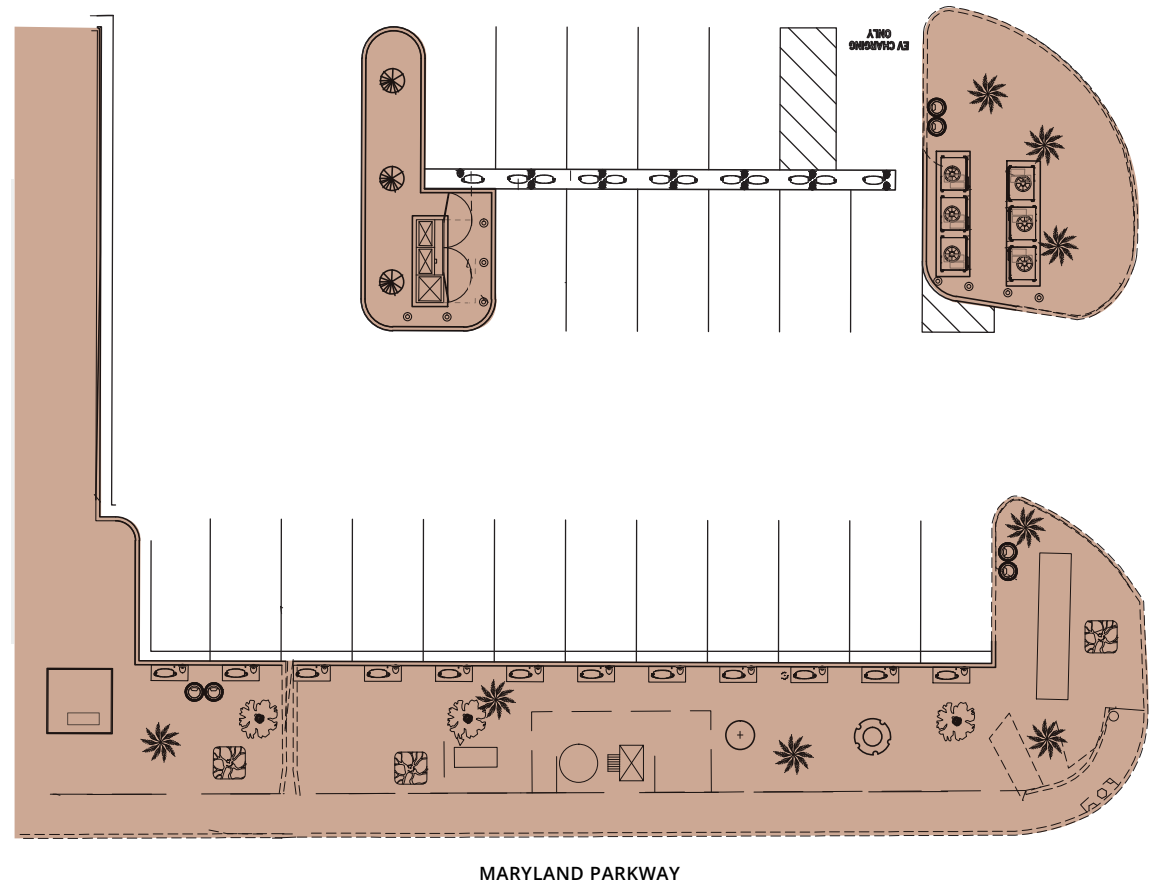
BUILDING 8880			
Suite	SF	Rate PSF	NNN
110	±1,201	\$2.30	\$0.70
115	±1,201	\$2.30	\$0.70
120	±1,197	\$2.30	\$0.70


PAD SITES	
Acre	Comments
±0.26 Acre	Ground Lease / Build to Suit
0.24 Acre	Ground Lease/ Build-to-Suit

SITE FEATURES

TESLA

24 TESLA SUPERCHARGING STATIONS OPERATIONAL!




For illustration purposes only. Not to scale 

Building 8790
Suite 110

±1,186 SF



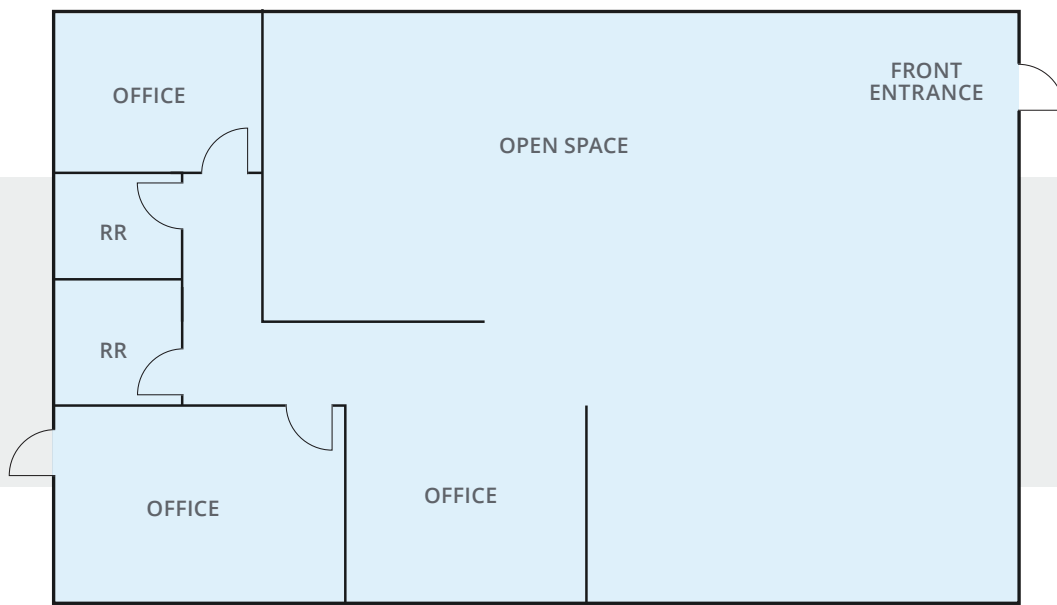
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Building 8880

Suite 110-115

±2,402 SF

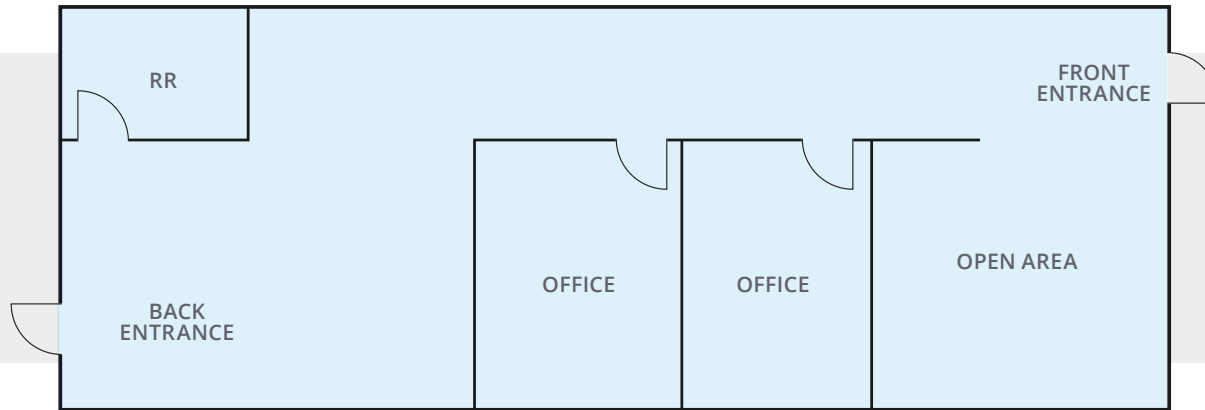
Divisible to
±1,201 SF - ±2,402 SF



For Illustration Purposes Only. Not To Scale. 

Building 8880 Suite 120

±1,197 SF



Former
Allstate Insurance





SCOTTSDALE PLAZA RETAIL

NEC MARYLAND PARKWAY & EAST PEBBLE ROAD, LAS VEGAS, NV 89123

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