

CROSSROADS EAST

18511 & 18529 N. Scottsdale Rd
Scottsdale, AZ 85054



HIGHLIGHTS

- ± 4,000 SF Retail / Office Space available for **LEASE!**
- Join     NATUREPEDIC™
- Buildings constructed in late 2017
- Excellent frontage and easy access to Scottsdale Rd
- High Average HH Incomes of over \$172,000 within a three-mile radius
- Less than 1 mile South of Loop 101 freeway

LARRY BROWN
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larry@dpcr.com

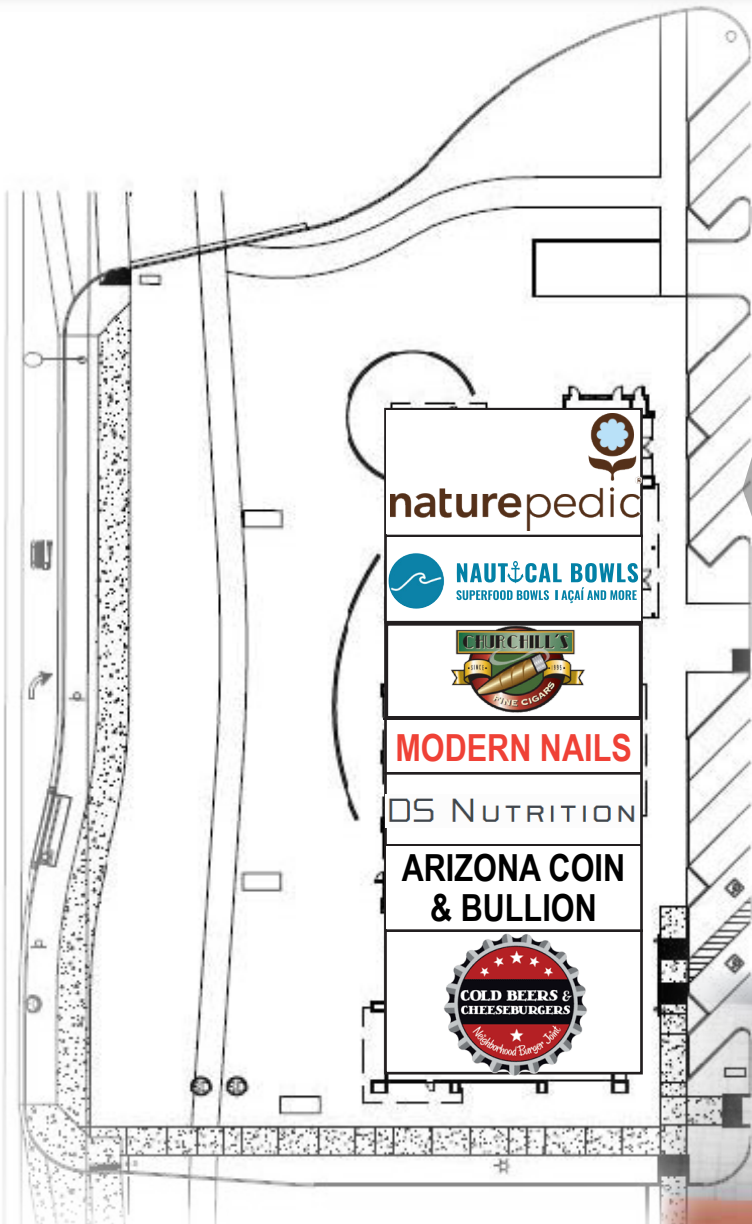
 **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

CROSSROADS EAST North Building

18529 N. Scottsdale Rd | Scottsdale, AZ 85054

SCOTTSDALE ROAD



RETAIL		
SUITE	TENANT	SIZE
121	Cold Beers & Cheeseburgers	4,300 SF
123	Arizona Coin & Bullion	1,802 SF
125	DS Nutrition	1,000 SF
126	Modern Nails	1,600 SF
127A	Churchill's Cigars	1,980 SF
127B	Nautical Bowls	1,500 SF
128	Naturepedic Organic Mattress Gallery	3,000 SF

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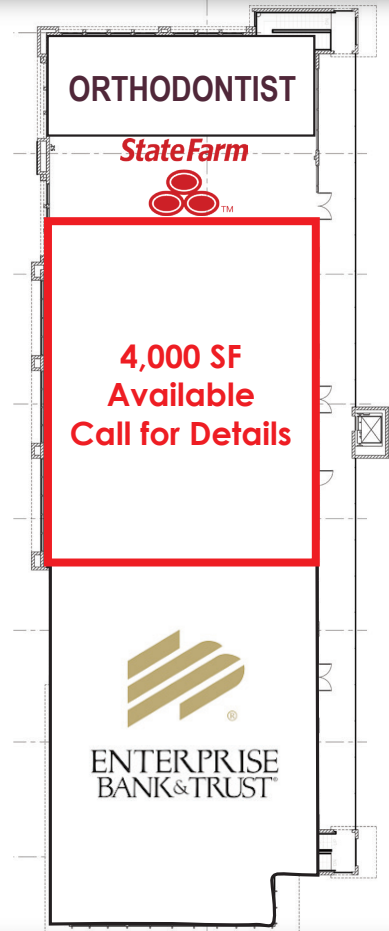
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CROSSROADS EAST South Building

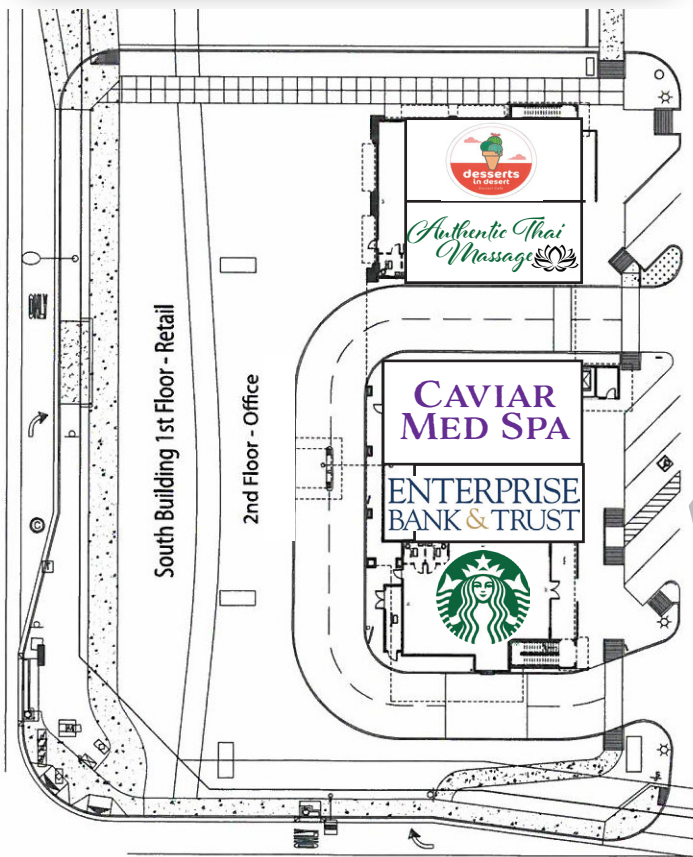
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2ND FLOOR OFFICE

SUITE	TENANT	SIZE
201	Enterprise Bank & Trust	4,166 SF
202	AVAILABLE	4,000 SF
203A	State Farm Insurance	1,200 SF
203B	Orthodontist	1,450 SF



SCOTTSDALE ROAD



CHAUNCEY LANE

1ST FLOOR RETAIL

SUITE	TENANT	SIZE
101	Starbucks Coffee	2,000 SF
102A	Enterprise Bank & Trust	1,608 SF
102B	Caviar Med Spa	1,892 SF
104	Authentic Thai Massage	1,560 SF
105	Desserts in Desert	1,600 SF



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DEMOGRAPHICS 2025

Source: Sites USA, Inc.

	1 Mile	3 Miles	5 Miles
Estimated Population	8,763	68,834	188,771
Estimated Households	5,060	32,992	84,549
Average HH Income	\$129,735	\$172,132	\$181,127
Average Median Income	\$90,694	\$115,295	\$125,269
Daytime Demographics	7,138	120,830	205,825

TRAFFIC COUNTS

Source: Sites USA, Inc.

SCOTTSDALE ROAD	54,289 VPD
LOOP 101	140,823 VPD

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