

Outstanding Anchor Opportunity

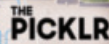
at

TERRAVITA

Marketplace

North Scottsdale, Arizona

AVAILABLE
9,416 Square Feet



Scottsdale Road 19,000 VPD

Carefree Highway 16,000 VPD

34402-502 NORTH SCOTTSDALE ROAD | SCOTTSDALE, AZ 85262



- **9,416 SF** next to The Pickler & Ace Hardware
- **Outstanding** demographics & visibility

For further information, please contact:

Jason Bowles
Senior Leasing Manager
480.397.1910 Direct Line

Demographic Profile*	5 Min. DT	10 Min. DT	15 Min. DT
Average HH Income	\$229,290	\$217,279	\$212,356
Average Home Value	\$1,023,498	\$960,928	\$863,977
Population	4,276	29,608	37,976

* Source: ESRI, 2025

480.397.1900
www.whitstonereit.com

Regional Office
20789 North Pima Road, Suite 210
Scottsdale, Arizona 85255 | toll free 866.789.7348



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Creating Communities in Our Properties™

TERRAVITA Marketplace



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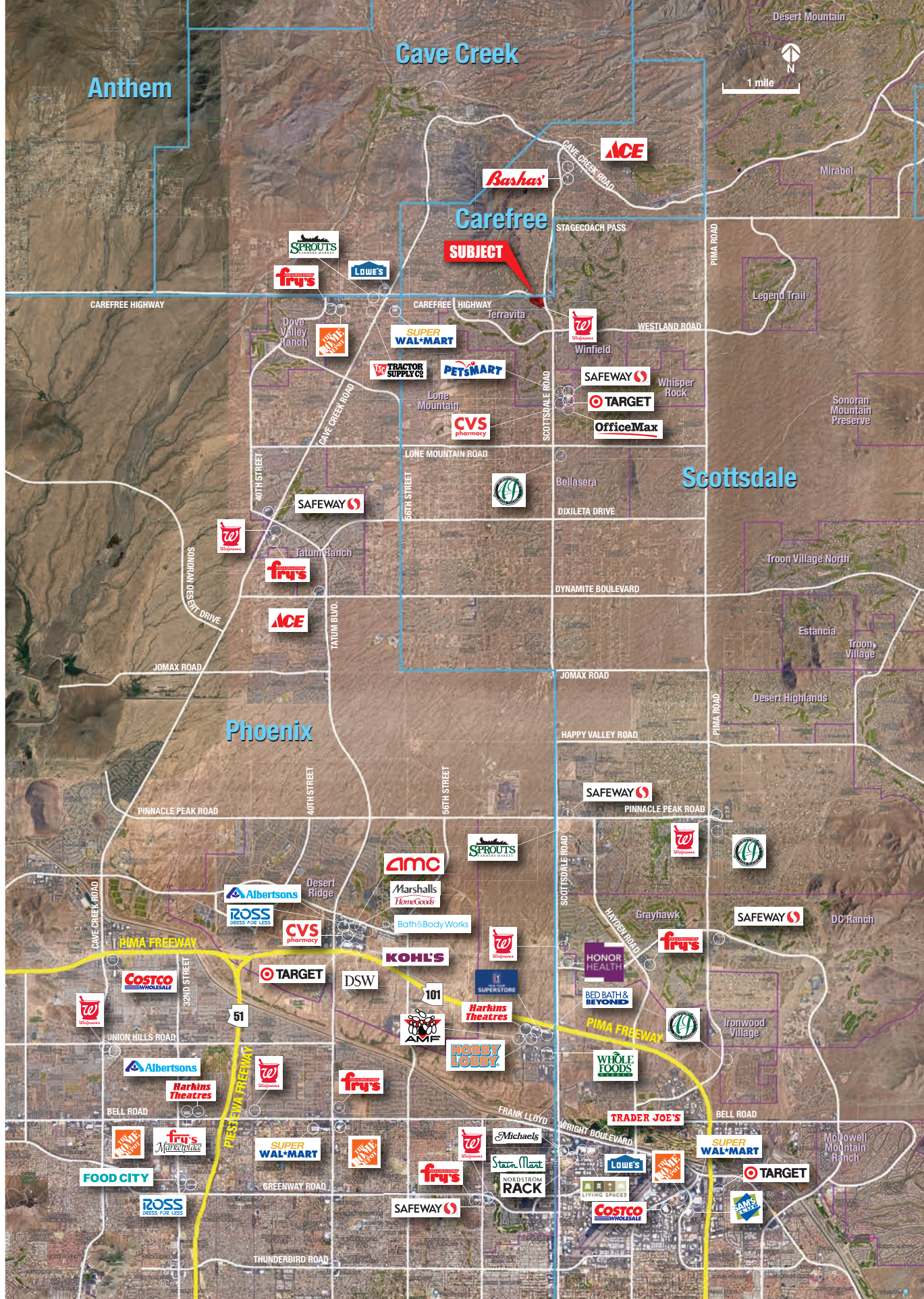


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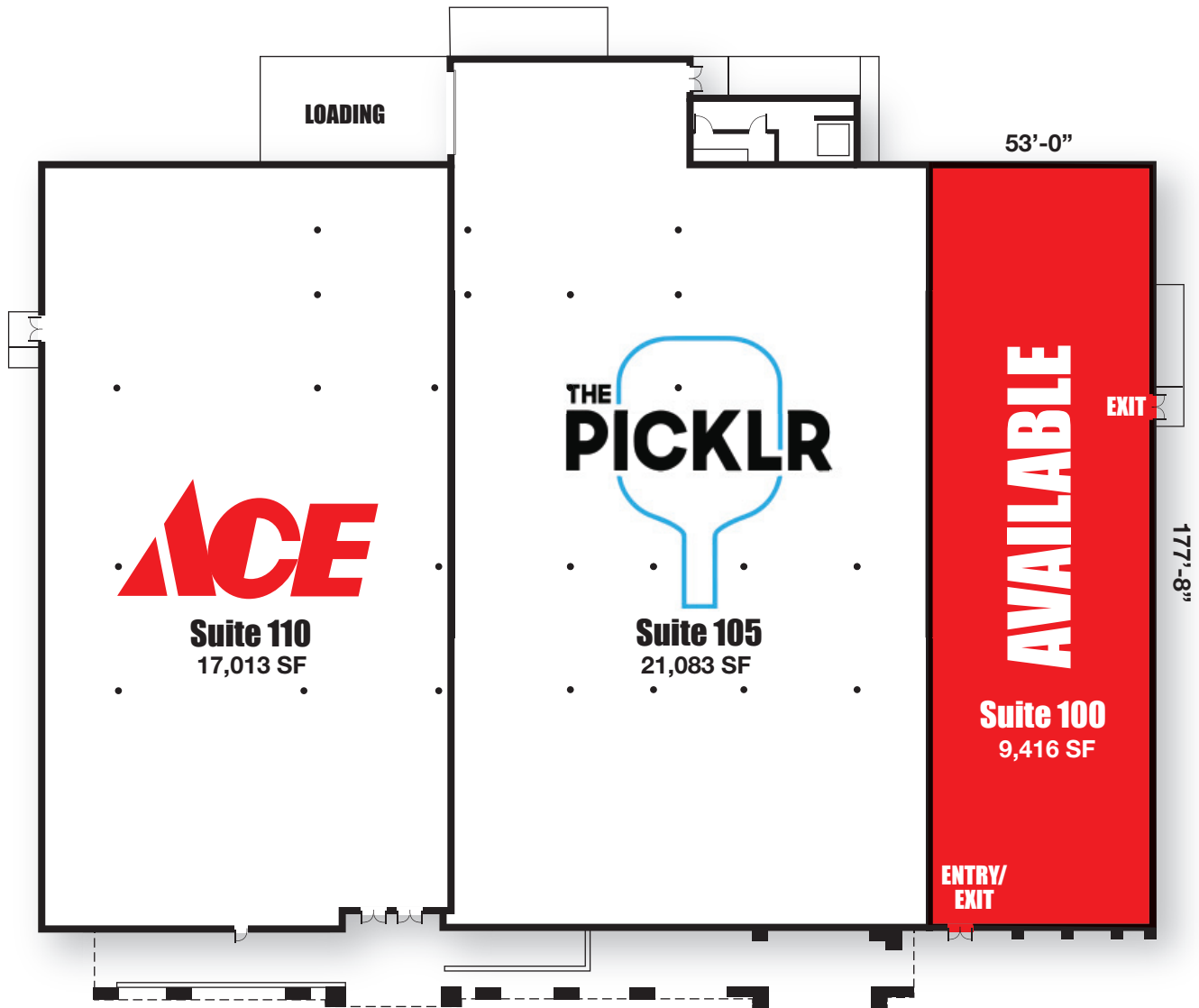


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