



AVAILABLE
±3,700 sf w/ Patio

QT
QuikTrip

HOME 2
SUITES BY HILTON

City of Hope

Fully Leased
Medical Office
±101,136 SF

exalt health

One Scottsdale

NNEC Loop 101 & Scottsdale Rd, Scottsdale, AZ 85255

Nick Ault | *Principal*
ault@edge-re.com | 602.774.3636x1

Daniel Ortega | *Principal*
dortega@edge-re.com | 602.774.3636x2

Sofia Demski | *Associate*
sdemski@edge-re.com | 602.774.3636x7

Southwest Edge
2850 E Camelback Road, Suite 310, Phoenix, Arizona 85016
602.774.3636 | edge-re.com



LOCATION

NNEC Loop 101 & Scottsdale Rd
Scottsdale, AZ 85255



SIZE

±3,700 sf w/ Patio



ZONING

Commercial (PRC, Scottsdale)



TRAFFIC COUNTS

160,086 CPD

Loop 101

57,319 CPD

Scottsdale Rd



2022 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	6,463	54,621	163,027
DAYTIME POPULATION	6,578	96,100	208,309
MED HH INCOME	\$75,443	\$103,678	\$99,641

AREA RETAILERS

Harkins Theaters, Dick's Sporting Goods, PGA Superstore, Hobby Lobby, EOS Fitness, Ashley Furniture, C2 Tactical, Bowlero, Whole Foods, PetSmart, The Container Store, Panera Bakery, Home2 Suites, White Chocolate Grill, Chick-Fil-A, Starbucks,

PROPERTY INFORMATION

- Premium Scottsdale Rd fronting End-Cap with Patio
- ½ Mile from Optima McDowell Mountain Village (1,330 high end residential units)
- Going home side of Scottsdale Rd
- Brand New 50+ Acre Banner Hospital proposed in immediate trade area
- Home 2 Suites by Hilton directly adjacent to site (immediate built in customer base)





