RETAIL PROPERTY FOR LEASE

SUPER WALMART ANCHORED PROPERTY

15231 N 87th St | Scottsdale, AZ 85260

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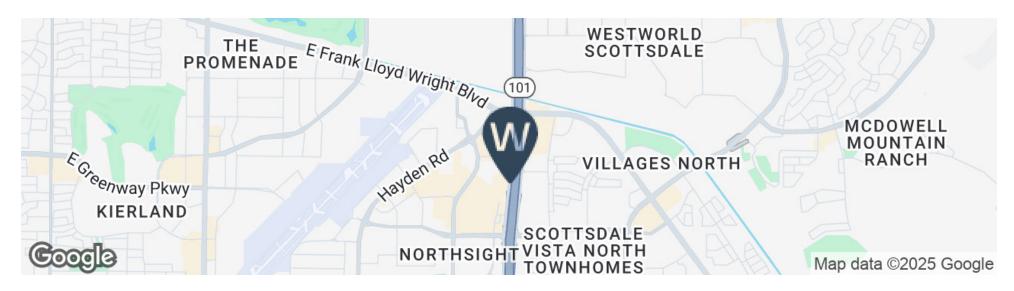madamic@w-retail.com

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LOCATION DESCRIPTION

NWC Raintree Dr & Loop 101

PROPERTY HIGHLIGHTS

- TWO SPACES AVAILABLE! 902-1,107 SF - CAN BE COMBINED
- Freeway visibility
- Super Walmart anchored property
- North Scottsdale high traffic retail area
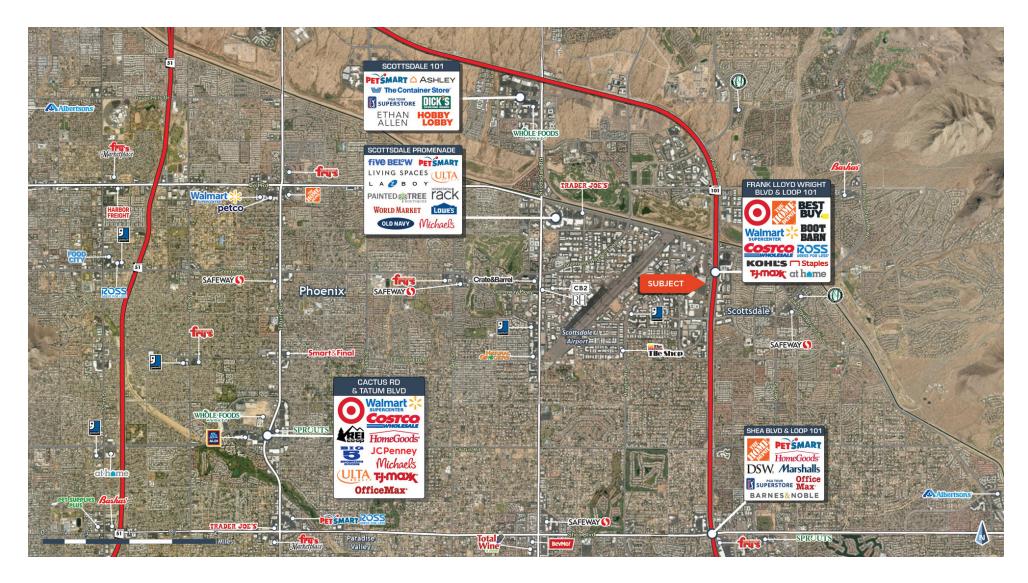- Good visibility from Loop 101 access road

AREA CO-TENANTS

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SALLY BEAUTY

Fantastic Sams

The Nails Spa

902 SF

1,107 SF

SCOTTSDALE CIGARS

JEWELER

CAN BE COMBINED

LEGEND

Available

Unavailable

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	902 - 1,107 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

TENANT	SIZE	TYPE	RATE	DESCRIPTION
SALLY BEAUTY	1,560 SF	NNN	-	-
FANTASTIC SAMS	1,100 SF	NNN	-	-
NAILS	900 SF	NNN	-	-
Available	902 SF	NNN	CALL FOR PRICING	CAN BE COMBINED
Available	1,107 SF	NNN	CALL FOR PRICING	CAN BE COMBINED
CIGARS	1,235 SF	NNN	-	-
JEWELER	1,700 SF	NNN	-	-

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TRADE AREA ANALYSIS

Legend

True Trade Area - 80% of all Foot Traffic*

Site Outline

*Data sourced from Placer.ai

N Scottsdale Shops

Property Highlights

- An estimated 971,900 customers visited the center a total of 4.9M times over the past 12 months.

- 262,489 residents live within the 93.54-square-mile trade area.

- Median age for residents is 41.84 years.

- The average dwell time for North Scottsdale Shops is 73 minutes.

- Loyal customers* made up 76.77% of all visits to the center.

*A customer is considered loyal if they visit a location 5 or more times in the previous 12 months.

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	8,277	71,824	162,868
Median Age	41.6	46.7	47.9

HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	$97,022	$126,923	$131,131
Average	$142,259	$188,716	$196,720

DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	1,750	7,208	12,259
Employees	18,340	82,635	140,835
Daytime Population	25,745	130,117	249,673

EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	57%	60%	71%

EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	83.06%	85.34%	83.22%
Services	7.86%	7.15%	7.90%
Blue Collar	9.11%	7.52%	8.88%

HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	4,352	33,796	73,974
Median Home Value	$537,300	$725,320	$756,505

*2025 Demographic data derived from ESRI