

# SCOTTSDALE COMMONS

7119 - 7139 E SHEA BLVD. & 10340 - 10392 N SCOTTSDALE RD.  
SCOTTSDALE, AZ 85254

RETAIL PROPERTY FOR LEASE

**JASON BOWLES**

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## PROPERTY DESCRIPTION

Scottsdale Commons stands as a dynamic shopping center, presenting an unparalleled leasing opportunity at the heart of Scottsdale. Nestled at the second most highly trafficked intersection in the area, its strategic location ensures maximum visibility and exposure. Boasting a diverse mix of tenants, this center is meticulously designed to appeal to a broad spectrum of customers. Its modern architecture and spacious layout create an inviting ambiance, fostering an environment where businesses can thrive. Joining our community means joining a league of successful retailers and restaurants, capitalizing on the high foot traffic and visibility that Scottsdale Commons offers. With ample parking and outstanding amenities, this leasing opportunity is tailor-made for businesses seeking to make a significant impact in Scottsdale's bustling commercial landscape.

## PROPERTY HIGHLIGHTS

- Situated at the second most highly trafficked intersection in Scottsdale, ensuring maximum visibility and exposure for your business.
- Spacious layout and modern architecture create an inviting environment for retail, dining, and service businesses to thrive.
- Join a community of successful retailers and restaurants, capitalizing on the high foot traffic and visibility that Scottsdale Commons attracts.

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## OFFERING SUMMARY

Available SF:	900 SF
Building Size:	270,682 SF
Vehicles Per Day:	107,557
Major Tenants:	Prep Kitchens, Bevmo!, U.S. Egg, Green Corner, Cochise Animal Hospital

## DEMOGRAPHICS

	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Average HH Income	\$186,113	\$180,603	\$157,796
Total Population	12,671	88,884	270,343
Total Households	5,781	41,381	16,145

Demographics data derived from 2024 ESRI



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### LEGEND

Available

Unavailable

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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



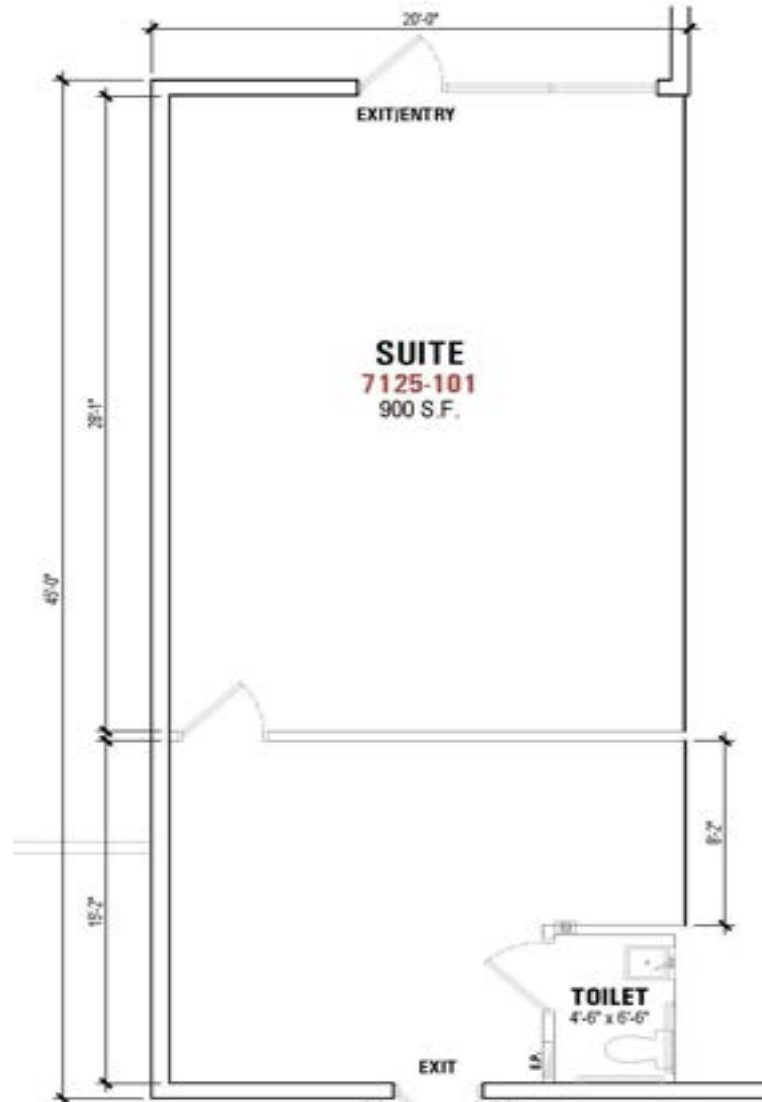
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# SCOTTSDALE COMMONS

7125-101 E SHEA BLVD. & N SCOTTSDALE RD., SCOTTSDALE, AZ 85254



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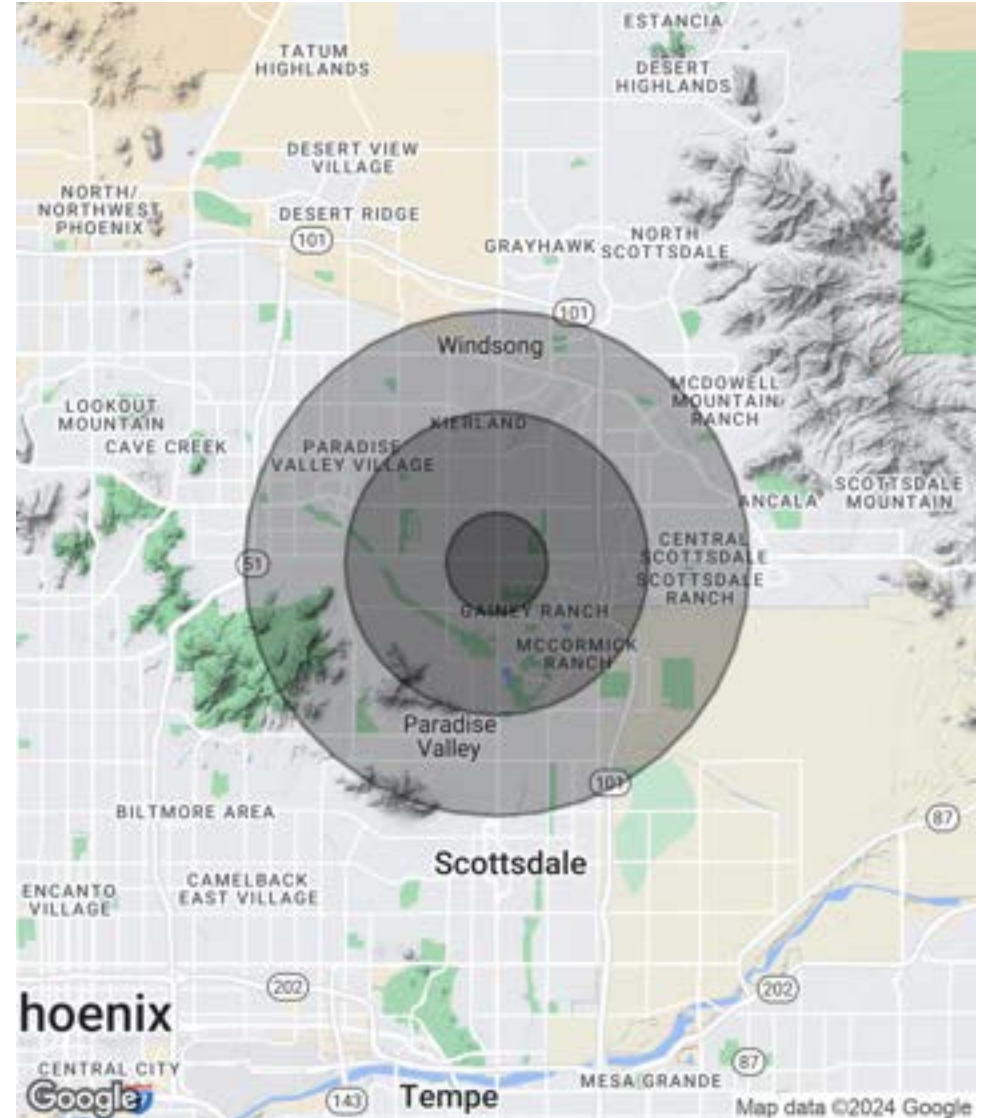


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Demographics data derived from 2024 ESRI

POPULATION	5 MIN DT	10 MIN DT	15 MIN
Total Population	12,671	88,884	270,343
Median Age	51.7	51.7	46.0
Daytime Population	21,876	170,958	406,272
Workers	15,920	129,433	287,921
Residents	5,956	41,525	118,351
HOUSEHOLD & INCOME	5 MIN DT	10 MIN DT	15 MIN DT
Total Households	5,781	41,381	126,145
# of Person per HH	2.16	2.13	2.12
Average HH Income	\$186,113	\$180,603	\$157,796
Average House Value	\$894,147	\$856,065	\$767,229



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