

Prime Old Town Scottsdale Retail Space for LEASE

7051 E. 5th Avenue, Scottsdale, AZ 85251



D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

7339 E McDonald Drive
Scottsdale, AZ 85250
(O) 480.947.8800 | (F) 480.947.8830
www.dpcre.com

MARTI WEINSTEIN
Direct: 224.612.2332
Email: marti@dpcre.com



±4,250 SF, 2nd Floor Available
 April 1, 2026
 * Do Not Disturb *

the herb box
 catering | eatery | market

TeaTime
 SCOTTSDALE

jeni's

N Marshall Way



PROPERTY HIGHLIGHTS

- ✓ ± 4,250 SF 2nd Floor retail space coming available 4/1/26 (Do Not Disturb Tenant)
- ✓ ± 1,000 SF 1st Floor retail space available (Suite F)
- ✓ Neighboring tenants include The Herb Box, Jeni's Ice Creams, Tea Time Scottsdale and The Clothier
- ✓ Located in the heart of Old Town Scottsdale
- ✓ Within walking distance to hotels, bars, restaurants, shops and galleries
- ✓ Minutes away from Scottsdale Stadium, home to the San Francisco Giants Spring Training
- ✓ Average HH Incomes of over \$180,611 within a one-mile radius with a per capita of \$106,434

micro aerial

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±1,000 SF, 1st Floor Available - Suite F



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demographics 2025

POPULATION	1 Mile	3 Mile	5 Mile
2020 Population	15,971	97,290	200,767
2025 Population	19,514	105,639	217,109
2030 Population	19,186	105,850	218,006
2025-2030 Projected Growth	-328	211	897
2025 Daytime Population	34,432	93,965	223,406

INCOME	1 Mile	3 Mile	5 Mile
2025 Average HH Income	\$180,611	\$162,992	\$154,018
2030 Average HH Income	\$177,188	\$159,524	\$150,469
2025 Per Capita Income	\$106,434	\$82,946	\$75,101
2030 Per Capita Income	\$106,878	\$82,611	\$74,686
2025 Median HH Income	\$105,856	\$105,135	\$100,868
2030 Median HH Income	\$104,868	\$103,978	\$99,705

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2020 Total Households	8,961	47,901	94,929
2025 Total Households	11,486	53,666	105,698
2030 Total Households	11,559	54,720	108,037



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You'll find plenty of things to do in Old Town Scottsdale – by day or night! Spend the day browsing the Fifth Avenue shops, trying on Native American jewelry in Historic Old Town or splurging at Scottsdale Fashion Square, the Southwest's largest retail destination. After dark, dine at one of Old Town's renowned restaurants, check out the weekly Scottsdale ArtWalk, or hit the clubs in the Entertainment District. Best of all, you can park once and explore all of the city's downtown hub with pedicabs or on foot!

Source:
www.ExperienceScottsdale.com



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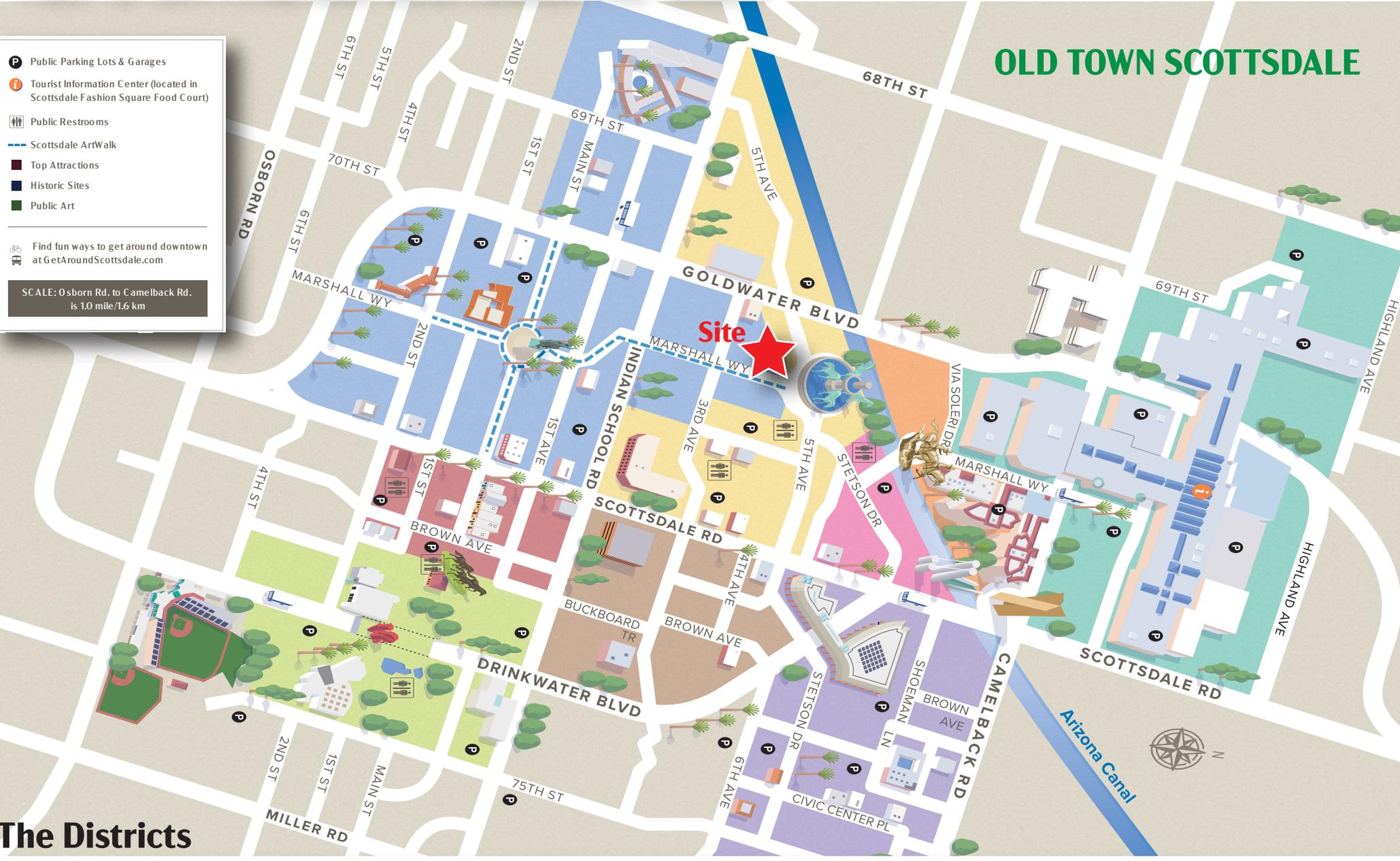
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OLD TOWN SCOTTSDALE

P Public Parking Lots & Garages
i Tourist Information Center (located in Scottsdale Fashion Square Food Court)
♿ Public Restrooms
— Scottsdale ArtWalk
■ Top Attractions
■ Historic Sites
■ Public Art

🚲 Find fun ways to get around downtown at GetAroundScottsdale.com

SCALE: Osborn Rd. to Camelback Rd. is 1.0 mile/1.6 km

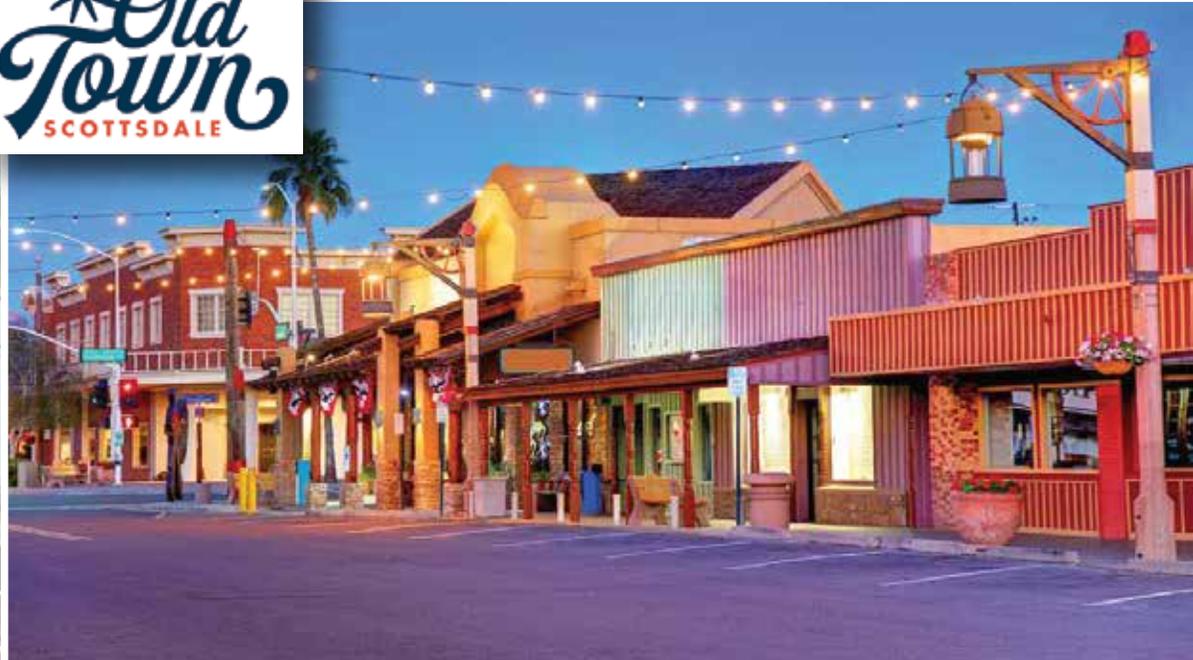


The Districts

- ARTS DISTRICT**
Fine art galleries, wine-tasting rooms, Scottsdale's Museum of the West, the Scottsdale Artists' School and the Thursday night ArtWalk all call this district home.
- BROWN & STETSON DISTRICT**
This mixed-use district houses restaurants, bars and numerous hair salons which may come in handy if you're planning a night on the town in the downtown Entertainment District.
- CIVIC CENTER PARK**
The park's 21 acres of lush lawns, public art and bubbling fountains also house the Scottsdale Museum of Contemporary Art and Scottsdale Center for the Performing Arts.
- ENTERTAINMENT DISTRICT**
The laid-back daytime energy of this district explodes after dark, with celebrity deejays, live bands and master mixologists showing off their talents at upscale nightclubs and bars.
- FIFTH AVENUE SHOPPING DISTRICT**
This long-time local favorite boasts dozens of unique shops, award-winning restaurants and the famous Bob Parks Horse Fountain.
- HISTORIC OLD TOWN**
This historic corner of downtown is fun and funky, with a decidedly Old West flair. Western wear boutiques, Native American jewelry and historic sites are a few of the treasures you'll find here.
- SCOTTSDALE FASHION SQUARE**
The largest shopping destination in the Southwest, Fashion Square is home to more than 250 premium retailers, a Harkins luxury cinema and multiple restaurants.
- SCOTTSDALE WATERFRONT & SOUTHBRIDGE DISTRICTS**
These districts on the north and south banks of the Arizona Canal, respectively, house some of the city's most popular restaurants and boutiques.

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macro aerial | Downtown Scottsdale



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