



## Premium North Scottsdale Center



Located within 3,300 acres / 33-msf of commercial buildings



Excellent combination of high incomes and strong traffic counts ( $\pm 159,000$  cpd at intersection)



Over  $\pm 105,000$  employees within a 3-mile radius (daytime)



Over 51,000 employees at Scottsdale Airpark

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# Property overview

**Premium North Scottsdale Center**  
NWC Scottsdale Rd & Thunderbird Rd



East Thunderbird Square is ideally positioned within an upscale, affluent North Scottsdale neighborhood, offering strong visibility and consistent traffic counts. The shopping center is strategically located adjacent to the highly sought-after Kierland submarket and directly across the street from the Scottsdale Airpark, a major employment and business hub, providing access to a dense daytime population and a strong consumer base.

## Join many local & national tenants



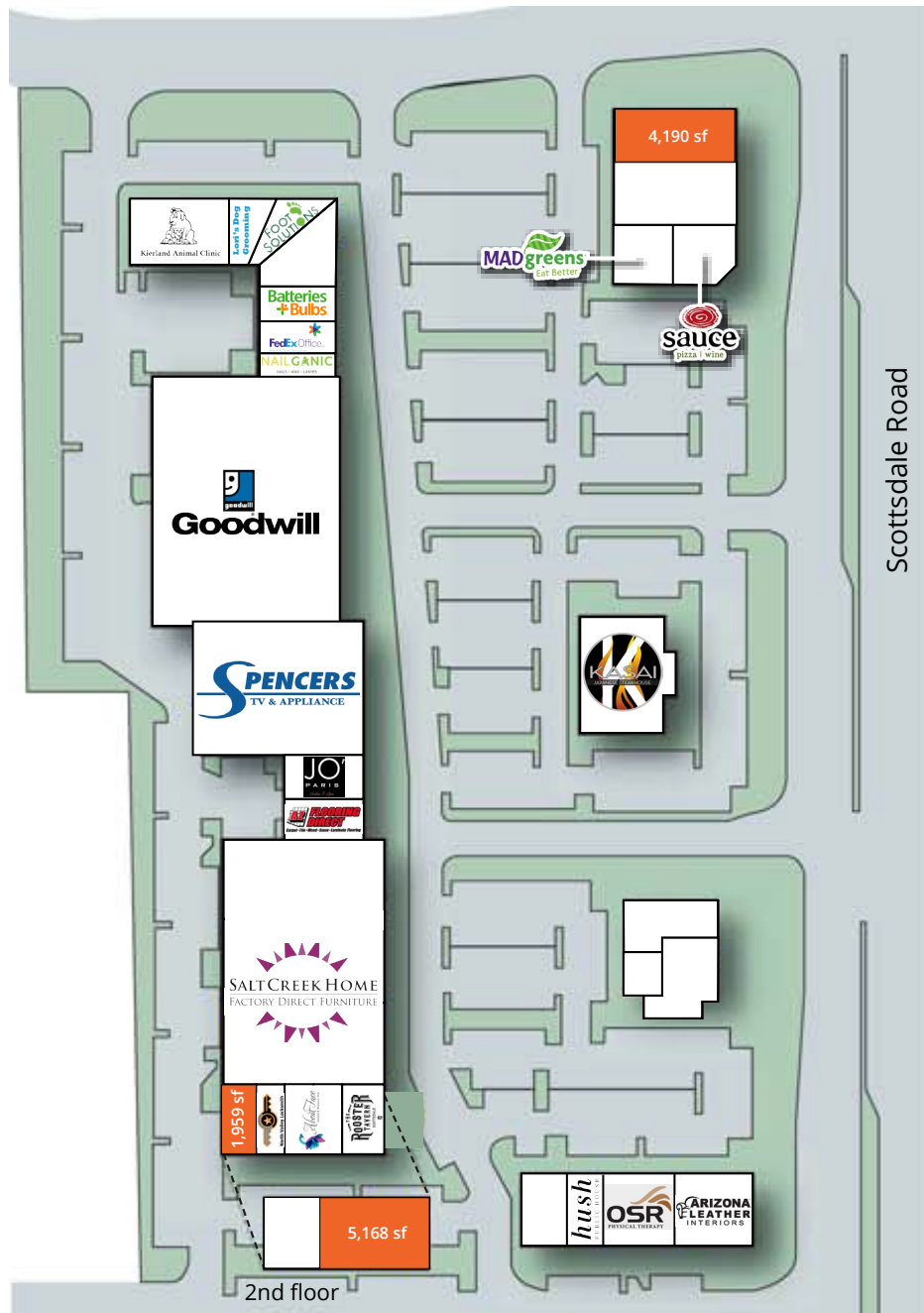
# Photos

## Premium North Scottsdale Center NWC Scottsdale Rd & Thunderbird Rd



# Site plan & availability

## Premium North Scottsdale Center NWC Scottsdale Rd & Thunderbird Rd



#	Tenant	Size
<b>100</b>	<b>Available</b>	<b>1,959 sf</b>
101	North Valley Locksmith	741 sf
102-103	Women's Health	2,182 sf
104	The Rooster Tavern	3,121 sf
110-113	Salt Creek Home Furniture	20,860 sf
114	Hooker Furnishings	9,683 sf
118	Floor Source	2,000 sf
120	Jo' Paris Salon & Spa	3,226 sf
124	Spencers TV & Appliance	16,130 sf
132	Goodwill	35,246 sf
141	NailGanic	1,307 sf
145	FedEx Office Ship Center	2,374 sf
147	Batteries + Bulbs	1,590 sf
148-149	Baggins Gourmet Sandwiches	2,572 sf
151	Foot Solutions	2,250 sf


#	Tenant	Size
157	Lori's Dog Grooming	3,055 sf
163	Kierland Animal Clinic	3,055 sf
165	First and Mane	2,496 sf
167	Hush Public House	2,488 sf
169	OSR Physical Therapy	2,493 sf
171	Arizona Leather Company, Inc	6,120 sf
200-201	10th Planet Jui Jitsu Scottsdale	3,082 sf
<b>203/206</b>	<b>Coming Available [do not disturb]</b>	<b>5,168 sf</b>
Pad O	Kasai Asian Grill	8,774 sf
Pad 173	Erik's Bike Shop	2,801 sf
Pad 175	Nelson's Meat + Fish	1,036 sf
Pad 177	Alaska USA Federal Credit Union	2,950 sf
Pad 181	Sauce	3,048 sf
Pad 183A	Steinway & Sons	5,900 sf
<b>Pad 185B</b>	<b>Available</b>	<b>4,190 sf</b>
Pad 185	Mad Greens	2,200 sf

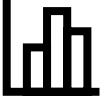
# Trade area


## Premium North Scottsdale Center NWC Scottsdale Rd & Thunderbird Rd





# Demographics

	1-mile	3-miles	5-miles
Population	<b>6,146</b>	<b>87,879</b>	<b>213,860</b>


	1-mile	3-miles	5-miles
Median age	<b>43.8</b>	<b>44.6</b>	<b>44.9</b>

	1-mile	3-miles	5-miles
Daytime employment	<b>19,105</b>	<b>112,187</b>	<b>192,643</b>

	1-mile	3-miles	5-miles
Avg. HH income	<b>\$168,544</b>	<b>\$170,491</b>	<b>\$177,168</b>

	1-mile	3-miles	5-miles
HH units	<b>3,038</b>	<b>44,987</b>	<b>107,689</b>

## Traffic counts

	Scottsdale Road	<b>±99,164 vpd</b>
	Thunderbird Road	<b>±52,042 vpd</b>

