

Ancala Village

SWC Via Linda & Frank Lloyd Wright Boulevard



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Property highlights

- Established North Scottsdale neighborhood center
- Anchored by EOS Fitness and Ace Hardware
- 1.5 miles to Mayo Clinic
- 2 miles to HonorHealth
- 37,253 vehicles per day at intersection



Notable tenants:



Site plan

Retail spaces for lease
SWC Via Linda & Frank Lloyd Wright Blvd

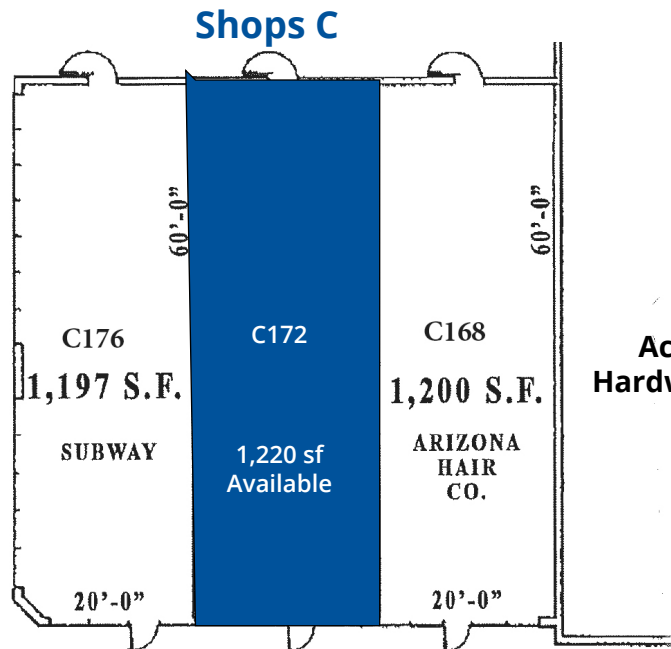
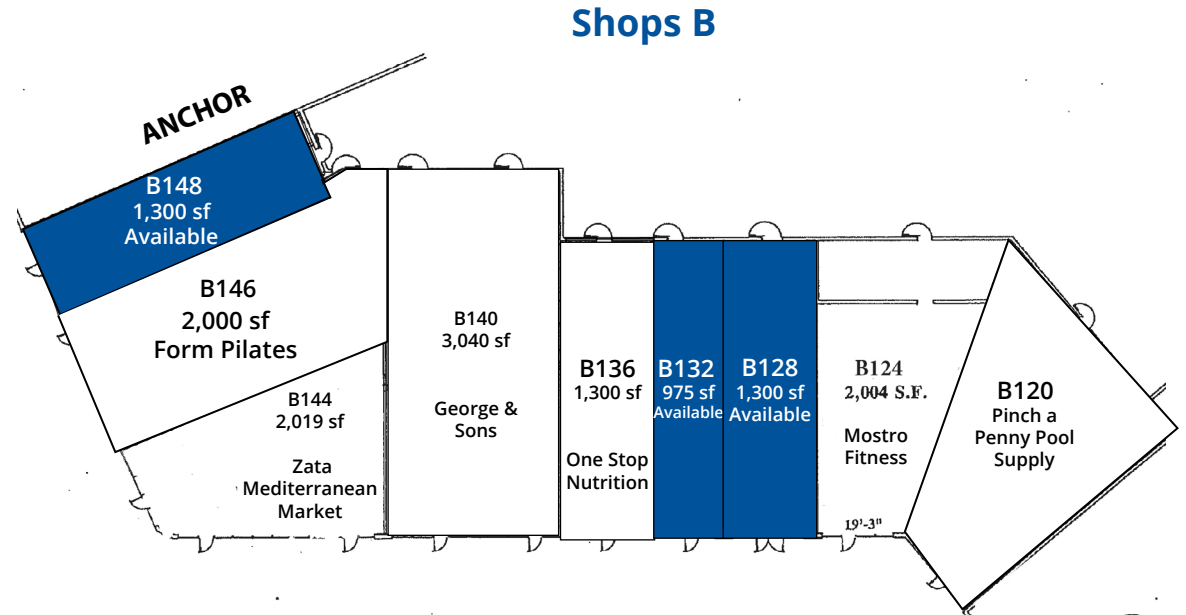
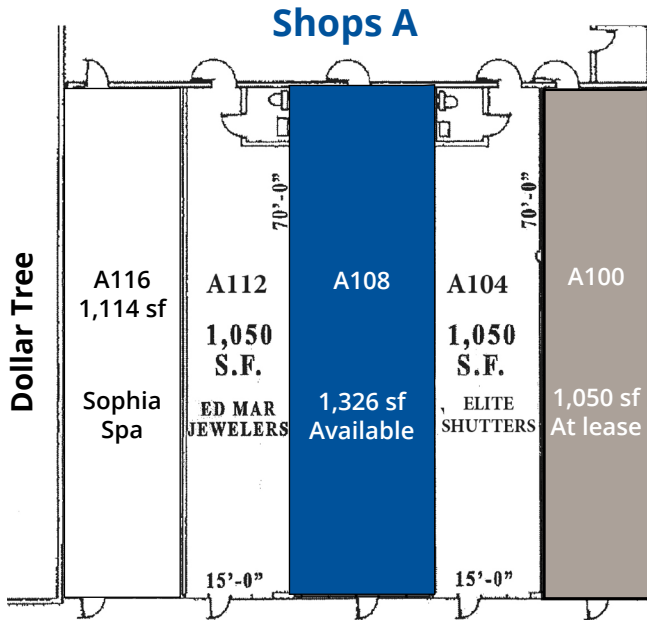
#	Tenant	Size
Shops A		
A100	At Lease	1,050 sf
A104	Elite Shutters	1,050 sf
A108	Available - Former Chiropractor	1,326 sf
A112	Ed Mar Jewelers	1,050 sf
A116	Sophia Spa	1,114 sf
Shops B		
B120	Pinch a Penny Pool Supply	2,231 sf
B124	Mostro Fitness	2,004 sf
B128	Available - Former pizza restaurant	1,300 sf
B132	Available - Former tax office	975 sf
B136	One Stop Nutrition	1,300 sf
B140	George & Sons Asian	3,040 sf
B144	Zata Mediterranean Market	2,019 sf
B146	Form Pilates	2,000 sf
B148	Available - Former Nutrition	1,300 sf
Shops C		
C168	Arizona Hair Company	1,200 sf
C172	Available - Former GoWireless	1,220 sf
C176	Subway	1,197 sf
Shops D		
D01	Baragi	1,230 sf
D02	Fantastic Sam's	1,200 sf
D03	Ancala Eyecare	1,200 sf
D04	Available	936 sf
D05	Dairy Queen	1,462 sf
Shops E		
E01/02	Over Easy	3,758 sf
E03	Available	1,190 sf
E04/05	Rusty Nail Meats	2,100 sf
E06	Available	1,790 sf
E07/08	Available - Former dental office	1,800 sf
E09/10	Pars Persian Restaurant	2,198 sf
E11	Furrballz Healthy Pet Center & Grooming	1,619 sf
E12A	S&N Tailoring	612 sf
E12B	Gary's Barbershop	620 sf
E13	IL Bosco Pizza	2,400 sf
E15	Lynn's Nail & Spa	1,220 sf
E16	Dimensions of Heaven & Earth	1,200 sf
Majors		
Major D1	Miro International School	7,205 sf
Major C	Ace Hardware	13,500 sf
Major E	Whiz Kids	8,500 sf
PAD	Filiberto's	3,280 sf

#	Tenant	Size
Shops E 2nd Floor		
E-200	Available	1,573 sf
E220	Arizona Orthodontic Studio	1,594 sf
E-230	Available	2,469 sf
E240	Kirk's Studio for the Performing Arts	4,316 sf

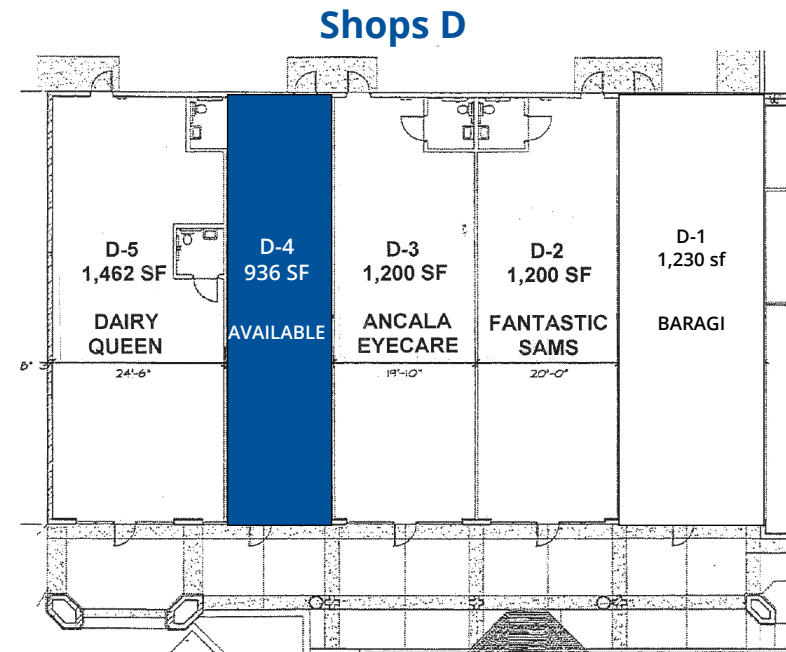


Site plan

Retail spaces for lease
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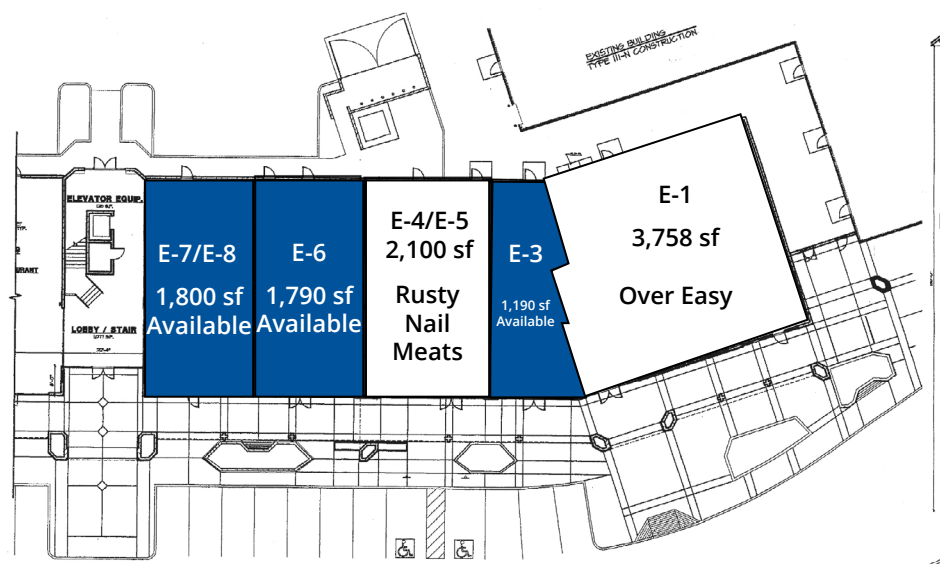
Ace Hardware



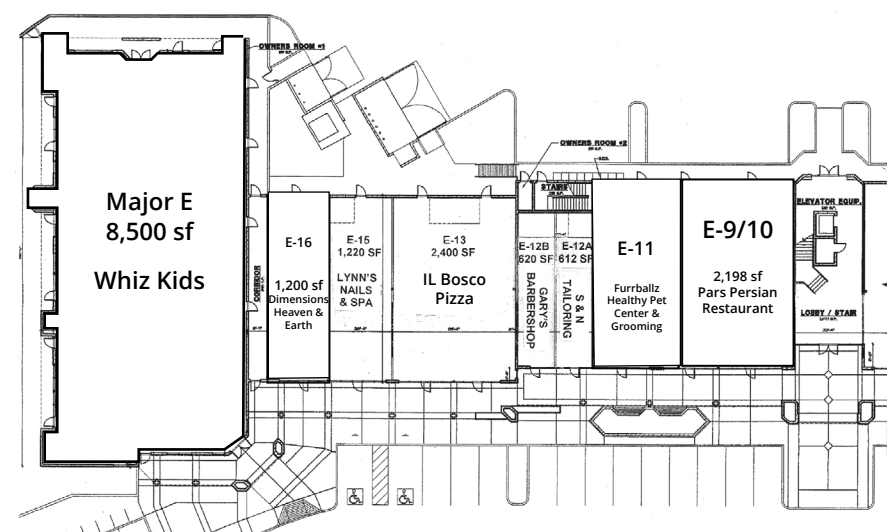
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Shops E North



Shops E South



Location

Retail spaces for lease
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Demographics

	1-mile	3-miles	5-miles
Population	9,086	49,745	99,519

	1-mile	3-miles	5-miles
Median age	43.5	48.3	47.6

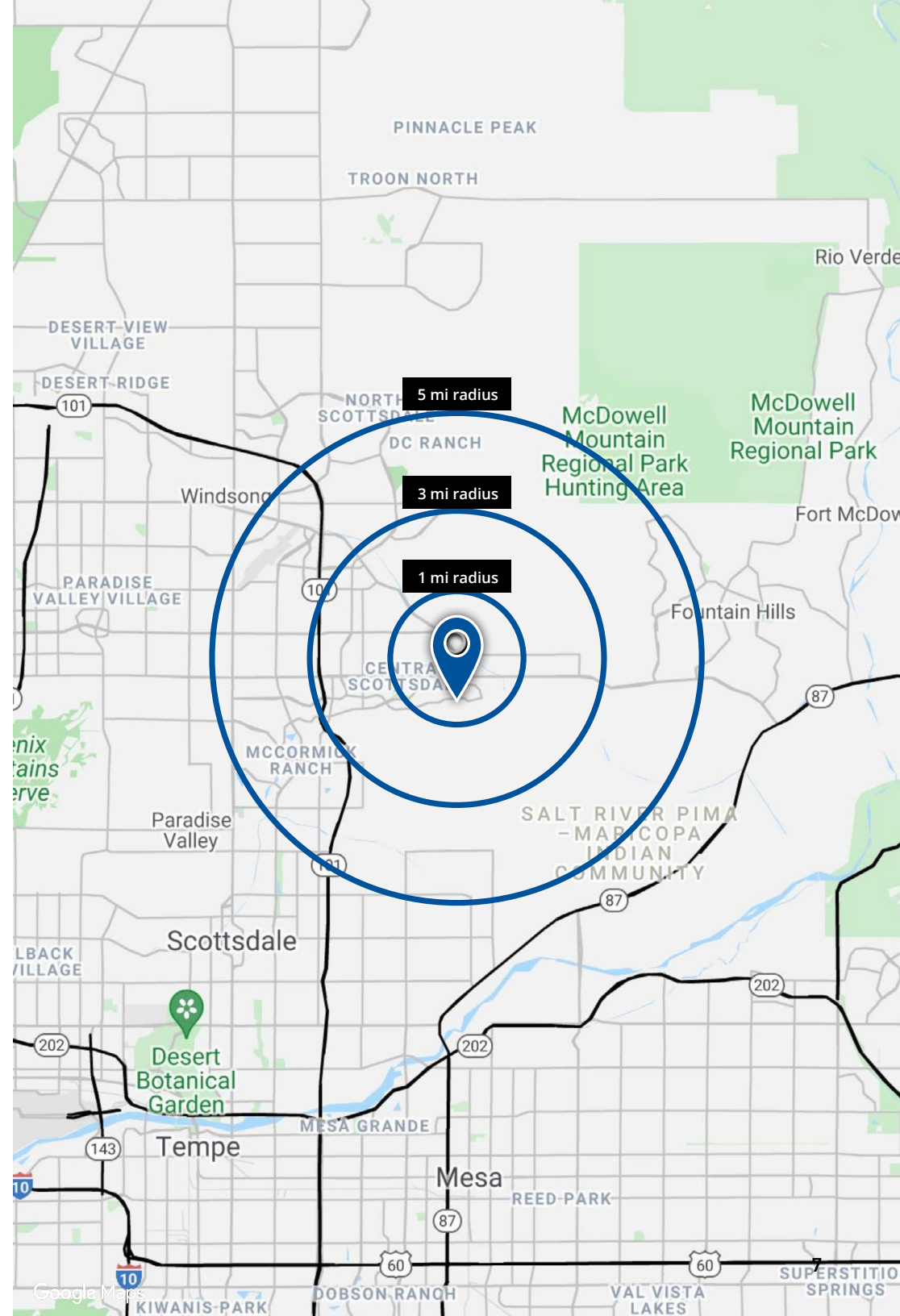
	1-mile	3-miles	5-miles
Daytime employment	2,512	22,211	91,058

	1-mile	3-miles	5-miles
Avg. HH income	\$150,282	\$192,089	\$194,303

	1-mile	3-miles	5-miles
HH units	4,852	25,623	51,894

Traffic counts

	Frank Lloyd Wright Boulevard	±43,879 vpd
	Via Linda	±23,742 vpd



Join us!

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