



±2,429 RETAIL SPACE AVAILABLE FOR SUBLEASE

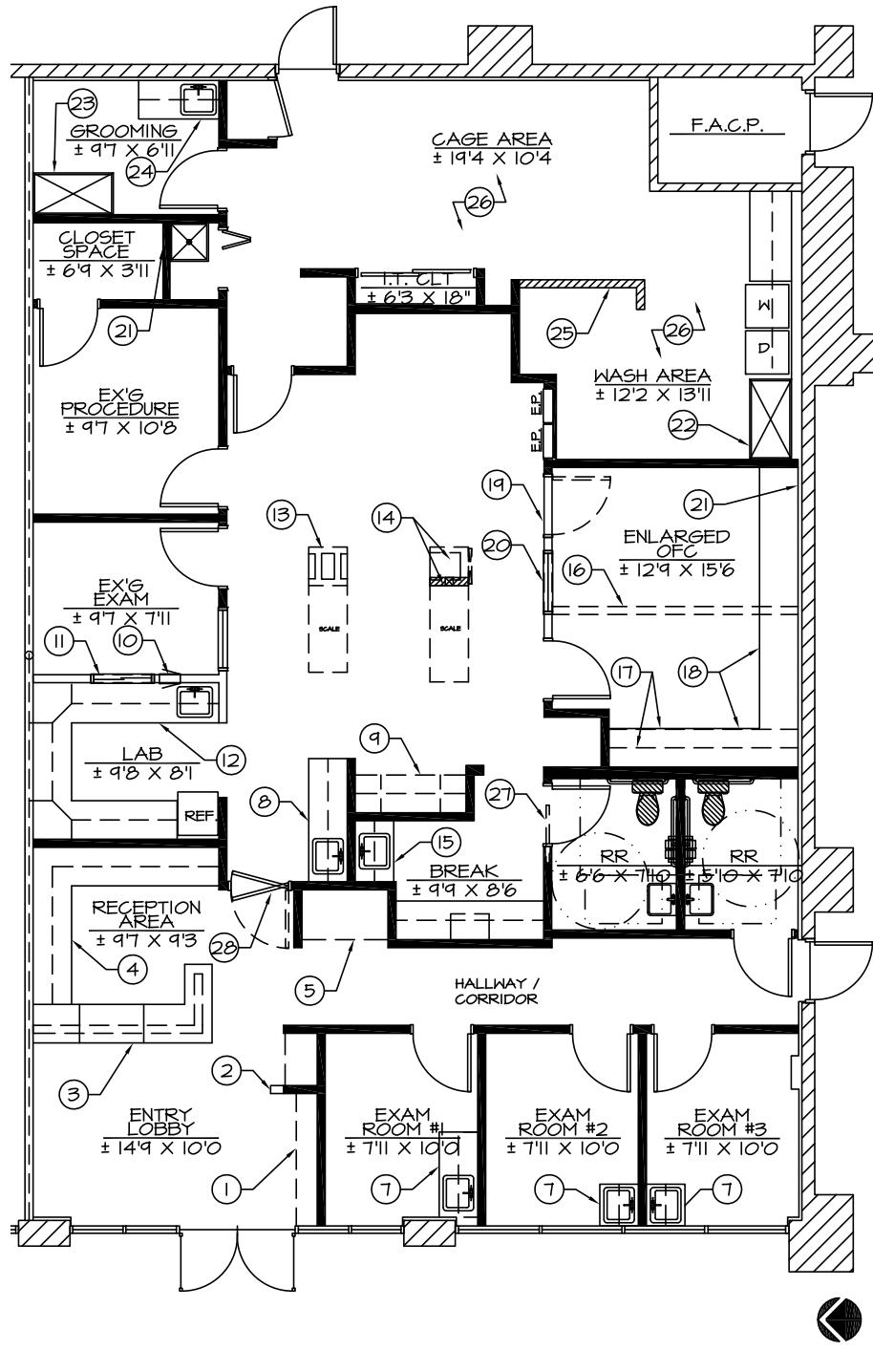
NWC THOMPSON PEAK PKWY & BELL RD | SCOTTSDALE, AZ

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Site Plan



Property Features

- Strong household incomes of approximately \$231,521 in a 1 mile radius
- Located \pm 1.5 miles from Loop 101 with 200,227 VPD
- Surrounded by multiple affluent master planned communities including Silverleaf, DC Ranch, McDowell Mountain Ranch, Ironwood Village & Windgate
- High projected annual population growth
- Signalized intersection

Property Summary

Address:	17050 N Thompson Peak Pkwy Suite B100, Scottsdale, AZ 85255
Building Size:	\pm 2,429 SF
Year Built:	2008
Lease Expiration:	3/31/2029

Demographics: *ESRI 2025

	1 Mile	3 Mile	5 mile
Population	7,236	45,860	117,712
Average HH Income	\$231,521	\$204,271	\$197,674
Households	2,995	20,809	55,384

Traffic Counts: *ADOT

NORTH ON THOMPSON PEAK PKWY
 SOUTH ON THOMPSON PEAK PKWY
 WEST ON BELL ROAD
 EAST ON BELL ROAD

\pm 8,592 VPD
\pm 9,872 VPD
\pm 11,120 VPD
\pm 5,368 VPD





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