



## ±2,429 RETAIL SPACE AVAILABLE FOR SUBLEASE

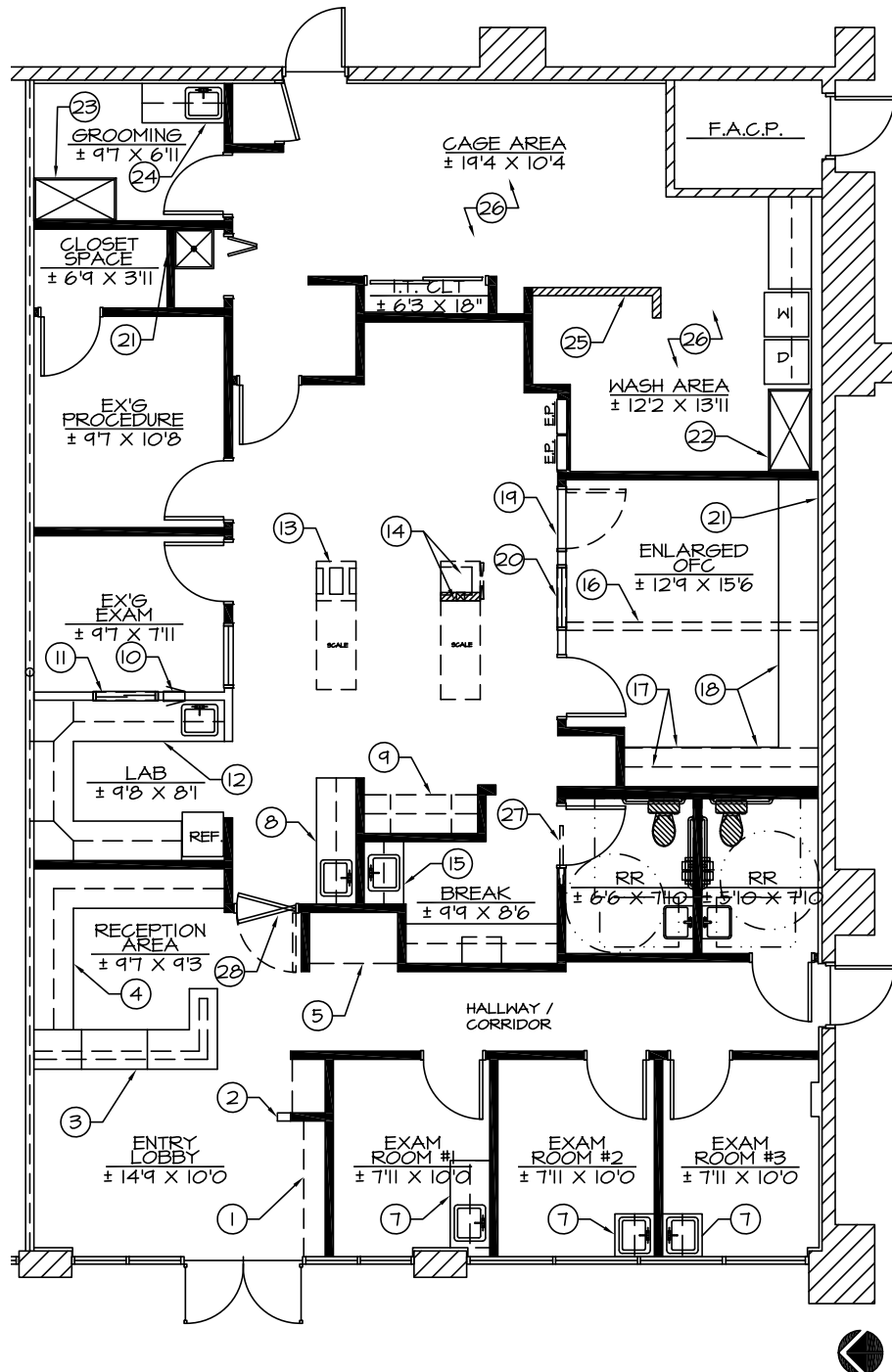
NWC THOMPSON PEAK PKWY & BELL RD | SCOTTSDALE, AZ

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## Site Plan



## Property Features

- Strong household incomes of approximately \$231,521 in a 1 mile radius
- Located ±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:	±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	±8,592 VPD
SOUTH ON THOMPSON PEAK PKWY	±9,872 VPD
WEST ON BELL ROAD	±11,120 VPD
EAST ON BELL ROAD	±5,368 VPD



**HOBBY LOBBY** *Bowler* **ETHAN ALLEN** **DICK'S SPORTING GOODS**  
**E55 FITNESS** **C2 TACTICAL** **BED BATH & BEYOND**  
**ASHLEY** **PGA TOUR SUPERSTORE**  
**Harkins THEATRES** **Red Robin** **OUTBACK STEAKHOUSE** **BOK FINANCIAL**  
**Starbucks** **Blue Agave** **THE WHITE CHOCOLATE GRILL**  
**WHOLE FOODS MARKET** **PADDY O' FURNITURE** **ROAD RUNNER SPORTS**  
 Embrace Life, Outdoors  
**The Container Store** **PETSMART** **BUCK & RIDER**  
**CHASE** **PROTEINHOUSE** **MATTRESS FIRM**

**49** **ups** **F45**  
**verizon** **KOI POKE** **McDonald's**

**TRADER JOE'S** **LOWE'S** **LIVING SPACES**  
**FIVE BELOW** **TILLYS** **PETSMART**  
**OLD NAVY** **IN-N-OUT** **ULTA**  
**Michael's** **WORLD MARKET** **carter's**  
**Bank of America** **NORDSTROM** **SAKS FIFTH AVENUE** **FirstWatch**

**POTTERY BARN** **Apple** **GAP** **Starbucks** **LUCKY BRAND** **Cheesecake Factory**  
**SEPHORA** **TALBOTS** **FOREVER 21**  
**SHAKE SHACK** **west elm** **SunLaTable** **Crate&Barrel**  
**LANDMARK THEATRES** **SOL** **DOMINICK'S STEAKHOUSE** **POSTINO** **PF CHANG'S**  
**Buckle** **Levi's** **VICTORIA'S SECRET** **BANANA REPUBLIC**

**Walmart SUPERCENTER** **COSTCO WHOLESALE** **THE HOME DEPOT**  
**BEST BUY** **Public Storage** **STAPLES** **savers**  
**Party City** **KOHL'S** **Peter Piper**  
**McDonald's** **BOOT BARN** **E55 FITNESS**  
**SUBWAY** **Starbucks** **PEI WEI** **Tanera** **OKINAWA**  
**SAJAD** **FIREHOUSE SUBS** **Advance Auto Parts** **CHASE**  
**Bank of America** **Wells Fargo** **TWIN PENS**

**TARGET** **TJ-MAXX**  
**Starbucks** **WELLS FARGO** **Shell** **Jersey Mike's** **TACO BELL**  
**jamba** **Cafe Rio** **SportClips**  
**SUPERCUTS** **SUBWAY** **Ono Hawaiian BBQ**  
**GNC** **STREETS New York** **VCA Animal Hospitals** **ROSS DRESS FOR LESS**

**Goodwill** **SPENCERS TV & APPLIANCE** **NATURAL GROCERS**  
**Batteries + Bulbs** **WELLS FARGO** **MAD greens** **Firestone**  
**CUBESMART** **SAJAD** **TACO BELL**

**CVS** **SAFEWAY**  
**Walgreens** **tropical CAFE** **Starbucks** **in the box**  
**Great Clips** **jiffylube** **Barros Pizzeria** **PITA JUNGLE** **ups**

**SITE**



SCOTTSDALE ROAD

HAYDEN ROAD

THOMPSON PEAK PARKWAY

101

FRANK LLOYD WRIGHT BOULEVARD

BELL ROAD

SCOTTSDALE AIRPORT  
SDL

Bell94 Sports Complex

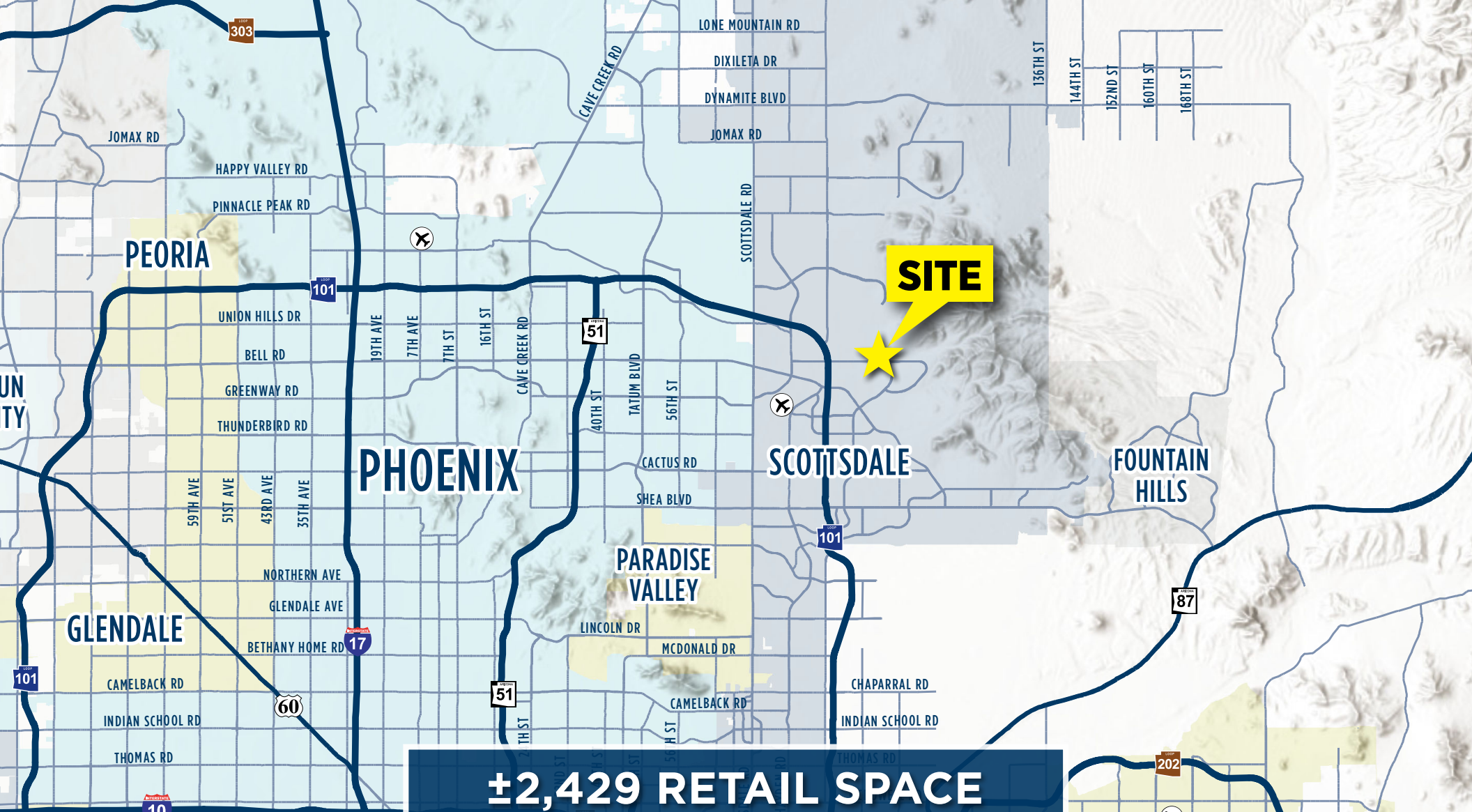
NOTRE DAME  
Preparatory High School

MARRIOTT  
SCOTTSDALE  
MCDOWELL MOUNTAINS

Scottsdale  
TCC

Fairmont  
SCOTTSDALE PRINCESS





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