

\$2.30 PSF (\$0.70 NNN PSF) | For Lease

SCOTTSDALE PLAZA



NEC MARYLAND PARKWAY & EAST PEBBLE ROAD, LAS VEGAS, NV 89123

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CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS

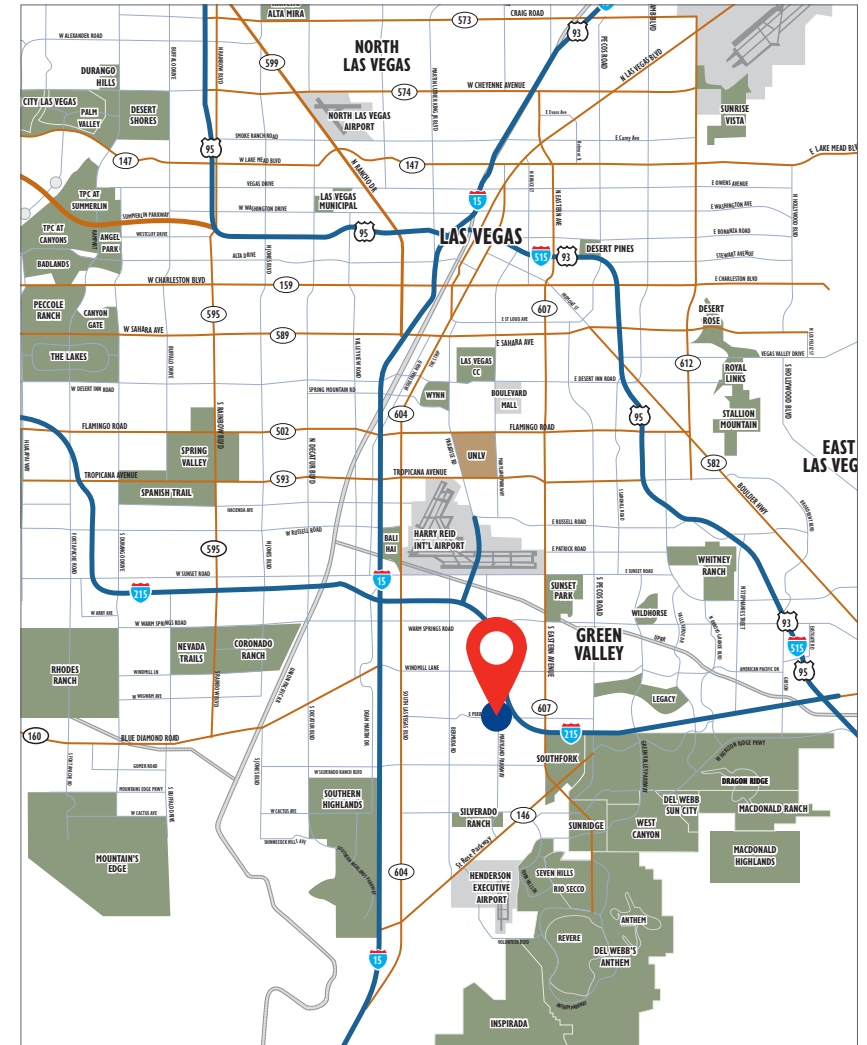
Scottsdale Plaza is located on the northeast corner of South Maryland Parkway and East Pebble Road, less than one mile from the I-215 beltway in the Silverado Ranch submarket.

PROPERTY FEATURES

- Recently Renovated Shopping Center and Pylon Signs
- Retail/Office space available from 1,186 SF to 3,599 SF
- Zoning: Local Business (C-1)
- Retail pads available for ground lease or build-to-suit
- Landlord Offering Free Rent & Tenant Improvement Dollars
- 24 Tesla Supercharging Stations Now Open
- EV Charging Stations Coming Soon!
- 272 New Multifamily Units Under Construction Directly Adjacent to Property

DEMOGRAPHICS Claritas 2024

	1 MILE	3 MILES	5 MILES
POPULATION	19,811	146,939	321,426
HOUSEHOLD	7,522	58,109	125,088
AVG. HH INCOME	\$92,827	\$95,255	\$99,723



Conveniently located off Interstate 215, users are only moments from surrounding high-end master-planned communities.



elysian
LIVING 272 MULTIFAMILY
UNITS

**EV CHARGING
STATIONS
COMING SOON!**

**AVAILABLE
1,327 SF**

**la la la
PHOTOGRAPHY**

**FOUNTAIN
SPA**

Gentle  Dental

**AVAILABLE
2,402 SF**

**GLAMOUR
NAILS**

**AVAILABLE
1,197 SF**

**CHICAGO'S
BEST**

**PAWSH
PALACE**



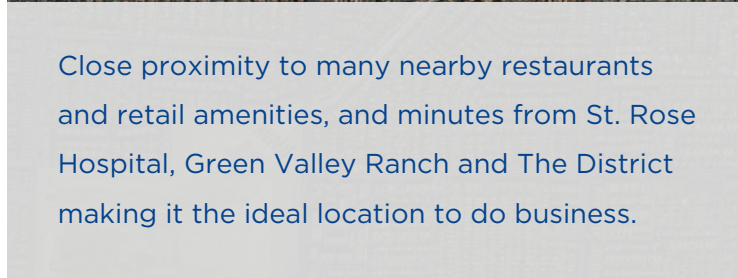
18,200
Cars Per Day - 2024



16,000
Cars Per Day - 2024

PEBBLE ROAD

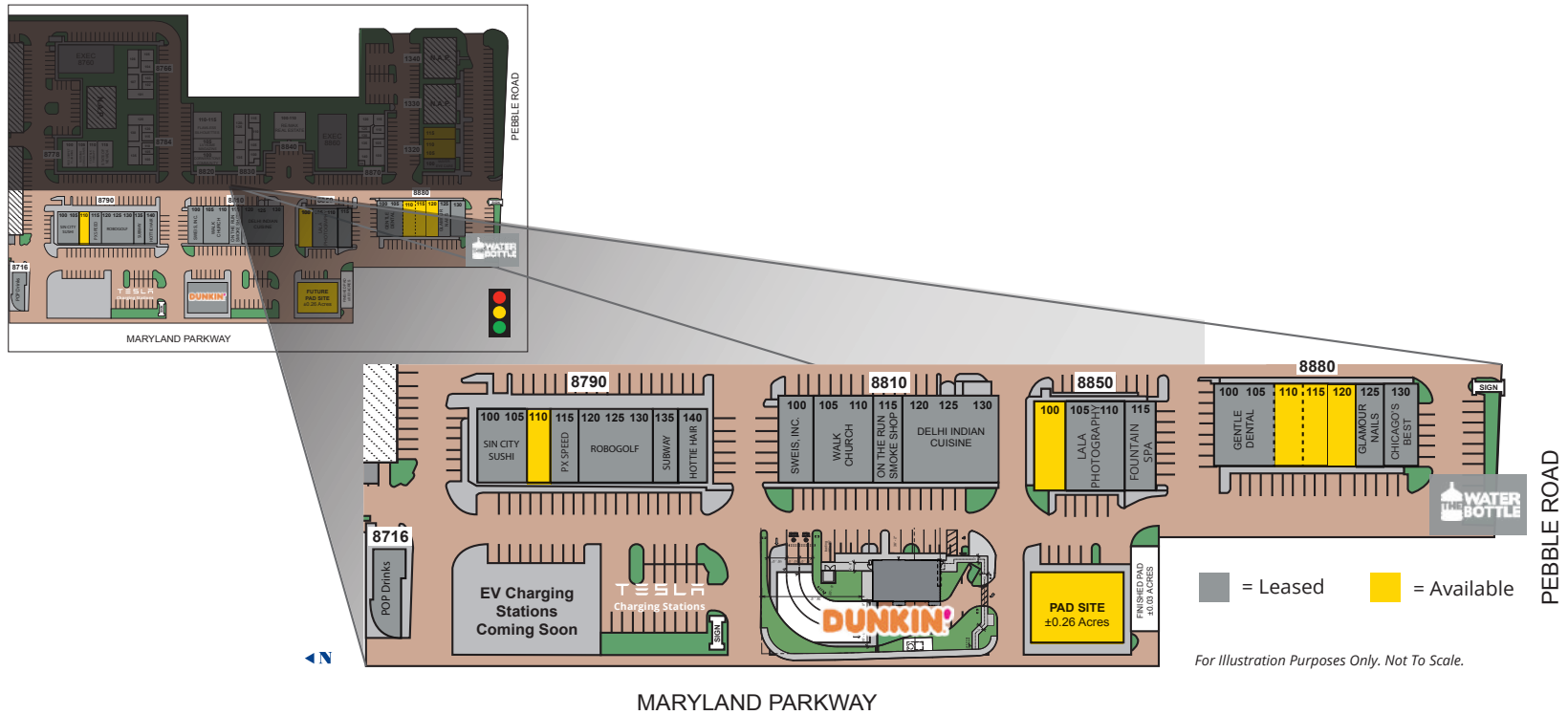
MARYLAND PARKWAY



AERIAL MAP



SITE PLAN



BUILDING 8790			
Suite	SF	Rate PSF	NNN
110	±1,186	\$2.30	\$0.70

BUILDING 8850			
Suite	SF	Rate PSF	NNN
100	±1,327	\$2.30	\$0.70

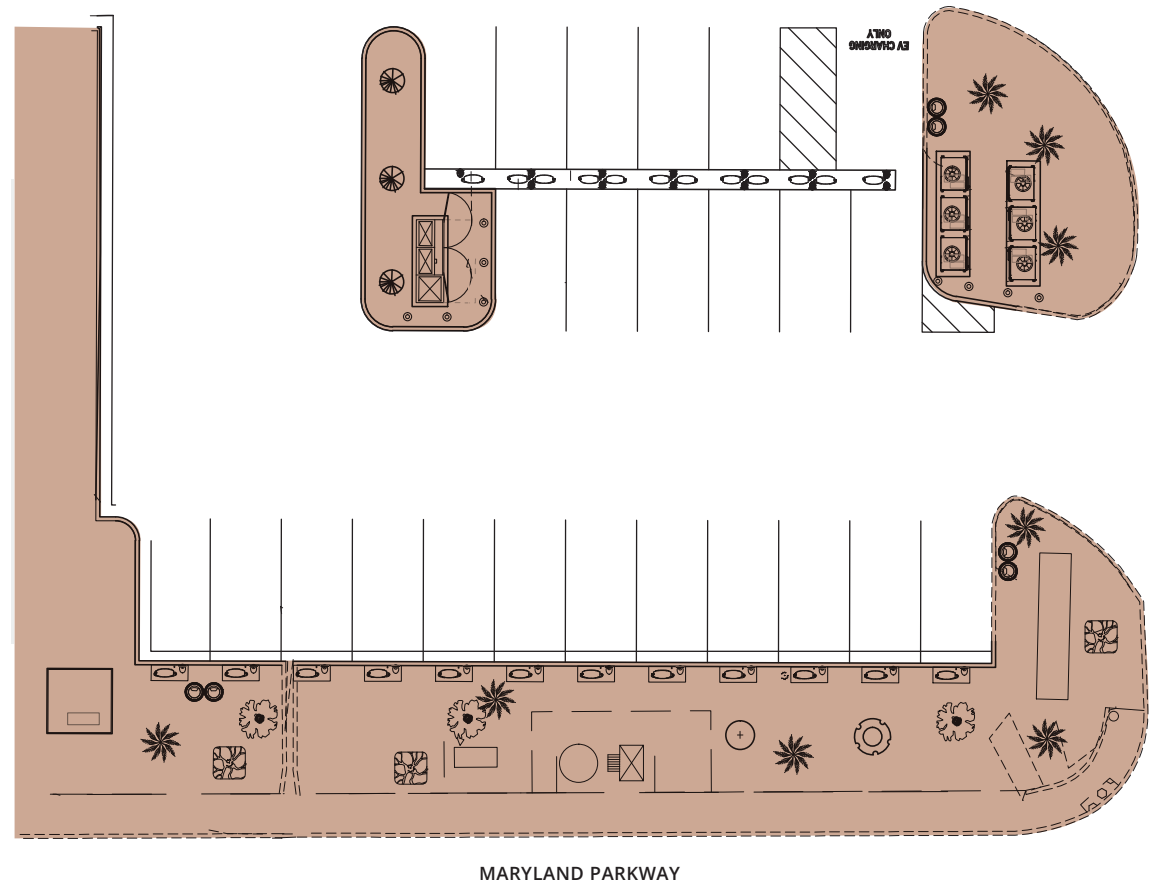
BUILDING 8880			
Suite	SF	Rate PSF	NNN
110	±1,201	\$2.30	\$0.70
115	±1,201	\$2.30	\$0.70
120	±1,197	\$2.30	\$0.70


PAD SITES	
Acre	Comments
±0.26 Acre	Ground Lease / Build to Suit

SITE FEATURES

TESLA

24 TESLA SUPERCHARGING STATIONS OPERATIONAL!




For illustration purposes only. Not to scale 

Building 8790
Suite 110

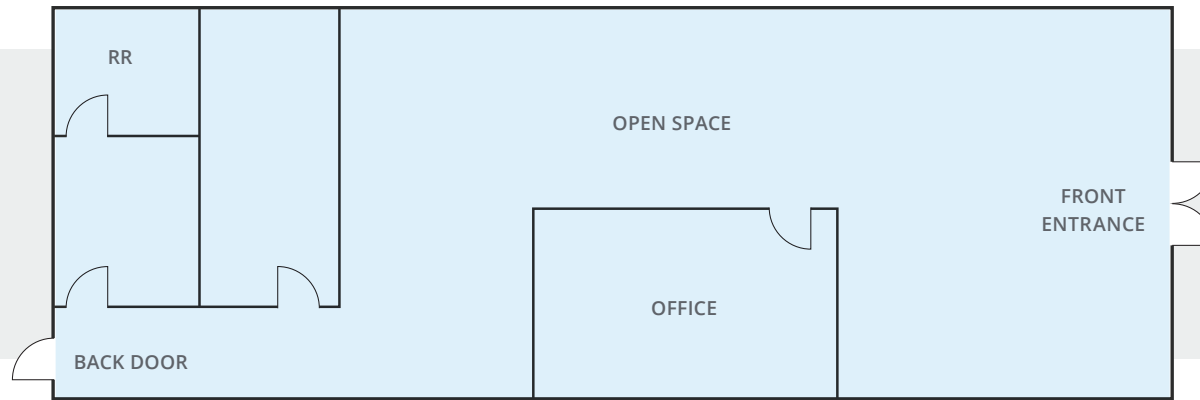
±1,186 SF



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Building 8850
Suite 100

±1,327 SF



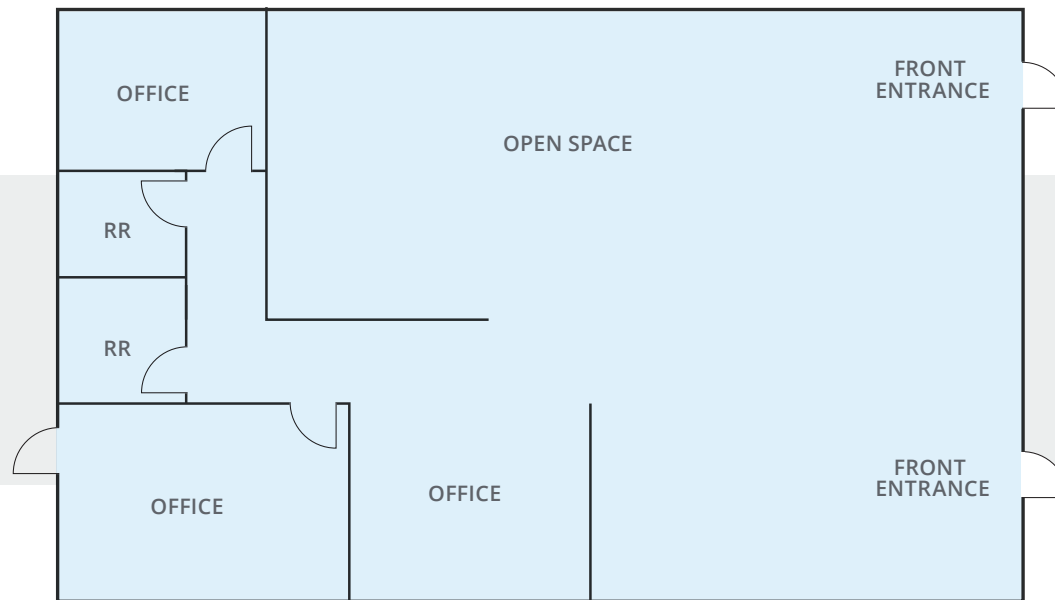
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Building 8880

Suite 110-115

±2,402 SF

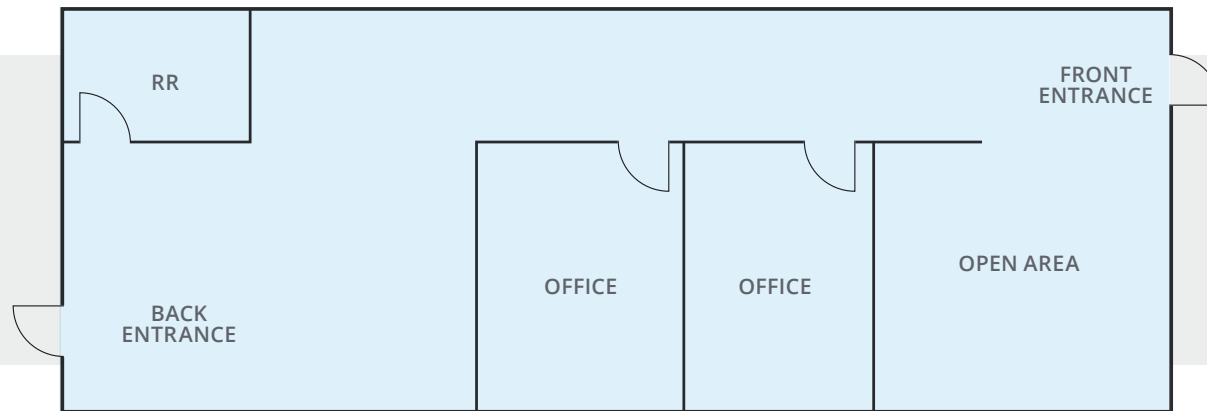
Divisible to
±1,201 SF - ±2,402 SF



For Illustration Purposes Only. Not To Scale. 

Building 8880
Suite 120

±1,197 SF





SCOTTSDALE PLAZA RETAIL

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CAST

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