

THE BLOCK | ± 6,200 SF Shop Space Building - Last 1,400 SF Inline Space

NWC VIA DE VENTURA & LOOP 101 | SCOTTSDALE, AZ 85258

FOR LEASE



Conceptual Photo

D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

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AERIAL

NORTH



SITE

LOOP 101

PIMACENTER

MAJOR EMPLOYMENT AREA

MAJOR EMPLOYMENT AREA

PANGAEA

ODYSEA AQUARIUM

BUTTERFLY WONDERLAND

EVI A DE VENTURA

Medieval Times
DINNER & TOURNAMENT

COMMERCIAL MIXED USE LAND USE

MAJOR EMPLOYMENT AREA

167,682 VPD

LOOP 101

SALT RIVER FIELDS AT TALKING STICK

RIVERWALK

TALKING STICK GOLF CLUB

GREAT WOLF LODGE



IFLY INDOOR SKIING

TALKING STICK RESORT

THE PAVILIONS AT TALKING STICK



E INDIAN BEND RD

MAJOR EMPLOYMENT AREA

N PIMAR RD

LOOP 101

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New Ownership! Shop Space
Delivering No Later Than Q2 2025



THE BLOCK

AT PIMACENTER

Shops Space Building Shops B1

Prime, brand-new
6,200 SF
Scottsdale Shops
Space Building
w/freeway visibility

1,400 SF inline space
remaining for LEASE

Adjacent endcaps
currently AT LEASE

All off-site & on-site
improvements
complete. Ready to
commence vertical
construction!

Delivering no later
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CALL FOR PRICING!



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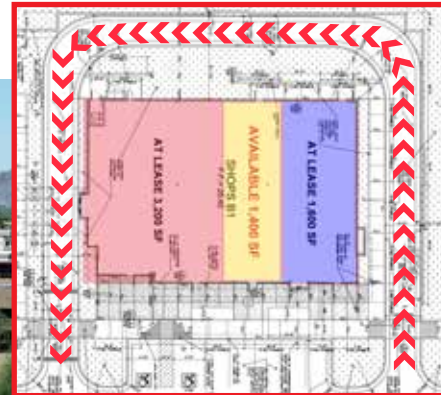
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Lease Plan



PROPERTY HIGHLIGHTS

- Last remaining 1,400 SF Inline Shop Space for LEASE; adjacent endcaps AT LEASE
- Strong demographics: \$184,562 average household income within a 1-mile radius
- Surrounded by significant employment density: over 76,000 employees within a 3-mile radius
- Servicing: Gainey Ranch, Scottsdale Ranch, McCormick Ranch & Paradise Valley
- Extremely well-located in an entertainment hub that exceeds over 9 million annual visits per year
- Home to the only White Castle in the State of Arizona
- National co-tenancy in the center
- Unmatched exposure with a traffic count of over 167,000 vehicles per day along Loop 101

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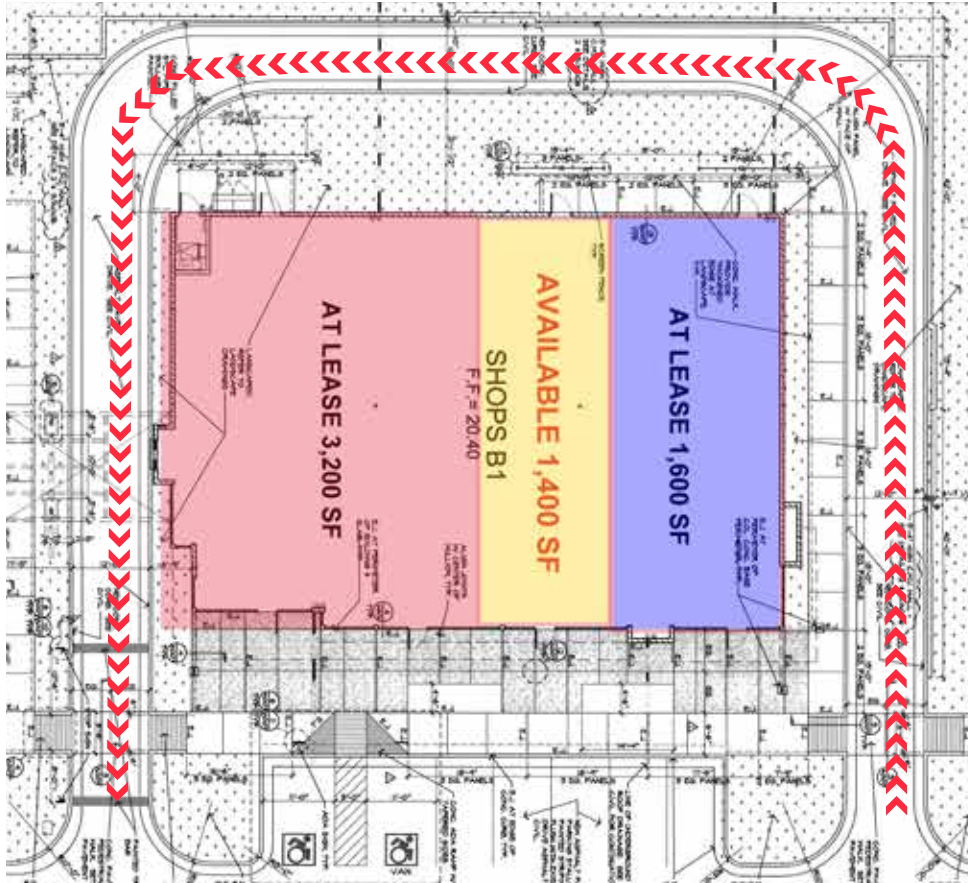
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West Elevation Rendering



Lease Plan
6,200 SF w/Drive-Thru

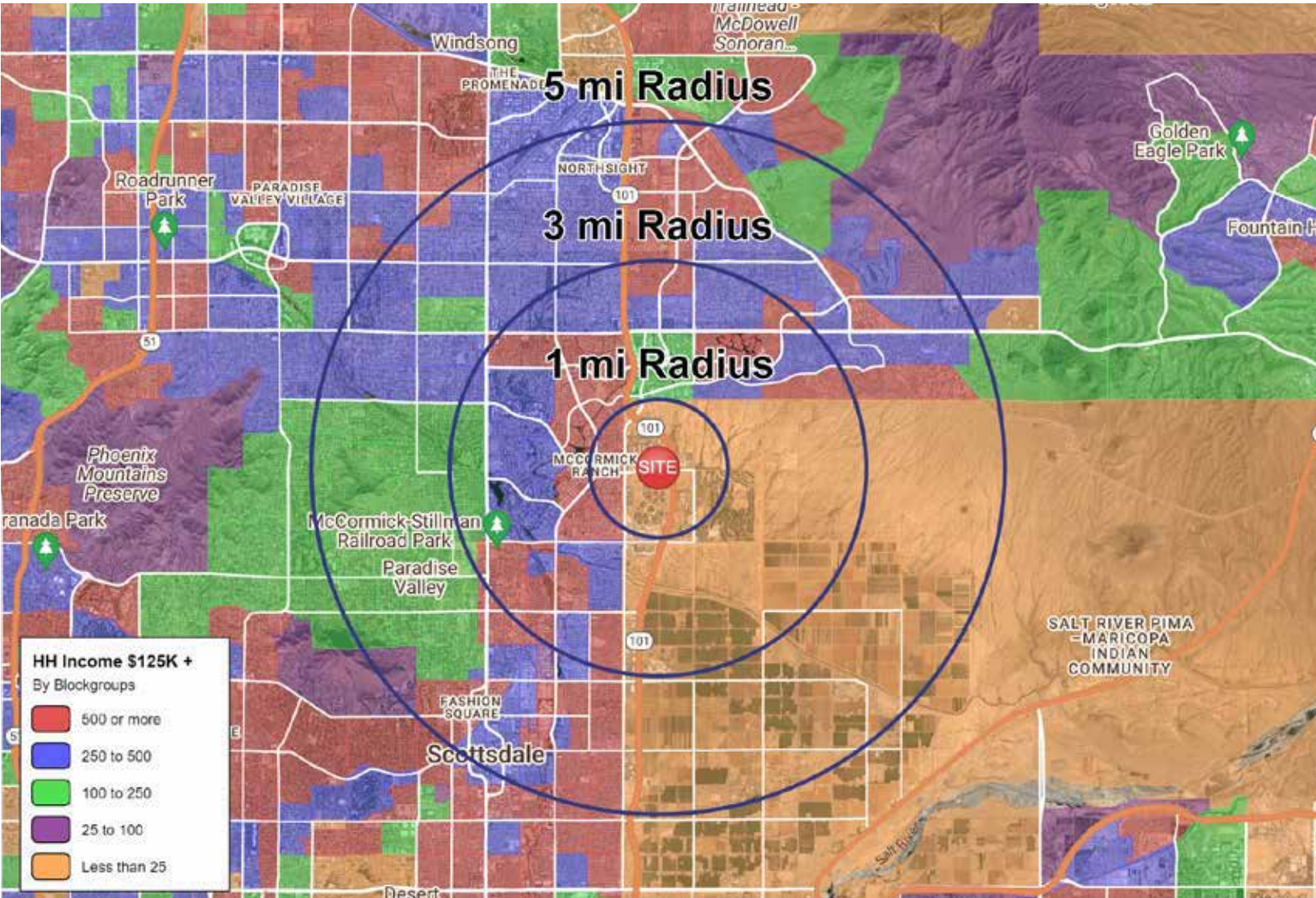
East Elevation Rendering



THE BLOCK

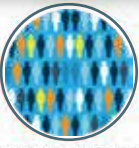





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2023 Demographics

Source: SitesUSA 2023

 POPULATION 1 MILE 1,452 3 MILES 49,095 5 MILES 140,984	 HOUSEHOLDS 1 MILE 756 3 MILES 25,237 5 MILES 68,935	 AVG. HH INCOME 1 MILE \$184,562 3 MILES \$165,115 5 MILES \$179,965
 MEDIAN AGE 1 MILE 50.8 3 MILES 50.4 5 MILES 46.7	 DAYTIME POPULATION 1 MILE 18,390 3 MILES 70,486 5 MILES 174,713	 TRAFFIC COUNTS LOOP 101 167,682 vpd VIA DE VENTURA 21,896 vpd

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