

THE BLOCK

| Join Panera! - Last 2,200 SF Inline Space Available

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

FOR LEASE



Conceptual Photo

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

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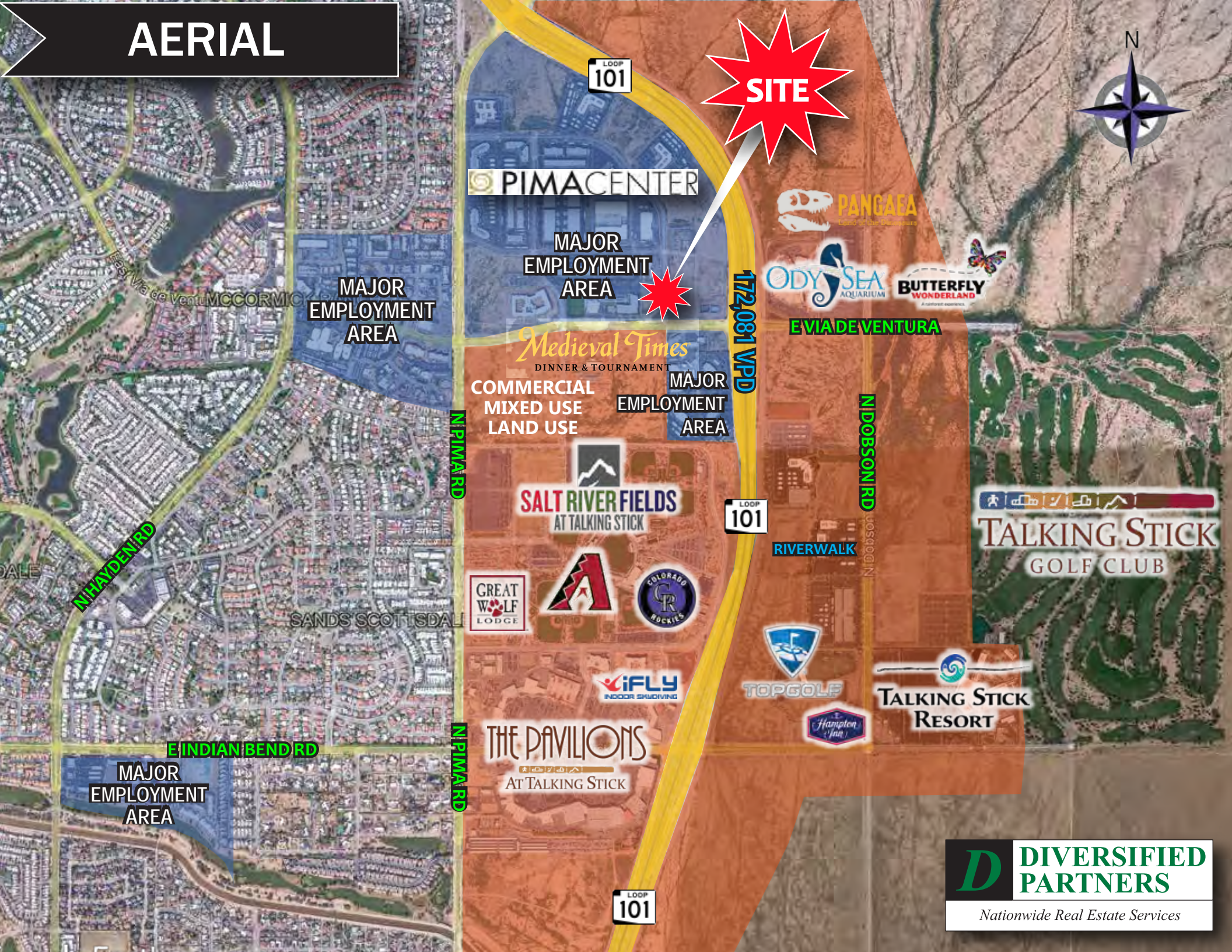
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AERIAL



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New Ownership! Shop Space
Delivering No Later Than Q1 2026



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AT PIMACENTER

**Shops Space
Building
Shops B1**

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

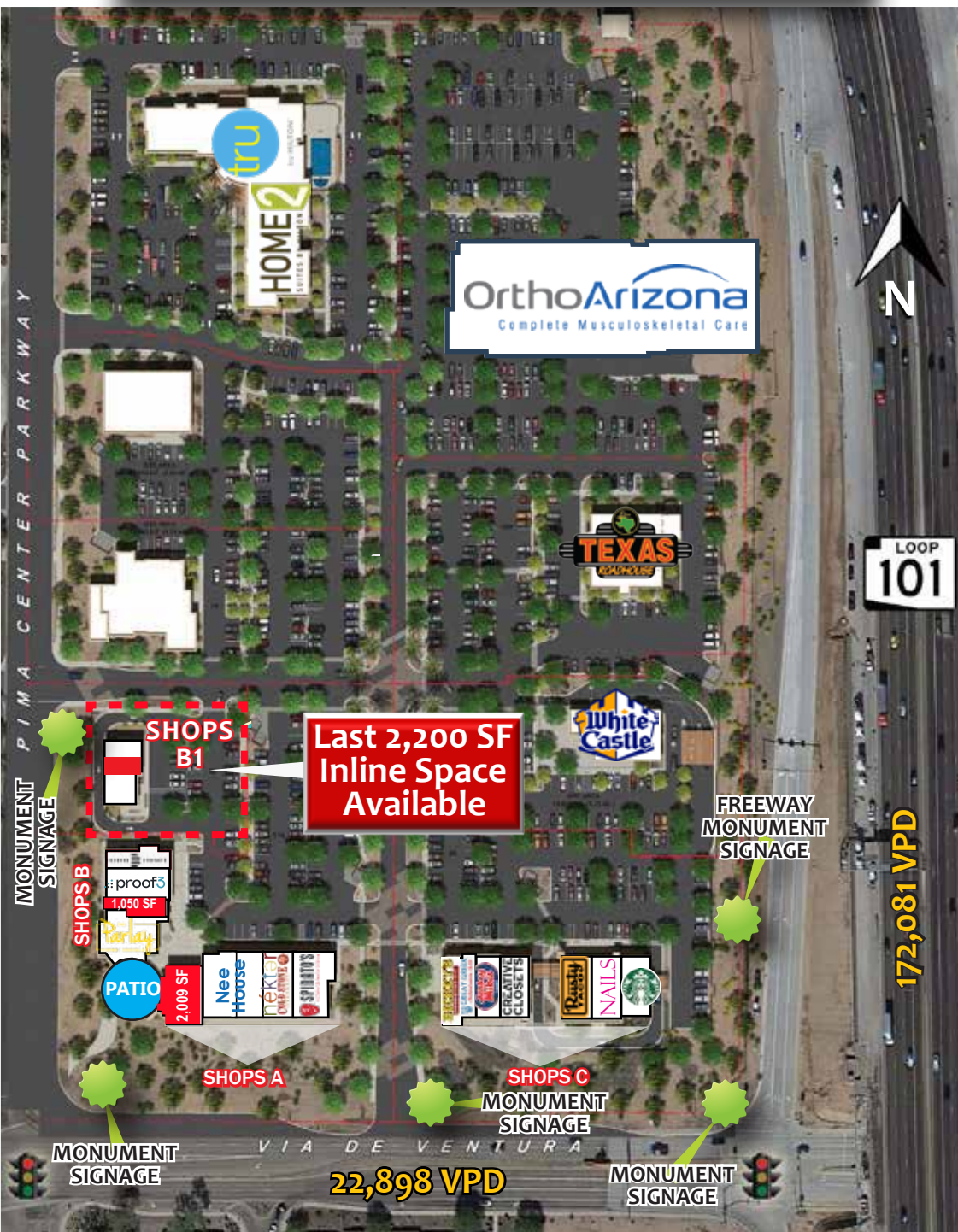
**2,200 SF inline space
remaining for LEASE**

**Adjacent endcaps
FULLY LEASED**

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

**Delivering no later
than Q1 2026**

CALL FOR PRICING!



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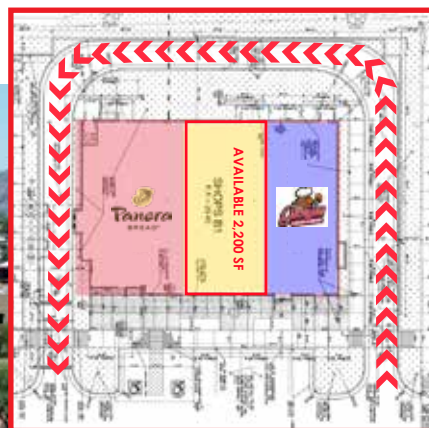
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Lease Plan



PROPERTY HIGHLIGHTS

- Last remaining 2,200 SF Inline Shop Space for LEASE; adjacent endcaps AT LEASE
- Strong demographics: \$180,000 average household income within a 1-mile radius
- Surrounded by significant employment density: Est. 58,448 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 165,000 vehicles per day along Loop 101

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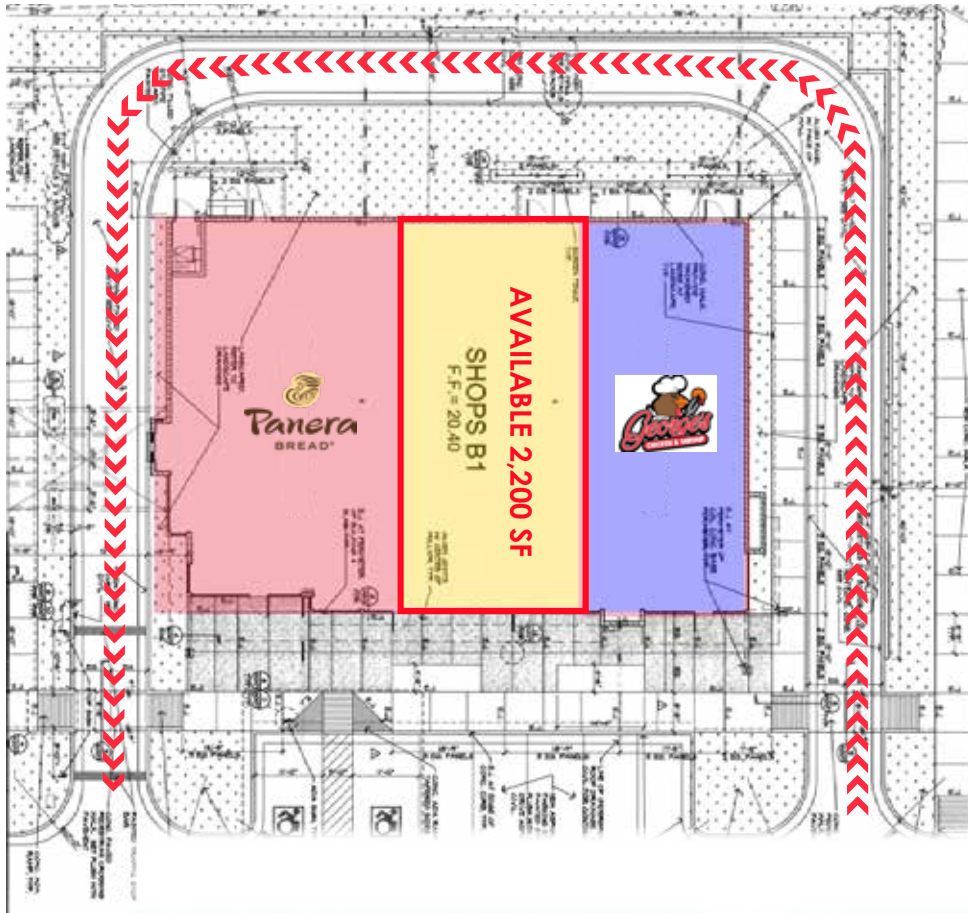
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West Elevation Rendering

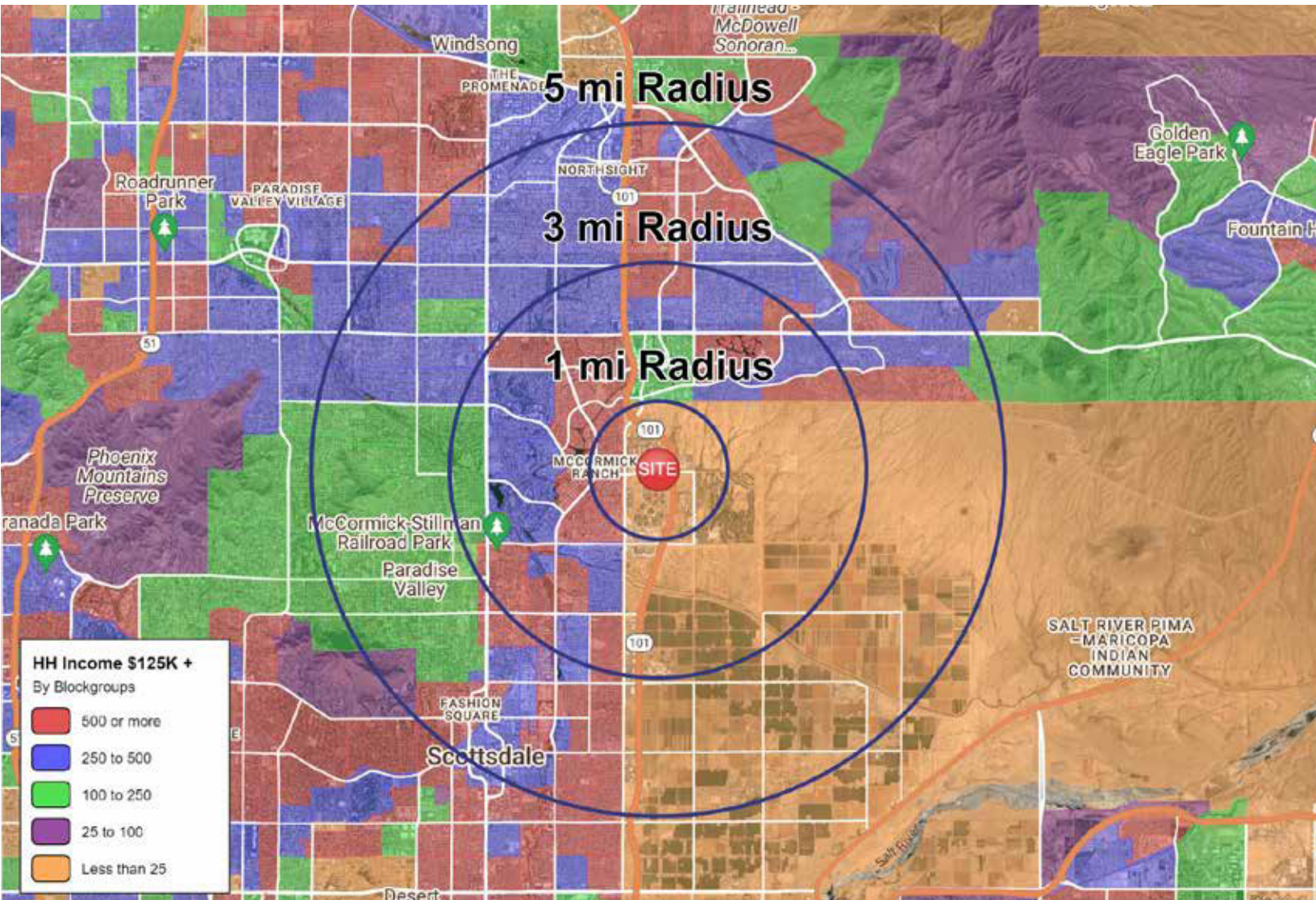


Lease Plan
6,200 SF w/Drive-Thru

East Elevation Rendering



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2025 Demographics

Source: SitesUSA 2025



POPULATION

1 MILE	2,419
3 MILES	52,522
5 MILES	143,670



HOUSEHOLDS

1 MILE	1,114
3 MILES	26,333
5 MILES	70,336



**AVG. HH
INCOME**

1 MILE	\$179,490
3 MILES	\$176,650
5 MILES	\$185,135



MEDIAN AGE

1 MILE	45.8
3 MILES	49.8
5 MILES	46.5



**DAYTIME
POPULATION**

1 MILE	18,823
3 MILES	75,709
5 MILES	181,702



**TRAFFIC
COUNTS**

LOOP 101	167,720 vpd
VIA DE VENTURA	18,436 vpd