

LUCKY PLAZA

Shop space for Lease &
Freestanding drive-thru for Lease or Sale

3308 - 3388 N. Hayden Road, Scottsdale, AZ 85251



Nationwide Real Estate Services

7339 E McDonald Drive
Scottsdale, AZ 85250
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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PROPERTY HIGHLIGHTS

- Prime location in the heart of the historic Old Town Scottsdale trade area, boasting proximity to renowned landmarks such as Scottsdale Stadium, Scottsdale Civic Center and HonorHealth Osborn Medical Center!
- Two newly signed national anchors, Dollar Tree & Harbor Freight, anticipated to open within 9 months
- A stellar lineup of national cotenants that includes Starbucks, Big 5 Sporting Goods, Dollar Tree, Harbor Freight, UPS Store, Uncle Sal's Italian Restaurant & Bar and Salon Centric
- Impressive traffic counts of $\pm 45,000$ VPD
- Daytime employment of 79,459 within a 3-mile radius (Source: CoStar Group 2023)

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Site Plan



SUITE	TENANT	SQUARE FEET
101-102	Available (Endcap)	± 2,130 SF
103-104	Available	± 2,736 SF
106	Available	± 912 SF
107-108	LEASED	± 1,824 SF
109	Nature's Nails	± 1,276 SF
110-111	Salon Centric	± 2,831 SF
Anchor	Big 5 Sporting Goods	± 12,000 SF
Anchor	Harbor Freight/Dollar Tree	± 28,217 SF
112	Secret Family Chiropractic	± 1,393 SF
113	Livingston Hearing Aid Ctr.	± 1,393 SF
114-115	Violet Flame Studios	± 1,540 SF
116-117	The Blind Pig	± 1,526 SF
118	Family Affair Hair Salon	± 1,000 SF
119-122	Uncle Sal's Restaurant	± 3,202 SF
123	UPS	± 1,892 SF
126	LEASED	± 1,225 SF
PAD	AZ Federal Credit Union	
PAD	Available	± 4,180 SF
PAD	Starbucks	

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Former Carl's Jr. Restaurant



**± 4,180 SF Freestanding Building
w/Drive-Thru
Available for Lease or Sale!**

**DRIVE
THRU**



D **DIVERSIFIED
PARTNERS**
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**Shop Space Available
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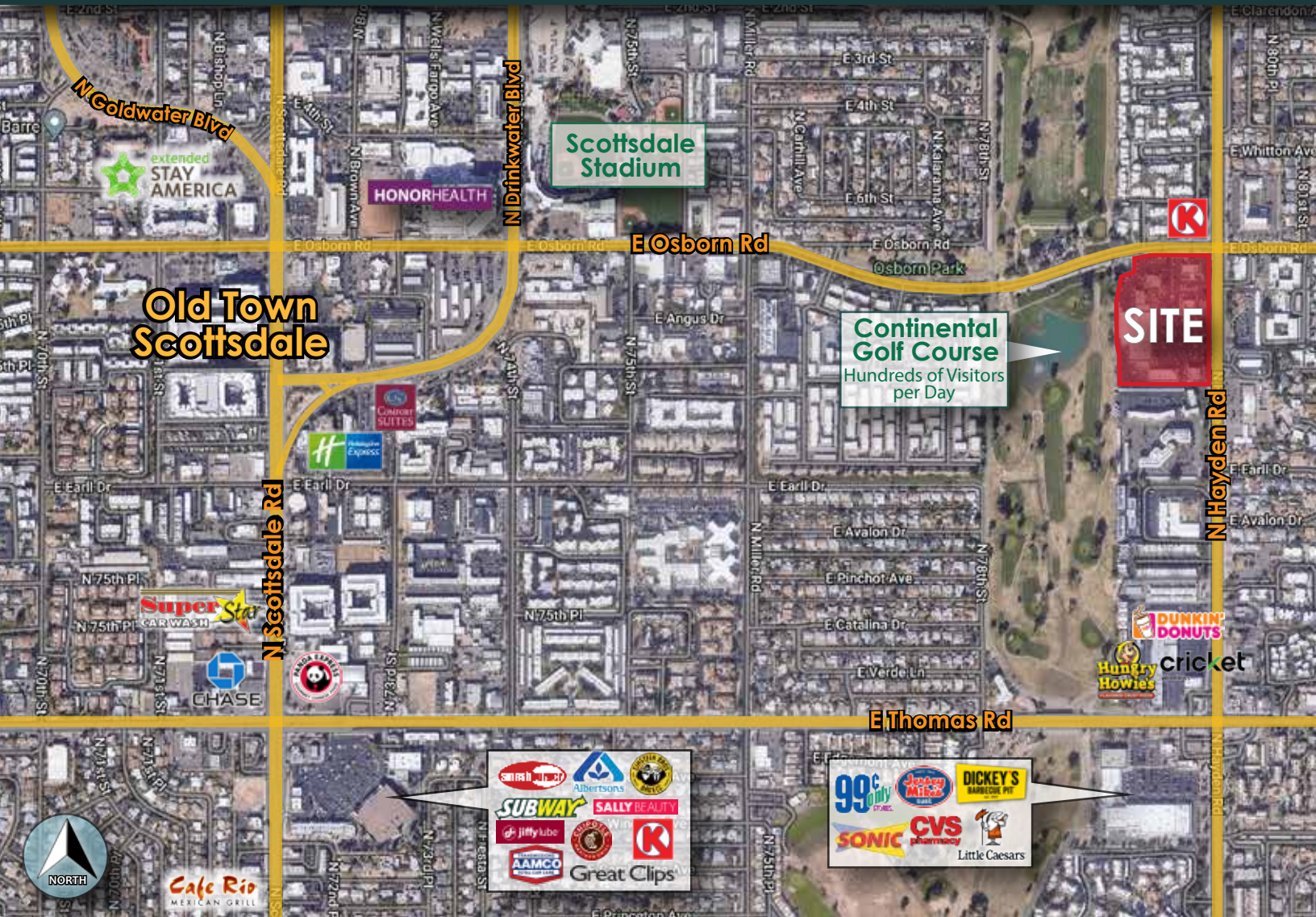
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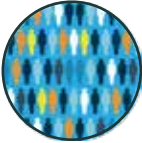





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DEMOGRAPHICS 2023

Source: SitesUSA

 POPULATION	1 MILE	20,431	 HOUSEHOLDS	1 MILE	10,875	 AVG. HH INCOME	1 MILE	\$112,569
	3 MILES	98,007		3 MILES	49,166		3 MILES	\$143,603
	5 MILES	214,429		5 MILES	101,922		5 MILES	\$131,645
 MEDIAN AGE	1 MILE	37.3	 DAYTIME POPULATION	1 MILE	19,555	 TRAFFIC COUNTS	Vehicles per Day	
	3 MILES	40.9		3 MILES	84,633		N HAYDEN RD	32,227
	5 MILES	37.5		5 MILES	206,831		E OSBORN RD	12,236

Source: CoStar Group 2023