

**HURD**

# THE CENTER AT TROON NORTH

28150 N ALMA SCHOOL PKWY, SCOTTSDALE, AZ 85262

**EXCLUSIVELY  
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# PROPERTY SUMMARY

# THE CENTER AT TROON NORTH



## PROPERTY DESCRIPTION

The plaza currently features two office space opportunities. The retail space is 100% leased.

Enjoy mountain views, signage, and a relaxing office work environment on the second floor.

## LOCATION DESCRIPTION

The Center at Troon North, located at the southwest corner of Dynamite Road & Alma School Parkway, is the largest and most dynamic retail and office destination in the trade area. High-end housing developments such as Troon, Troon North, Whisper Rock and Estancia are right at your doorstep. Benefit from being on Dynamite Road which is the main east-to-west thoroughfare connecting North Scottsdale to Rio Verde. Join a great tenant mix which includes Walgreens, Wells Fargo, Circle K, The UPS Store, Rosati's, and many more.

The Troon Center is the only development in the Troon area that allows residents to pick up prescription drugs (Walgreens), buy gas (Circle K) and purchase basic grocery items (Walgreens). There is a high demand for a grocery store in the Troon area with the closest option being 7 miles away.

## PROPERTY HIGHLIGHTS

- Flexible lease terms
- Tenant Improvement (TI) available for qualified tenants
- Beautiful development with great views
- Easily accessible from N. Alma School and E. Dynamite
- Underserved retail market



## OFFERING SUMMARY

Lease Rate:	Negotiable
NNN Charges:	\$7.00 per square foot
Available SF:	Various Sizes Available - See Floor Plans
Lot Size:	5.68 Acres
Shopping Center Size:	40,808 SF

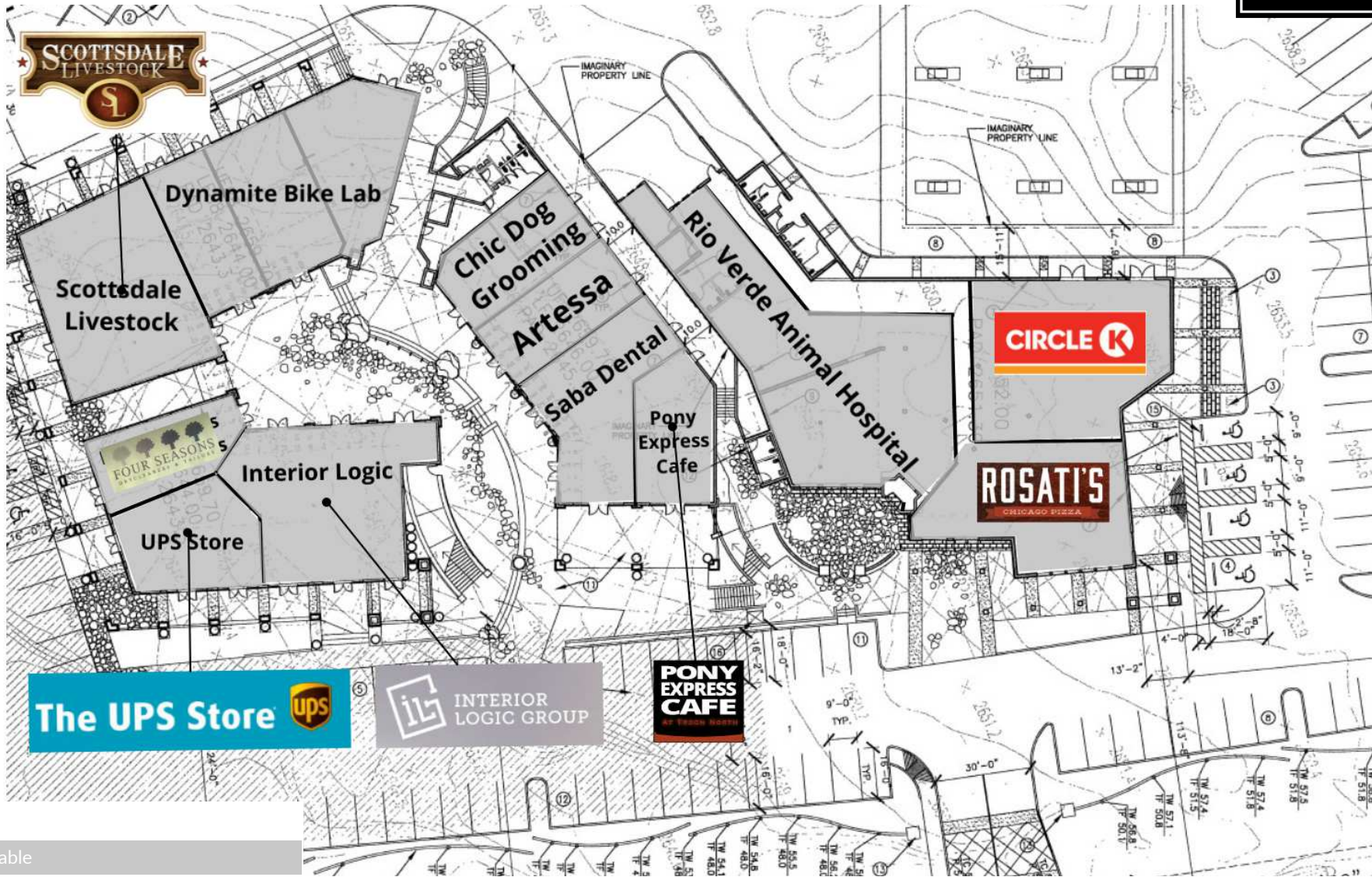
## DEMOGRAPHICS

	3 MILES	7 MILES	10 MILES
Total Population	8,986	66,295	149,524
Average HH Income	\$219,740	\$212,757	\$184,780
Pop Growth 2019-2024	12.32%	10.19%	8.20%



# FLOOR PLANS

# CENTER AT TROON NORTH



## LEGEND

Unavailable

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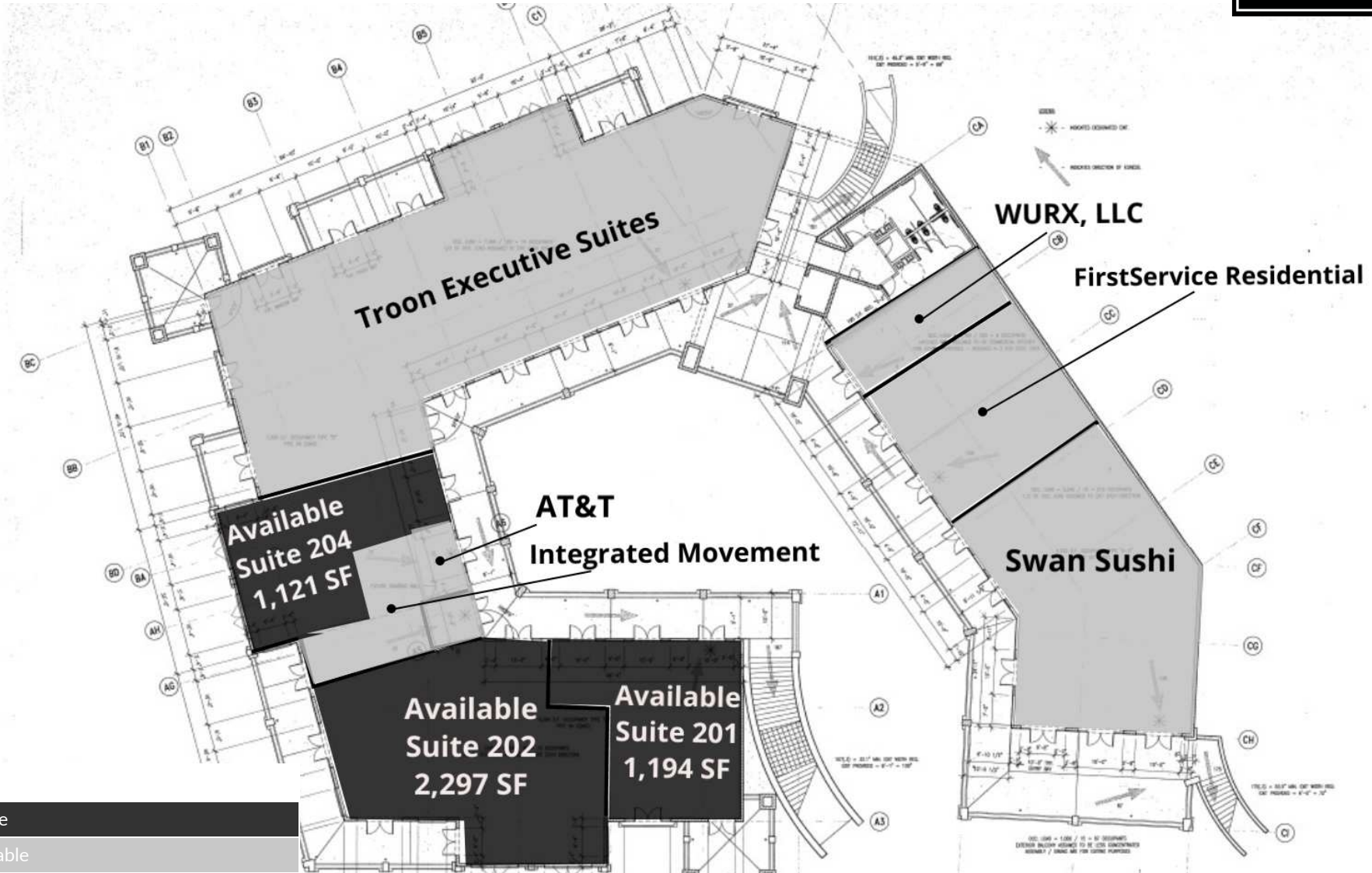
# FLOOR PLANS CENTER AT TROON NORTH



## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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# FLOOR PLANS CENTER AT TROON NORTH



**LEGEND**

Available

Unavailable

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# FLOOR PLANS

# CENTER AT TROON NORTH



## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 202	Available	2,297 SF	NNN	Negotiable	Turn-key office space with private outdoor patio. Signage opportunity.
Suite 201	Available	1,194 SF	NNN	Negotiable	Turn-key office space with private outdoor patio. Signage opportunity.
Suite 204	Available	1,121 SF	NNN	Negotiable	Turn-key office space with private outdoor patio. Signage opportunity.



# AERIAL SITE PLAN

# THE CENTER AT TROON NORTH



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# RETAILER MAP

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# ADDITIONAL CENTER PHOTOS

# THE CENTER AT TROON NORTH



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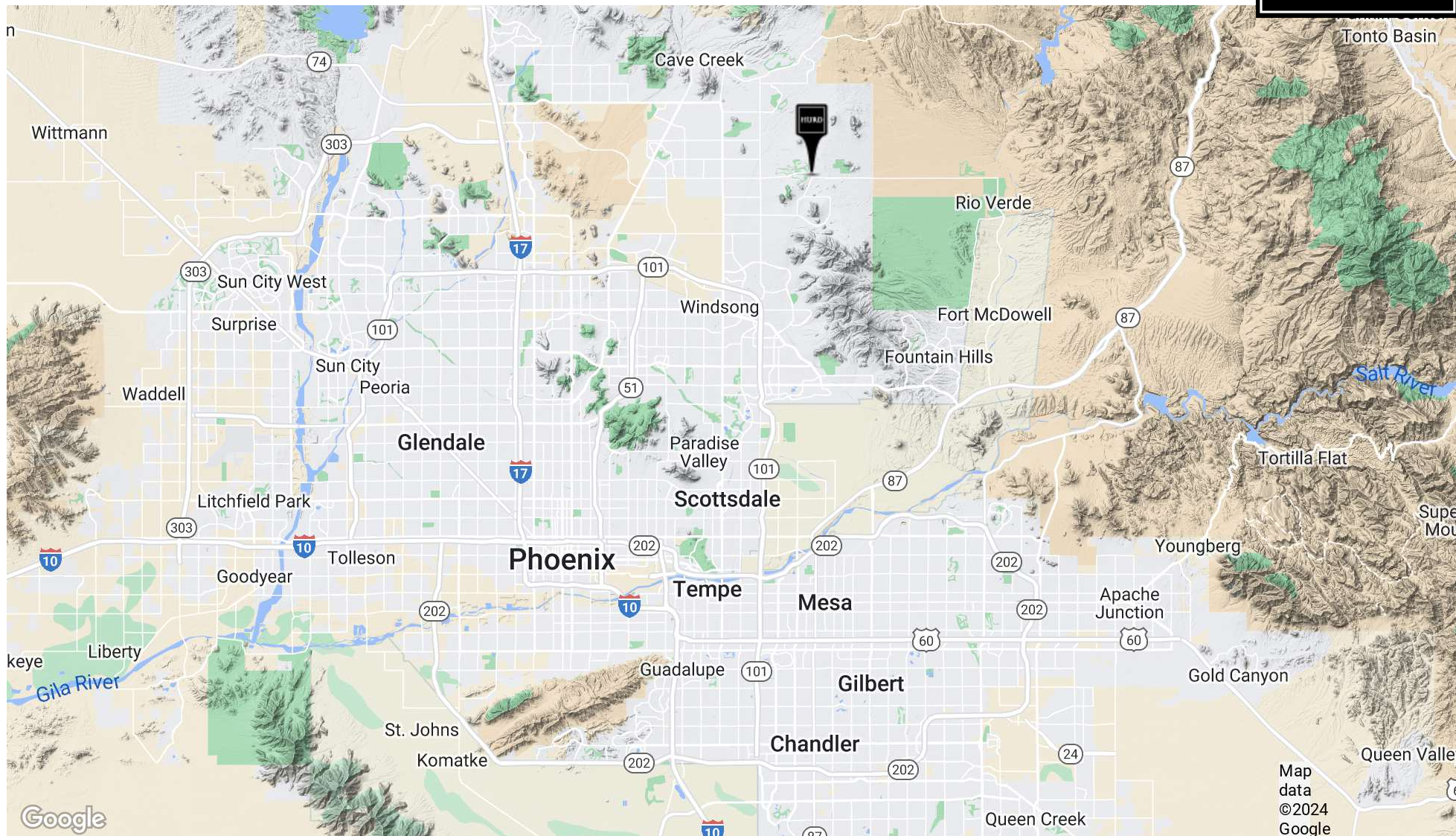
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# METRO MAP

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