

SCOTTSDALE CROSSING

JOIN NEWLY SIGNED GET FIT, STRETCH ZONE,
& SUGARING LA

THOMAS AND SCOTTSDALE SEC
SCOTTSDALE, ARIZONA 85257

ALBERTSON'S GROCERY ANCHORED SHOPPING CENTER



FOR LEASE

Sean Lieb, Partner
slieb@levrose.com
602.491.9295

Trevor White, Advisor
twhite@levrose.com
480.508.7449

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERING DETAILS

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

LEASE RATE

Call For Pricing

INLINE SHOP SPACE

±1,400 SF (Former Subway)

HIGHLIGHTS

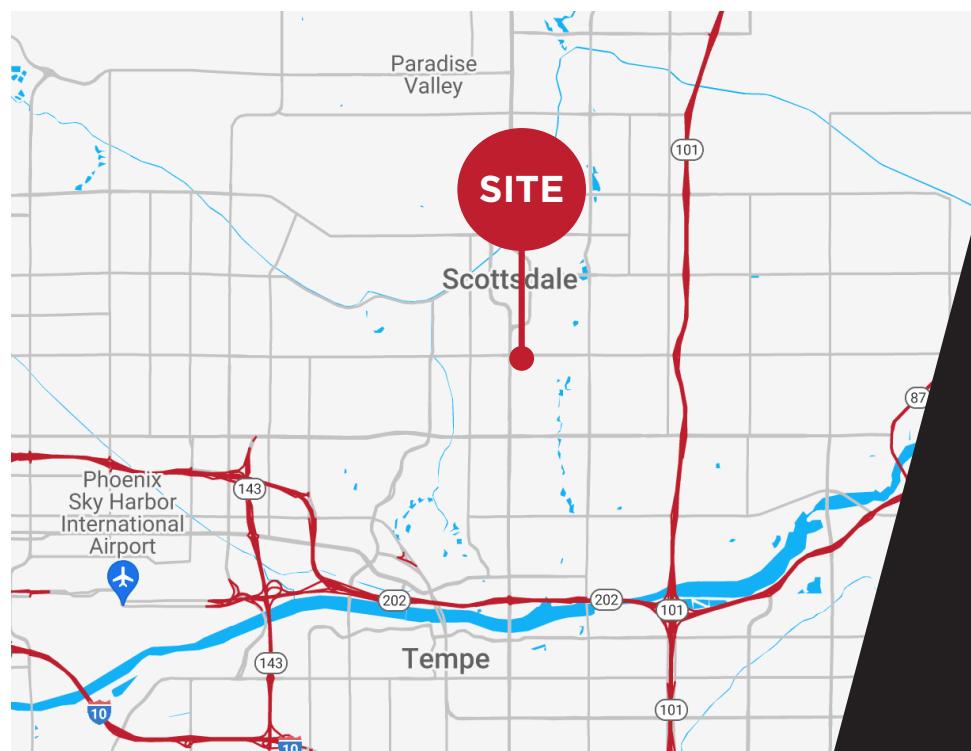
- Recently signed Tenants: Hotworx, SugarLA, Stretch Zone, and GetFit
- Former Subway available in Alberstons grocery anchored center
- Limited shops available with national co-tenancy
- High traffic & very dense demographics
- Minutes to Old Town Scottsdale Entertainment District

TRAFFIC COUNTS

Thomas Rd 32,345 VPD

Scottsdale Rd 41,288 VPD

NEARBY RETAILERS



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

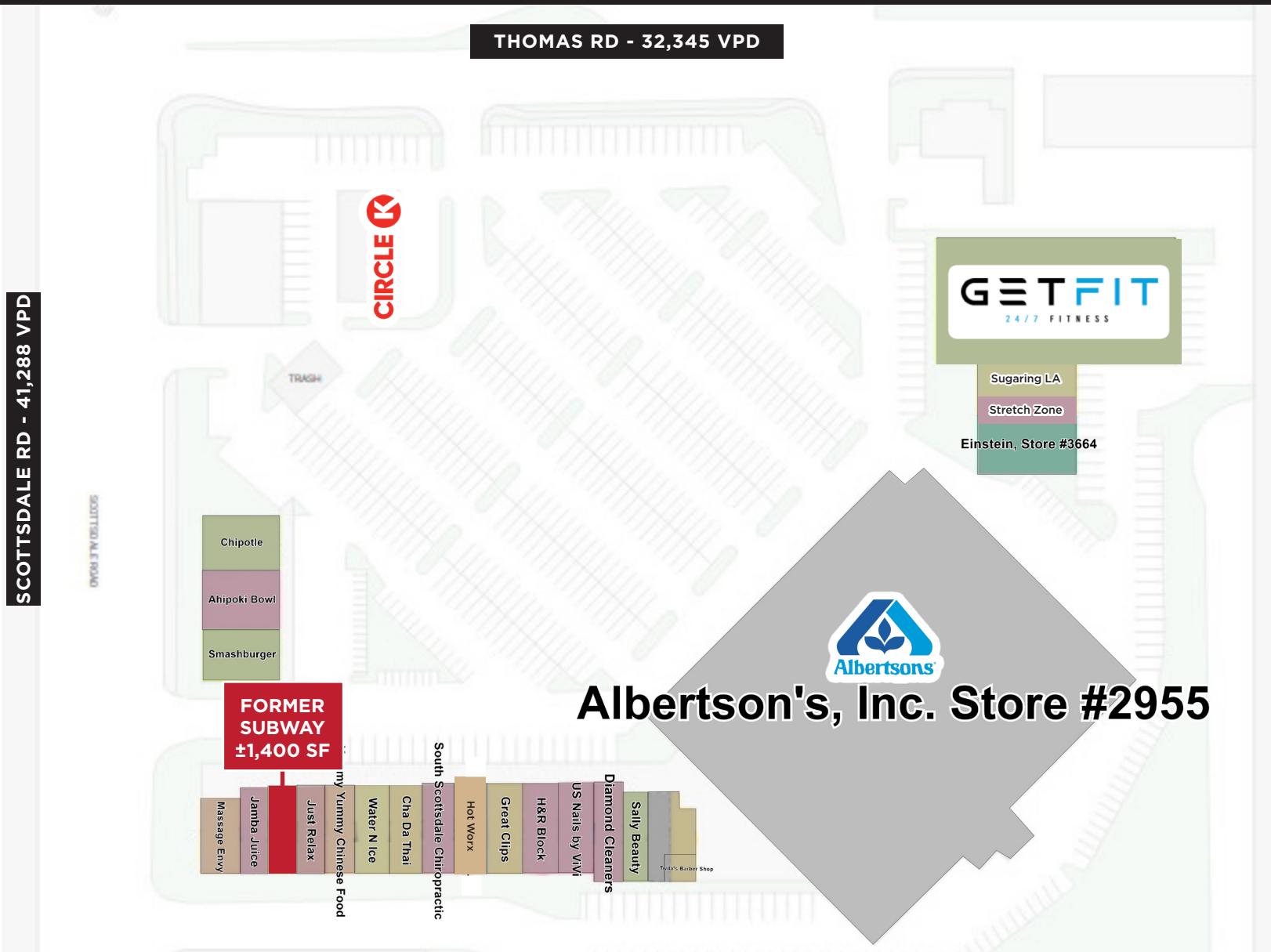
SITE PLAN

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDTIME
REAL ESTATE SERVICES



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

AERIAL OVERVIEW

LEV ROSE

COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

DEMOGRAPHICS



POPULATION

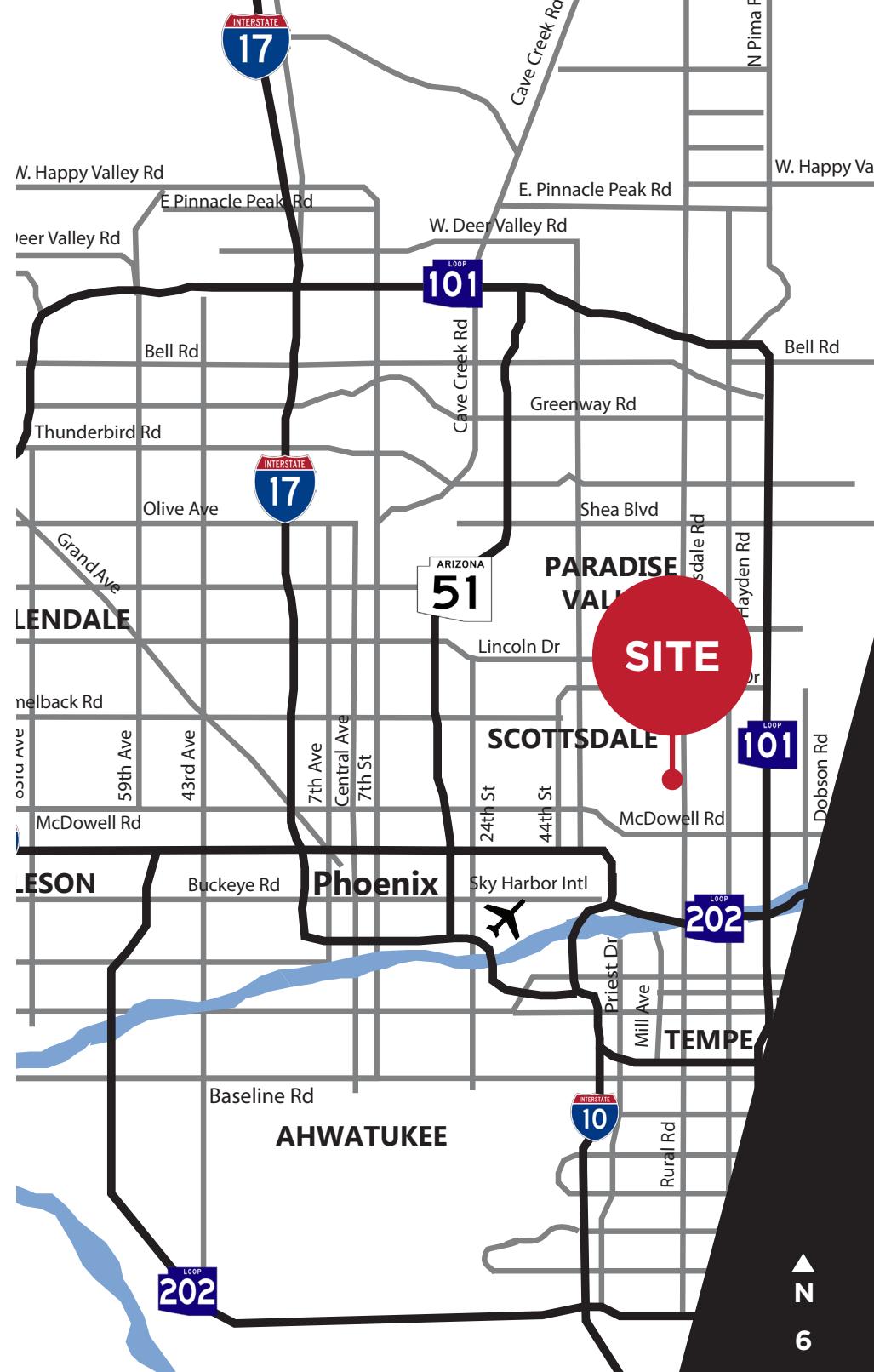
	1 MILE	3 MILES	5 MILES
2024	18,156	99,424	248,102
2029	20,643	115,222	274,414
POPULATION GROWTH 24-29	2.0%	2.1%	1.9%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024	\$100,772	\$106,176	\$97,092

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



SCOTTSDALE OVERVIEW



87%
WALK-ABILITY



40.5%
OF DOWNTOWN
SCOTTSDALE
POPULATION IS
21-44 YEARS OLD

AFFLUENT POPULATION

The relatively large and affluent population and thriving employment base allow Scottsdale to maintain a competitive edge in attracting new retailers, company headquarters, and business leaders. This population earns an average household income of \$102,591 annually and boasts a median home value of \$465,000.

SUPERIOR LOCATION & ACCESS

Scottsdale is near the center of the Greater Phoenix metro area with immediate access to Loop 101, within minutes of Scottsdale Municipal Airport and approximately 17 miles north of Sky Harbor International Airport. This strategic location and outstanding freeway and airport access provides superior face-to-face connectivity to a massive customers base within a few hours of travel including California, Texas, and Mexico.

DESIRABLE QUALITY OF LIFE

Scottsdale offers a desirable quality of life for its residents who enjoy a warm climate and a wealth of sunshine, as well as prestigious residential communities and access to an abundance of retailers and resorts, approximately 200 golf courses in the area, more than 600 restaurants, and a flourishing arts and cultural scene with more than 100 art galleries. Major League Baseball's Spring Training is also an exciting feature in Scottsdale, where the Colorado Rockies and Arizona Diamondbacks play at Salt River Fields, while San Francisco Giants play at Scottsdale Stadium in Old Town a few miles south.

DIVERSIFIED LOCAL ECONOMY

The local economy is well distributed among business services, high technology, biomedical, tourism and retail services all playing important roles. Major employers include HonorHealth, Mayo Clinic, General Dynamics, CVS/Caremark, GoDaddy Group, Vanguard Group, Scottsdale Insurance and Henkel Consumer Goods.

