

Village at Pinnacle Peak

Leasing Opportunities in North Scottsdale

8711 East Pinnacle Peak Road
Scottsdale, Arizona 85255

Lease Rate:	\$26.00 PSF (Full Service)
Availability:	468 - 6,373 SF
Total GBA:	45,124 SF
Year Built:	1974
Zoning:	C-2, Scottsdale
Parking:	4.00/1,000 SF
Cross Streets:	Pinnacle Peak Road and Pima Road (40,257 VPD)

Space Available:

Suite:	Size
C-101	2,080 SF
C-204	468 SF
F-110	660 SF
F-207	2,206 SF
F-211	547 SF
H BUILDING	1,932 SF
D-200	6,373 SF
Total:	13,606 SF



Please Contact for More Information:

Mary Nollenberger | D: (480) 866-8177 | M: (480) 748-8266 | mary.nollenberger@orionprop.com

Nicole Ridberg | D: (480) 648-0852 | M: (480) 773-4195 | nicole.ridberg@orionprop.com





Lease Highlights:

- Multiple Office Suites Available for Lease in Prestigious North Scottsdale Pinnacle Peak Neighborhood
- Rare Freestanding Retail Opportunity Ideal for a Wellness Center
- Surrounded by Affluent, Master-Planned Communities Including DC Ranch, Desert Mountain, Troon, Estancia, Grayhawk, Silverleaf and more
- One Mile Average Household Income of \$295,725
- High Visibility Frontage on Pinnacle Peak Road (15,625 VPD)





INTERIOR PHOTOS



AERIAL VIEW

DESERT RIDGE MARKETPLACE

AMC DINE-IN

SAVE & MISTERS

Marshalls

JOANN

Chirslly

Lion

TARGET FLOWER CHILD HEALTHY FOOD FOR A HAPPY WORLD

DSW DESIGNER SHOE WAREHOUSE

KOHL'S

HomeGoods

Albertsons

BARNES & NOBLE

Pinnacle Peak Road

Pima Road

Village at Pinnacle Peak

GRAYHAWK GOLF CLUB
36 Holes. Tour Tested. Open to Everyone.

DC Ranch

McDowell Mountain Regional Park

LOOP 101

MAYO CLINIC



Patient Care Expansion and the Development of a Biotechnology Corridor

DICK'S SPORTING GOODS

Ashley HOMESTORE

Harkins THEATRES

BED BATH & BEYOND

HOBBY LOBBY

Bowlero

Silverleaf

WHOLE FOODS MARKET

LIFE TIME

PET SMART

Fairmont SCOTTSDALE PRINCESS

TPC Scottsdale

WM PHOENIX OPEN

PROMENADE SCOTTSDALE

TRADER JOE'S

LOWE'S

PET SMART

MICHAEL'S

WORLD MARKET

OLD NAVY

TILLYS

rack

LIVING SPACES

KIERLAND COMMONS

Bad Birdie

alo

Crate & Barrel

LUCKY BRAND

Madewell

NORTH ITALIA

t.caya

AVEDA

POSTINO

ANTHROPOLOGIE

SCOTTSDALE AIRPORT

LOOP 101

WESTWORLD OF SCOTTSDALE

Barnett-Jackson

TARGET

SCOTTSDALE QUARTER

TRUE FOOD KITCHEN

Eddie V's PRIME SEAFOOD

FABLETICS

Levi's

GAP

Bath & Body Works

GRIMALDI'S

Obon

CULINARY DROPOUT

WAL*MART at home

EGS FITNESS

KOHL'S

BEST BUY

COSTCO WHOLESALE

PEI WEI

Panera

Party City

CITY PROFILE



SCOTTSDALE ARIZONA

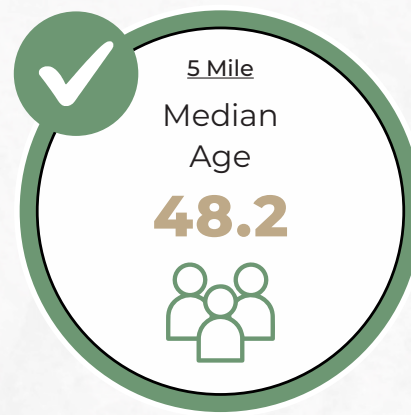
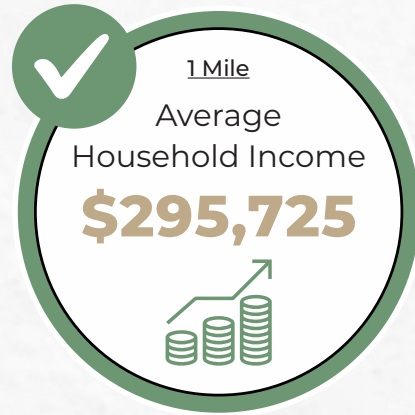
The **City of Scottsdale** is one of Arizona's 10 largest cities with a population of more than 240,000. Scottsdale continues to be recognized nationwide as one of the top markets for business performance, job growth, livability and friendly culture. Scottsdale is dedicated to the success of its residents and business community. The city's progressive leadership has kept taxes low for both families and corporations.

With a rich history in tourism, **Scottsdale** is visited by more than **11 million people annually**, generating an **economic impact of \$3.3 billion**. Home to Arizona's finest shopping and dining, Scottsdale offers ranches, hiking trails, award-winning resorts and acclaimed art galleries. While millions of visitors come to experience the best in art, sports, special events and the natural beauty of the Sonoran Desert, residents stay for so much more. Before becoming a global destination for business, Scottsdale was - and remains - renowned for its exceptional recreational amenities.



Sunny **Scottsdale** is annually rated among the nation's most desirable communities to live and do business in with an average 314 days of sunshine per year and more than 90 restaurants, 320 retail shops and more than 80 art galleries. Scottsdale ranks highly in a wide spectrum of categories. Scottsdale is not only a Fiscally-Fit and desirable community, but a fun one too. Home to Fashion Square Mall, Kierland Commons, Scottsdale Quarter, Troon Golfing, Fine Art Galleries, The Phoenician, and The Old Town Shops, Scottsdale citizens enjoy some of the best shopping, galleries, and golfing in the state. Additionally, on the same land as Scottsdale's Butterfly Wonderland, a 14-Acre "OdySea Aquarium," designed with the latest theme park technology, has recently opened. The OdySea in the Desert is continuing its massive, seemingly nonstop expansion with a new \$3 million dinosaur exhibit: Pangaea Land of the Dinosaurs.

DEMOGRAPHIC HIGHLIGHTS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	6,726	42,056	146,342
Estimated Population:	3,505	28,466	76,804
Average Household Income:	\$295,725	\$250,426	\$220,199
Median Age:	54.4	51.6	48.2
Average Household Size:	2.4	2.2	2.1
Total Annual Retail Expenditures:	\$118.93 M	\$796.03 M	\$1.95 B
Housing Units:	1,650	14,403	41,209
Total Households:	1,479	12,845	36,673
Total Employees:	3,221	13,590	69,538

