



THE
PLAZA

SCOTTSDALE ROAD SHOP SPACE FOR LEASE

SWC Scottsdale Rd & Thunderbird Rd | Scottsdale, AZ

LEASING TEAM

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PROPERTY SUMMARY

PROPERTY SIZE	±73,000 SF
AVAILABLE	±1,056 SF / ±1,350 SF
ZONING	C-2, City of Phoenix

LOCATION HIGHLIGHTS

- ✓ Signalized intersection
- ✓ Dense employment corridor with over 216,600 daytime employees within 5-miles of the property
- ✓ Average household income within 5-miles exceeds \$191,900
- ✓ Strong traffic at the intersection

JOIN



TRAFFIC COUNTS

ADOT 2024

Scottsdale Rd

N	±45,172 VPD (NB & SB)
S	±58,647 VPD (NB & SB)

Thunderbird Rd

E	±16,903 VPD (EB & WB)
W	±14,858 VPD (EB & WB)



SITE PLAN

SWC SCOTTSDALE RD & THUNDERBIRD RD | SCOTTSDALE, AZ



not to scale

SUITE	TENANT	SF
1	Wok to Bowl	2,415
3	AVAILABLE	1,350
4	Sharkey's Cuts for Kids	1,120
5, 6, 7	Once Upon a Child	3,828
8	AVAILABLE	1,056
9	Guiseppe's	1,488
10	AT LEASE	1,009
11	AT LEASE	1,351
12	Arizona Tailors	1,120
13	Salt and Sugar Massage & Head Spa	1,350
14	Mise En Place Wine Bar	1,120
15-16	Phenix Salon Suites	7,421
17	Cosmo Prof	2,451
18	The Hair Shop	2,451
20	Khaos Dance Studio by Kalani	3,444
22	Precious Metals Refinery	1,346
23	The Botanist	1,618
24	Yogurtini / Rocky Mountain Chocolate Factory	1,343
25	Croque	1,120
26	Scottsdale Nails	1,585
27	Oggies Cigars	1,120
28-31	BT's Sports Pub	5,584
101-102	Dainese	3,790
103	Arrivederci	1,900
104	Tropical Smoothie Cafe	1,563
Pad	School of Rock	2,879



THUNDERBIRD RD

±14,858 VPD

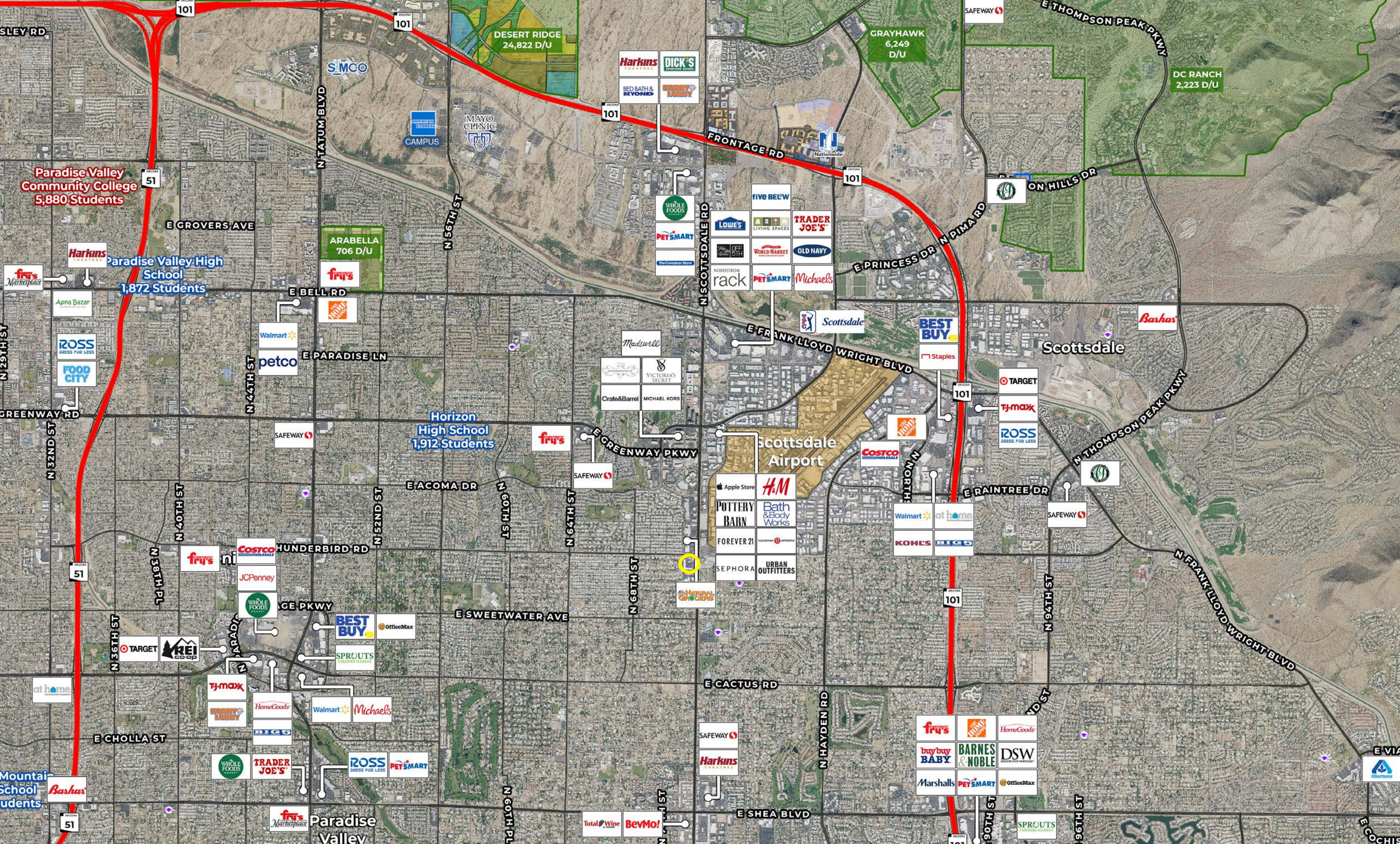
±45,172 VPD

±16,903 VPD

±58,647 VPD

SCOTTSDALE RD

Scottsdale
Airport





SWC SCOTTSDALE RD & THUNDERBIRD RD | SCOTTSDALE, AZ

DEMOGRAPHICS

2026 ESRI

2026 DAYTIME POPULATION



TOTAL

1 MILE	21,092
3 MILE	146,958
5 MILE	313,165



WORKERS

1 MILE	17,764
3 MILE	108,940
5 MILE	216,658



RESIDENTS

1 MILE	3,328
3 MILE	38,018
5 MILE	96,507

2026 HOUSEHOLD INCOMES



MEDIAN

1 MILE	\$154,749
3 MILE	\$127,959
5 MILE	\$126,804

AVERAGE

1 MILE	\$214,728
3 MILE	\$185,988
5 MILE	\$191,931

PER CAPITA

1 MILE	\$93,788
3 MILE	\$85,920
5 MILE	\$87,036

2026 HOUSING UNITS



3,744

1 MILE

45,979

3 MILE

109,821

5 MILE

OWNER OCCUPIED

52.9%

1 MILE

56.8%

3 MILE

64.8%

5 MILE

2026 BUSINESSES

1,384

1 MILE

7,938

3 MILE

14,545

5 MILE



1 MILE

3 MILE

5 MILE

2026 POPULATION

7,401

85,985

210,248

2031 POPULATION

9,169

91,294

220,762



1 MILE

3 MILE

5 MILE

2026 HOUSEHOLDS

2,904

39,694

95,336

2031 HOUSEHOLDS

3,719

42,939

102,279

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