

Premium Pad Opportunity

Surrounded by Luxury Homes

Exceptional Pad Opportunity

Carefree

Carefree Highway 16,000 VPD

Scottsdale Road 19,000 VPD

PICKLR

ACE

WELLS FARGO

Terravita

Ground Lease Opportunity in North Scottsdale/Carefree Corridor

Located within the prestigious **Terravita master-planned community**, this 1,700 SF pad offers excellent visibility at the hard corner of **Scottsdale Road and Carefree Highway**—a key arterial route connecting Scottsdale, Cave Creek, and Carefree.

Demographic Profile*	5 Min DT	10 Min DT
Average Household Income	\$ 220,719	\$ 211,925
Average Home Value	\$ 915,526	\$ 898,235
Total Daytime Population	8,010	35,162

* Source: ESRI



Terravita Country Club

For further information:

Jason Bowles

Senior Leasing Manager

Direct Line 480.397.1910



WHITESTONE REIT
Creating Communities in Our Properties™

Regional Office
20789 North Pima Road, Suite 210
Scottsdale, Arizona 85255 | toll free 866.789.7348

Surrounding Highlights:

- **Affluent Residential Base:** Average household incomes exceed **\$220,000** within a 5-minute drive. Home values top \$900,000, with gated golf communities like **The Boulders, Whisper Rock, and Desert Mountain** just minutes away.
- **Strong Daytime Presence:** Over **35,000** residents within a 10-minute drive and **8,000+** within 5 minutes support steady local traffic for neighborhood-friendly uses.
- **Desirable Co-Tenancy:** Join an established neighborhood center anchored by ACE Hardware and The Picklr, alongside a curated mix of service-oriented retailers including a nail salon, dentist, barber, and dry cleaners — all supported by strong local repeat business.
- **Underserved Trade Area:** Limited retail competition in the immediate vicinity provides a unique opportunity for boutique retail, drive-thru food, or service concepts looking to capture high-income daily needs.



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