

7125 FOR LEASE
E 5TH AVENUE
STUDIO #30
SCOTTSDALE, AZ 85251



LEVROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL REAL ESTATE SERVICES



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Kiwa
craft center
7121-25

leela market	1
purple saguaro	3
hactus jock	7
hactus jock experience	11
the candle company	15
d3 studio	16
earthen rare	17
the estate watch & jewelry co.	21
entourage salon	22
hair on 5th ave	24
bs west	30
FxB	31

OFFERING DETAILS

LEASE RATE	\$35/SF MG
AVAILABILITY	±3,052 SF
PARCEL	173-50-105
ZONING	C-C, Scottsdale
SUBMARKET	Central Scottsdale

PROPERTY HIGHLIGHTS:

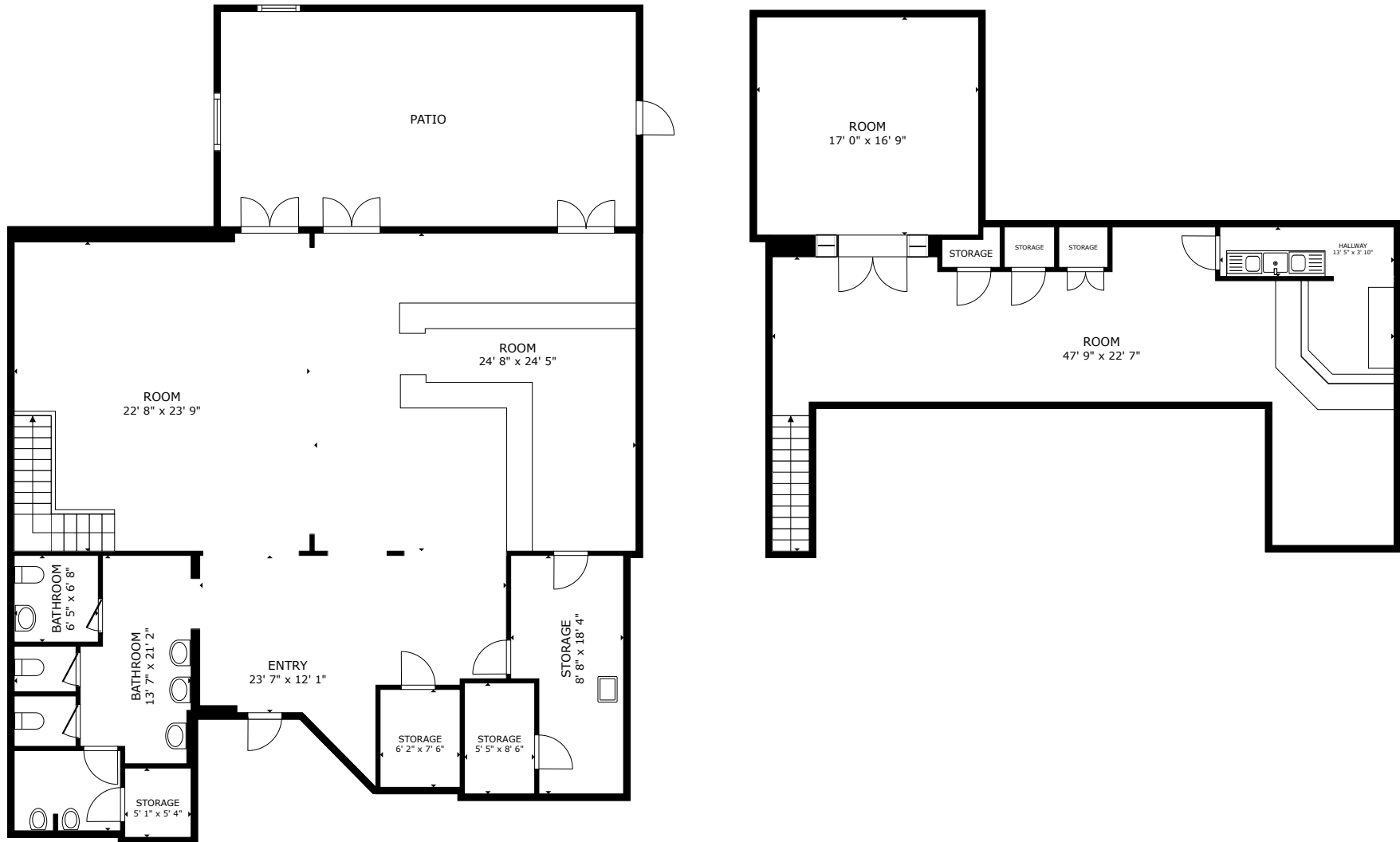
- Located in the heart of Old Town next to FnB Restaurant
- Former Bar with outdoor patio
- Adjacent to public parking lot



FLOOR PLAN



VIEW VIRTUAL TOUR



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
2023	21,158	97,732	205,182
2028	22,248	99,022	207,805



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	11,830	46,825	94,042
2028	12,425	47,408	95,161



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$113,540	\$110,879	\$104,469



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	31,087	72,133	170,414



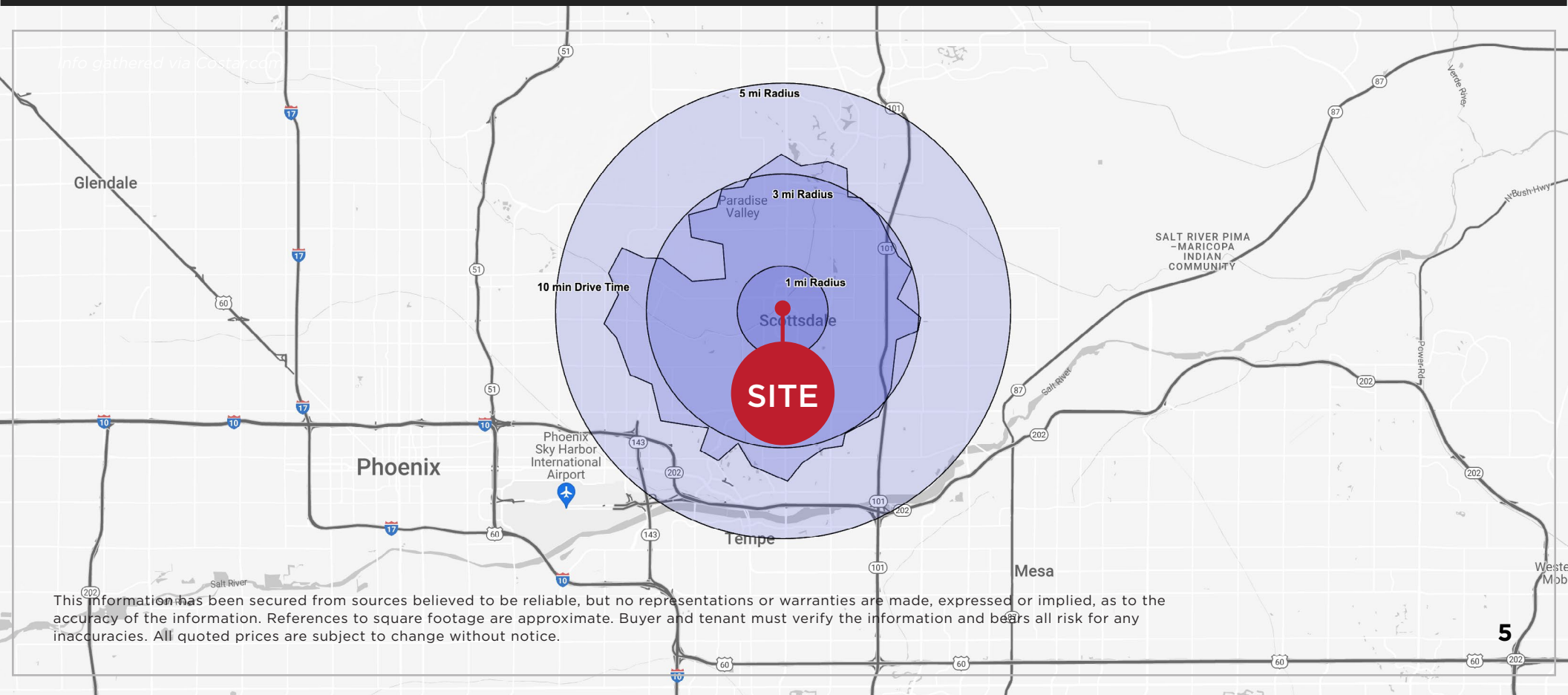
BUSINESSES

	1 MILE	3 MILES	5 MILES
2023	3,284	6,706	13,625



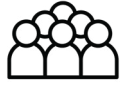
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2023	\$520,246	\$423,756	\$436,894



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SCOTTSDALE CITY OVERVIEW



240K +
TOTAL POPULATION



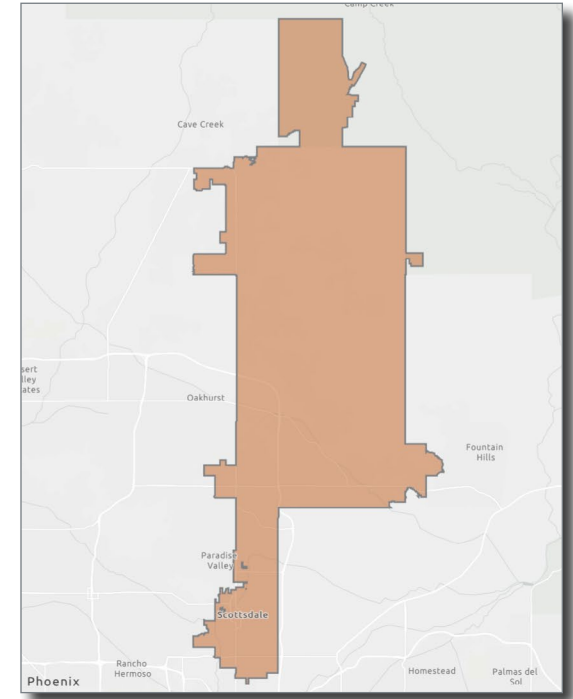
\$157K +
AVG HH INCOME

DESIRABLE COMMUNITY

Scottsdale, Arizona is the 7th largest city in the state of Arizona and one of the most popular suburbs in Phoenix Metro. It is located in the beautiful Sonoran Desert and is bordered by Phoenix to the West, the and the McDowell Mountains to the East. Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. One of the biggest workforce industries is tourism, which services the 11 million plus tourists that visit the city each year.

THE WEST'S MOST WESTERN TOWN

Scottsdale leaders made a conscious effort to promote a special identity, linked to the Old West, as a reflection of the city's roots and as a draw for tourists. The Chamber of Commerce established a Western design theme for the downtown and adopted the "West's Most Western Town" as Scottsdale's slogan. Old Town Scottsdale is considered the finest urban center in Arizona. It is home to more than 90 restaurants, 320 retail shops and more than 80 art galleries.



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