



**YAM  
CIRCLE**

## **IN THE HEART OF NORTH SCOTTSDALE, YAM CIRCLE OFFERS A MIX OF LOCAL DINING, COFFEE AND WELLNESS OPTIONS TO A BUSY TRADE AREA**

Strategically positioned at the busy traffic circle connecting Hayden Road and Northsight Boulevard, YAM Circle is a 17,800-square-foot shopping and dining hub. The center features Dutch Bros. Coffee, Trendy Nails & Spa, Pure Benefits Aesthetics and Wellness, and Caliente Mexican Grill, making it a go-to gathering place for locals and visitors alike. The property benefits from excellent exposure, consistent traffic, and exceptional market demographics due to its proximity to Scottsdale Airpark

 15600 N HAYDEN RD | SCOTTSDALE, AZ



FOR MORE INFORMATION PLEASE CONTACT:

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**ESTIMATED  
POPULATION**  
(5 MILE RADIUS)

**176,709**



**AVERAGE  
INCOME**  
(5 MILE RADIUS)

**\$142,976**



**YEAR  
BUILT**

**2015**



# AT A GLANCE



## CO-TENANTS



NNN ESTIMATES FOR 2026 | \$10.71/PSF

## AVAILABLE UNITS

YAMA1

7,650 SF

RETAIL-NET



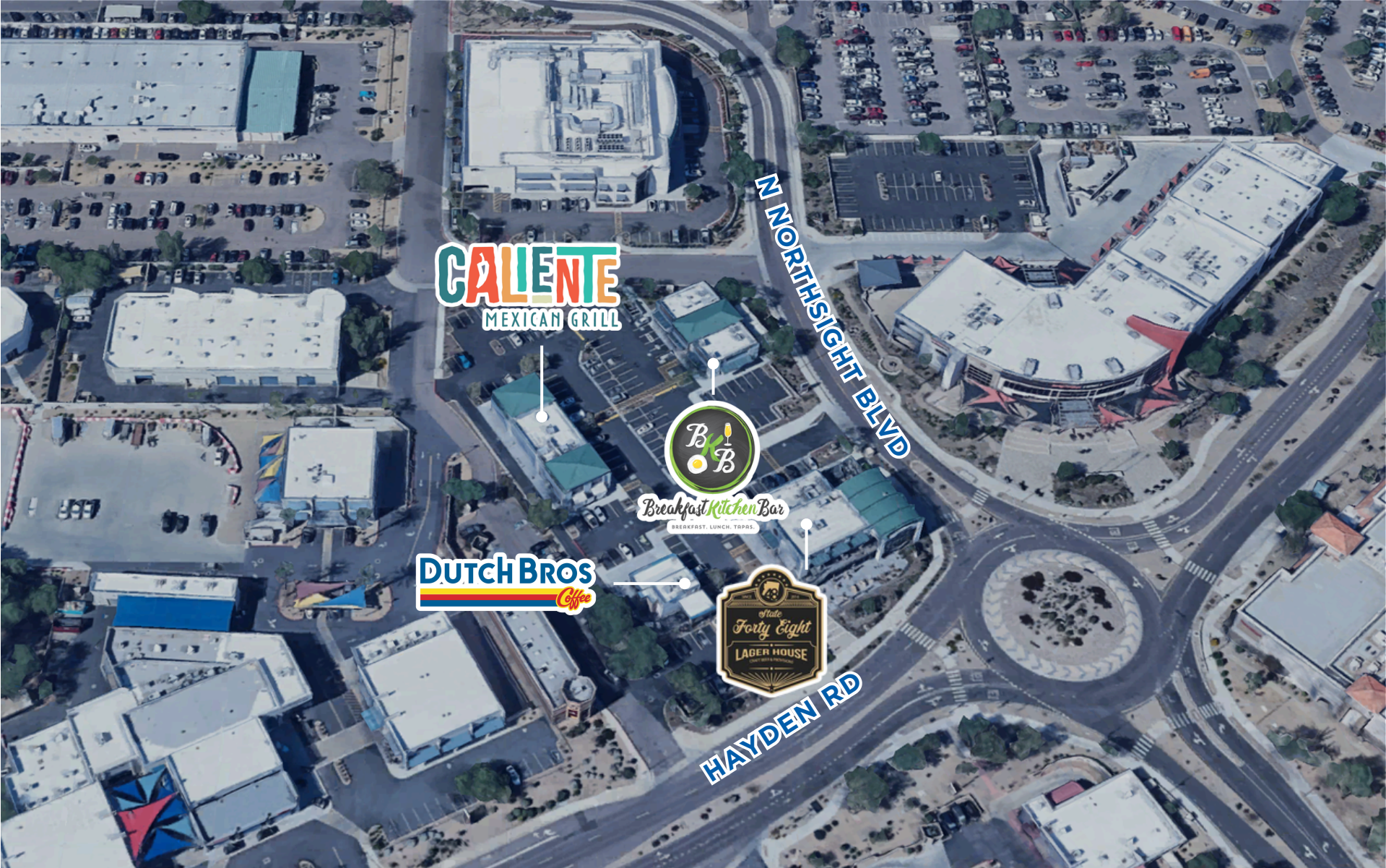
SCAN THE CODE TO  
VISIT OUR WEBSITE

[yamproperties.com](http://yamproperties.com)

## PROPERTY HIGHLIGHTS

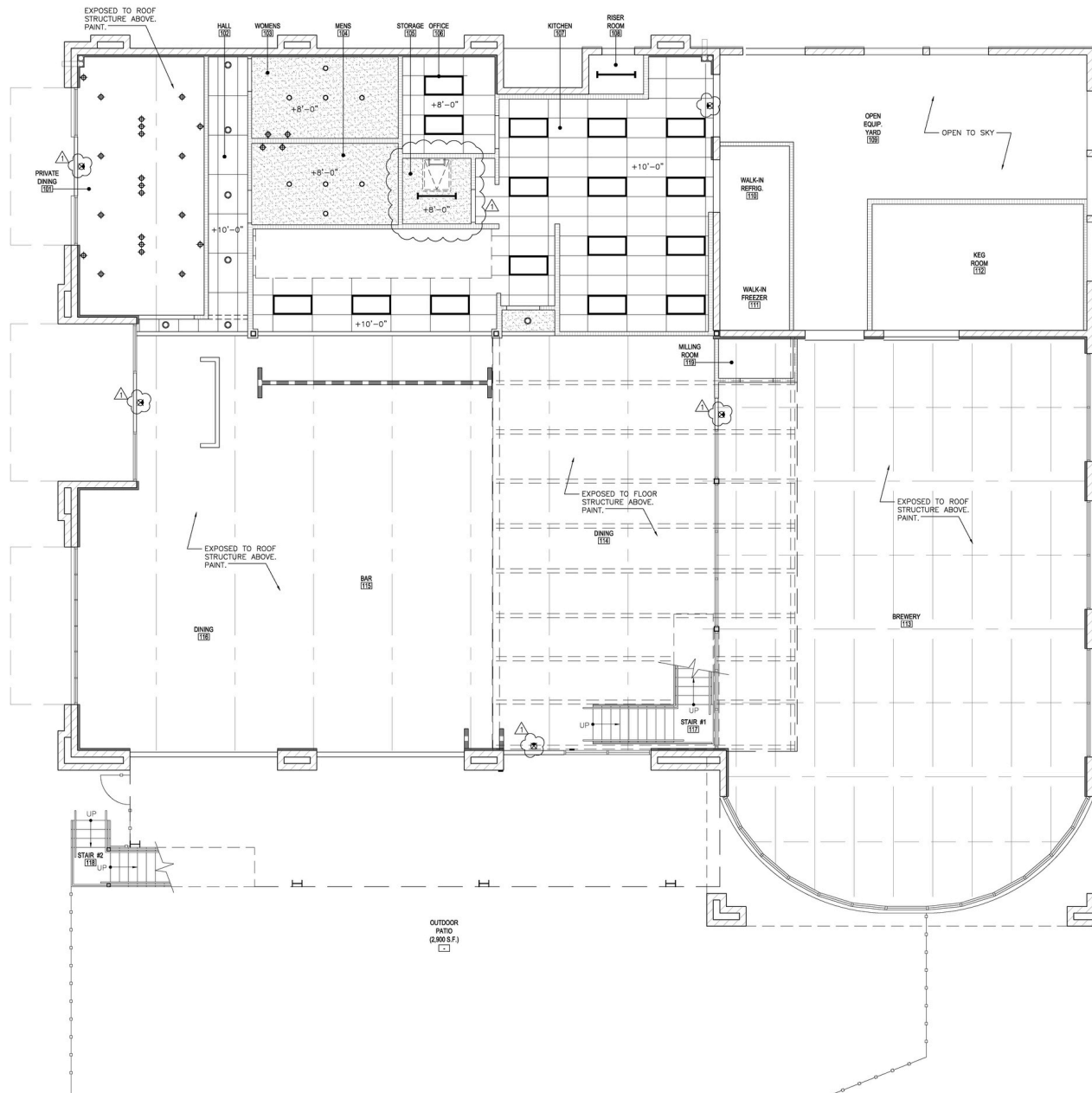
- ✓ High visibility due to the traffic circle configuration and strong frontage on Hayden Road/Northsight Blvd.
- ✓ Mixed-use flavor: because of the strong restaurant + service component, it benefits from daytime and evening traffic.
- ✓ Free & ample parking available, located directly across the street from Harley Davidson of Scottsdale.

# AREA CO-TENANTS



# FLOOR PLAN

RETAIL | YAMA1 | 7,650 SF  
15600 N HAYDEN RD | SCOTTSDALE, AZ



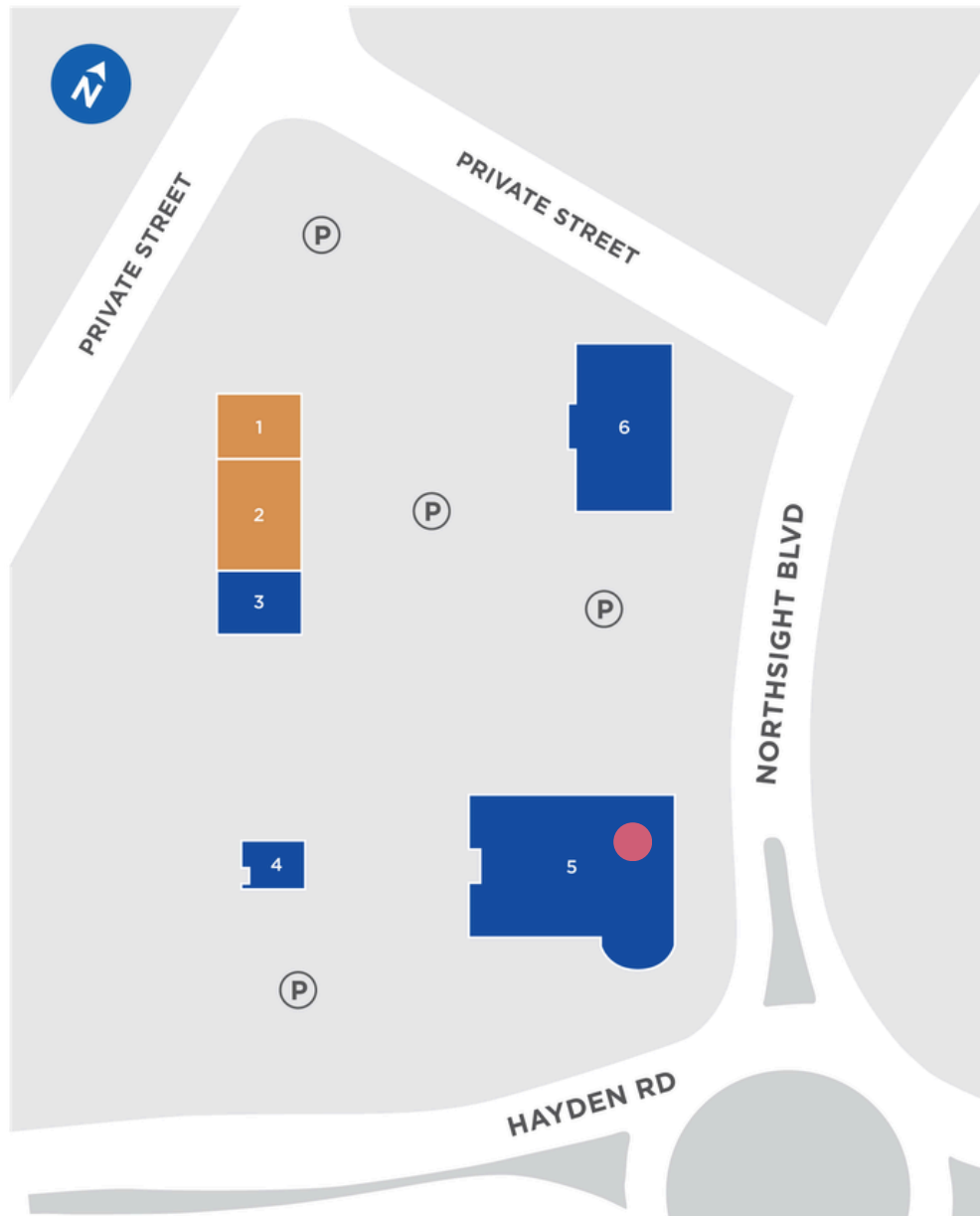
CEILING LEGEND	
TYPE	DESCRIPTION
	2' x 4' SUSPENDED CEILING SYSTEM. GRID TO BE LOCATED IN ROOM WITH EQUALLY SPACED TILES AT ROOM EDGES. WASHABLE PANELS IN KITCHEN AREA.
	GYP. BD. SOFFIT
	2' x 4' (LED)
	DOWNLIGHT
	INDUSTRIAL STRIP
	DECORATIVE PENDANT
	DECORATIVE WALL SCONCE
	EXIT SIGN

NOTE: REFER TO SHEET E2.0 AND E2.1 FOR LIGHTING FIXTURE TYPES AND LOCATION.

1ST FLOOR  
REFLECTED CEILING PLAN  
SCALE: 3/16" = 1'-0"



# SITE MAP | YAM CIRCLE



## SERVICE

- 1 Pure Benefits Aesthetics & Wellness
- 2 Trendy Nail Spa

## FOOD

- 3 Caliente Mexican Grill
- 6 Craft Kitchen Cafe
- 4 Dutch Bros Coffee
- 5 State 48 Lager House

## AVAILABLE

- 5 YAMA1 | 7,650 sq. ft.

# CURRENT TENANTS

RETAIL				
DBA	Unit(s)	Lease Area	Leasing Type	Site Map
State 48 Lager House	YAMA1	7,650 SF	Retail - Net	5
Craft Kitchen Cafe	YAMB1	4,200 SF	Retail - Net	6
Caliente Mexican Grill	YAMC100	1,200 SF	Retail - Net	3
Trendy Nail Spa	YAMC105	1,800 SF	Retail - Net	2
Pure Benefits Aesthetics & Wellness	YAMC110	2,000 SF	Retail - Net	1
Dutch Bros Coffee	YAMD1	800 SF	Retail - Net	4
AVAILABLE				
AVAILABLE	YAMA1	7,650 SF	Retail - Net	5

# PHOTOS



# DEMOGRAPHICS

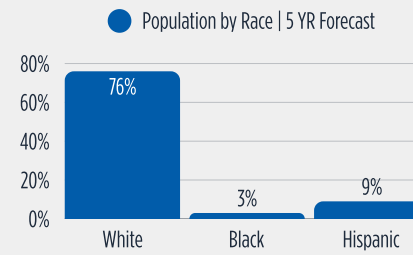
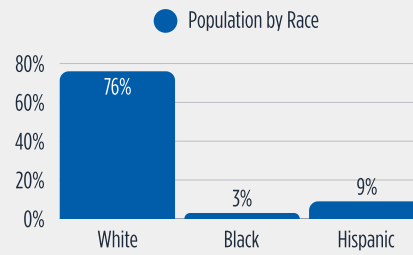
1 MILE RADIUS | 2025



## POPULATION

**5,790**  
POPULATION

**42**  
MEDIAN AGE



**23,607**  
EMPLOYMENT

**9.7%**  
5 YR GROWTH

**42**  
5 YR FORECAST

**\$250.7M**  
BUYING POWER



## HOUSEHOLDS

**2,690**  
HOUSEHOLDS

**\$93,208**  
MEDIAN HOUSEHOLD INCOME

**\$118,476**  
AVERAGE HOUSEHOLD INCOME

**9.6%**  
5 YR GROWTH

**\$93,573**  
5 YR FORECAST

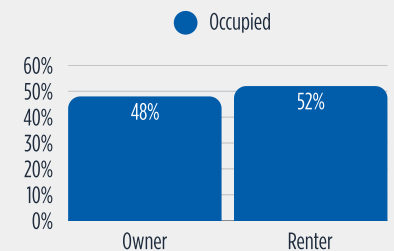
**\$119,116**  
5 YR FORECAST



## HOUSING

**\$533,401**  
MEDIAN HOME VALUE

**1994**  
MEDIAN YEAR BUILT



# DEMOGRAPHICS

3 MILE RADIUS | 2025



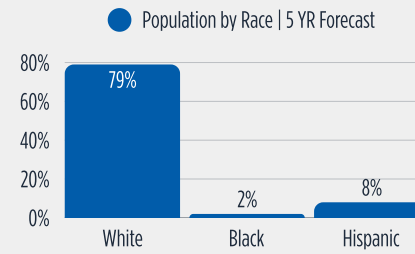
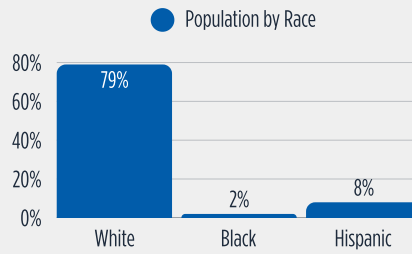
## POPULATION

**78,189**  
POPULATION

**45**  
MEDIAN AGE

**10.1%**  
5 YR GROWTH

**45**  
5 YR FORECAST



**97,712**  
EMPLOYMENT

**\$4B**  
BUYING POWER



## HOUSEHOLDS

**36,240**  
HOUSEHOLDS

**\$111,646**  
MEDIAN HOUSEHOLD INCOME

**10.4%**  
5 YR GROWTH

**\$111,902**  
5 YR FORECAST

**\$139,408**  
AVERAGE HOUSEHOLD INCOME

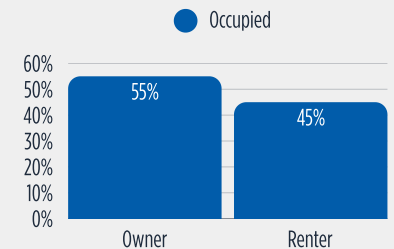
**\$139,734**  
5 YR FORECAST



## HOUSING

**\$666,614**  
MEDIAN HOME VALUE

**1995**  
MEDIAN YEAR BUILT



# DEMOGRAPHICS

5 MILE RADIUS | 2025



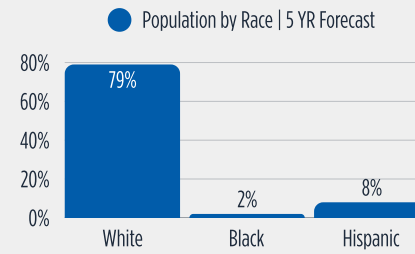
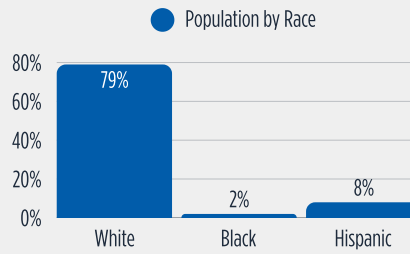
## POPULATION

**176,709**  
POPULATION

**47**  
MEDIAN AGE

**9.6%**  
5 YR GROWTH

**46**  
5 YR FORECAST



**170,116**  
EMPLOYMENT

**\$8.9B**  
BUYING POWER



## HOUSEHOLDS

**78,734**  
HOUSEHOLDS

**\$112,909**  
MEDIAN HOUSEHOLD INCOME

**9.9%**  
5 YR GROWTH

**\$113,394**  
5 YR FORECAST

**\$142,976**  
AVERAGE HOUSEHOLD INCOME

**\$143,364**  
5 YR FORECAST



## HOUSING

**\$706,793**  
MEDIAN HOME VALUE

**1992**  
MEDIAN YEAR BUILT

