



# THE PLAZA

## SCOTTSDALE ROAD SHOP SPACE FOR LEASE

SWC Scottsdale Rd & Thunderbird Rd | Scottsdale, AZ

### LEASING TEAM

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# PROPERTY SUMMARY

<b>PROPERTY SIZE</b>	± 73,000 SF
<b>AVAILABLE</b>	± 1,009 SF ± 1,056 SF ± 1,351 SF
<b>ZONING</b>	C-2, City of Phoenix

# LOCATION HIGHLIGHTS

- ✓ Signalized intersection
- ✓ Dense employment corridor with over 204,770 daytime employees within 5-miles of the property
- ✓ Average household income within 5-miles exceeds \$151,190
- ✓ Strong traffic at the intersection

## JOIN



# TRAFFIC COUNTS ADOT 2024

Scottsdale Rd		Thunderbird Rd	
<b>N</b>	±45,172 VPD (NB & SB)	<b>E</b>	±16,903 VPD (EB & WB)
<b>S</b>	±58,647 VPD (NB & SB)	<b>W</b>	±14,858 VPD (EB & WB)



# SITE PLAN

SWC SCOTTSDALE RD & THUNDERBIRD RD | SCOTTSDALE, AZ



SUITE	TENANT	SF
1	AT LEASE	2,415
3	Best Brains Learning Center	1,350
4	Sharkey's Cuts for Kids	1,120
5, 6, 7	Once Upon a Child	3,828
8	AVAILABLE	1,056
9	Guissepe's	1,488
10	AVAILABLE	1,009
11	AVAILABLE	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

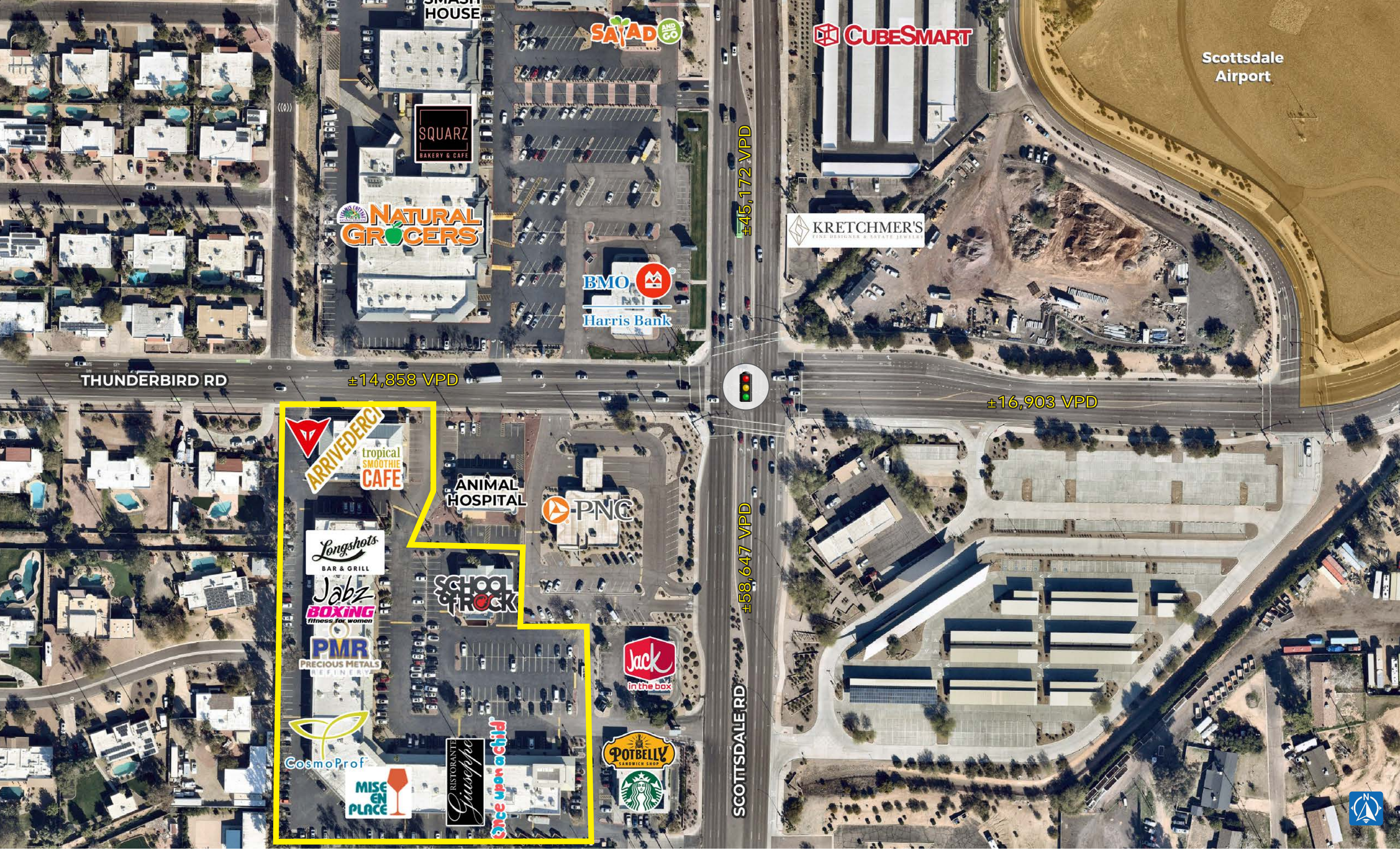
AVAILABLE

COMING AVAILABLE

AT LEASE



not to scale



SMASH HOUSE

SAJAD AND GO

CUBESMART

Scottsdale Airport

SQUARZ BAKERY & CAFE

NATURAL GROCERS

BMO Harris Bank

KRETCHMER'S FINE DESIGNER & SATAFE JEWELRY

THUNDERBIRD RD

±14,858 VPD

±45,172 VPD

±16,903 VPD

ARRIVEDERCI tropical SMOOTHIE CAFE

ANIMAL HOSPITAL

Longshots BAR & GRILL

Jabz BOXING fitness for women

SCHOOL OF ROCK

PMR PRECIOUS METALS REFINERY

Jack in the box

CosmoProf

MISE EN PLACE

RISTORANTE Giuseppe

once upon a child

POTBELLY SANDWICH SHOP

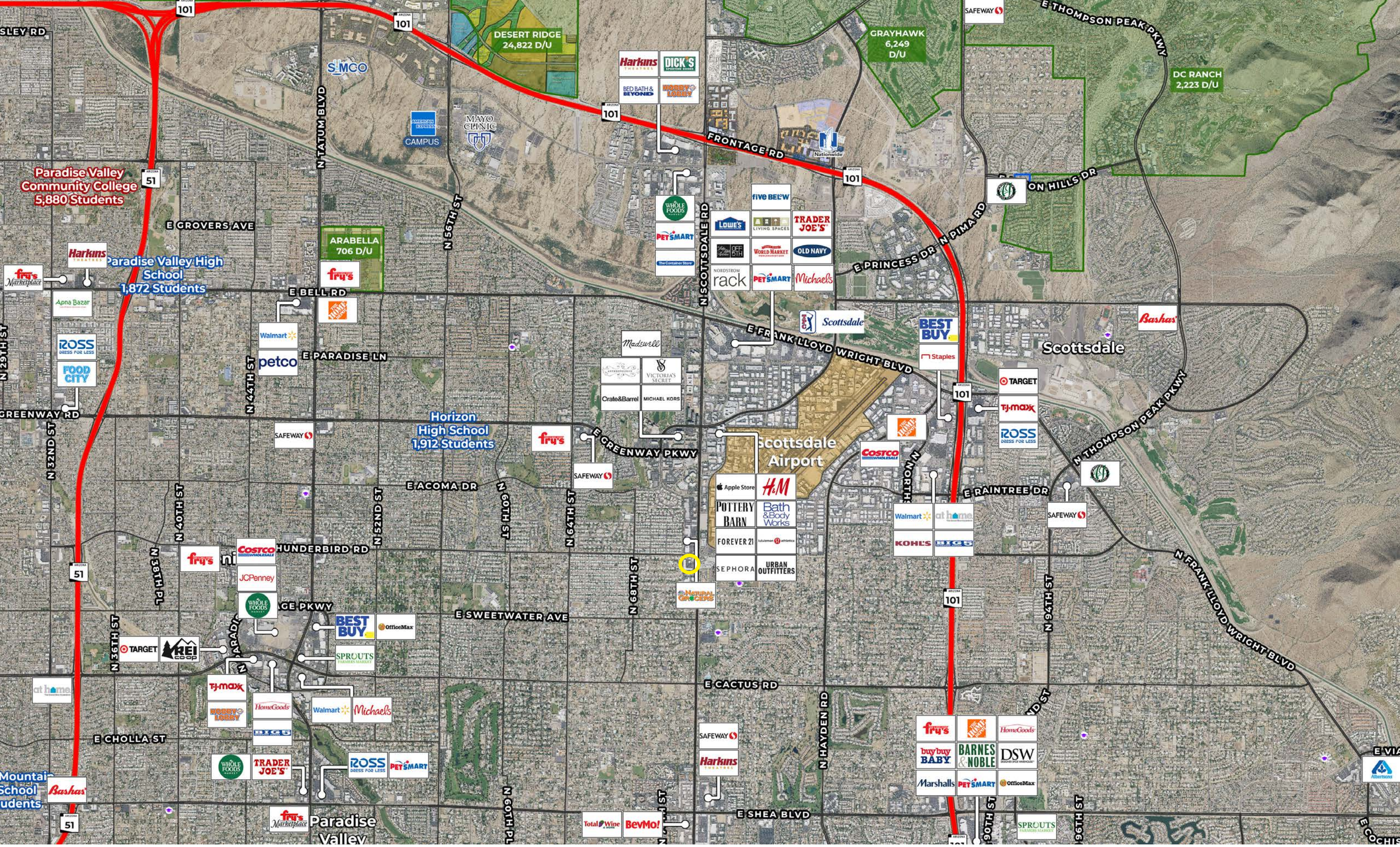
Starbucks



±58,647 VPD

SCOTTSDALE RD



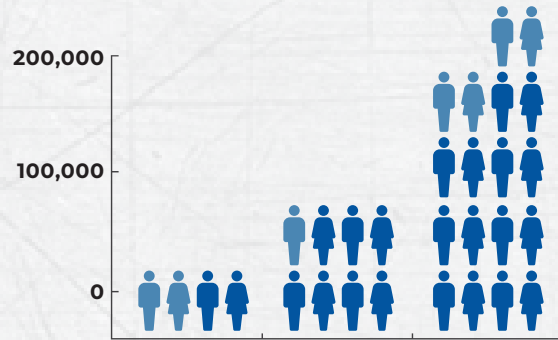




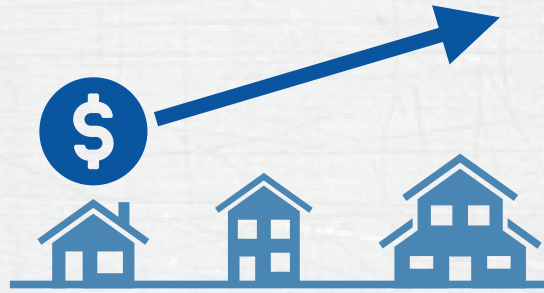
SWC SCOTTSDALE RD & THUNDERBIRD RD | SCOTTSDALE, AZ

# DEMOGRAPHICS

2025 ESRI



	1-Mile	3-Mile	5-Mile
2025 Total Population	7,107	83,367	205,748
2030 Total Population	8,947	88,608	212,659

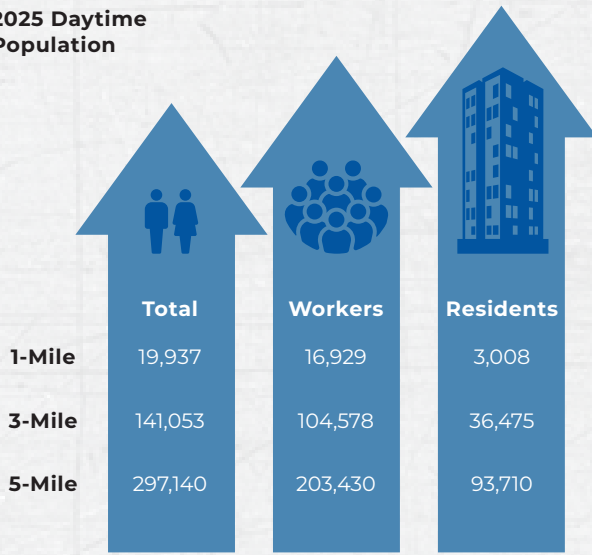


	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$145,935	\$199,712	\$86,546
3-Mile	\$123,029	\$180,599	\$82,468
5-Mile	\$121,798	\$182,855	\$82,087

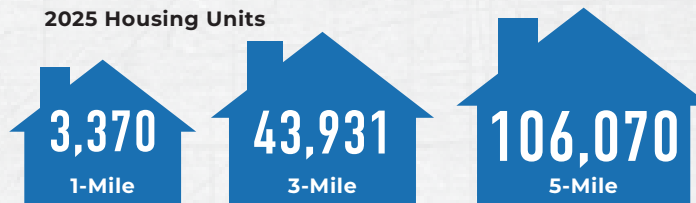


	1-Mile	3-Mile	5-Mile
2025 Households	2,787	38,059	92,352
2030 Households	3,613	41,243	97,253

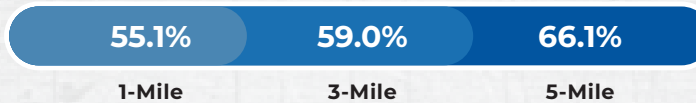
## 2025 Daytime Population



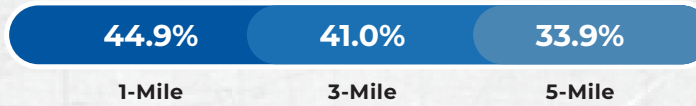
## 2025 Housing Units



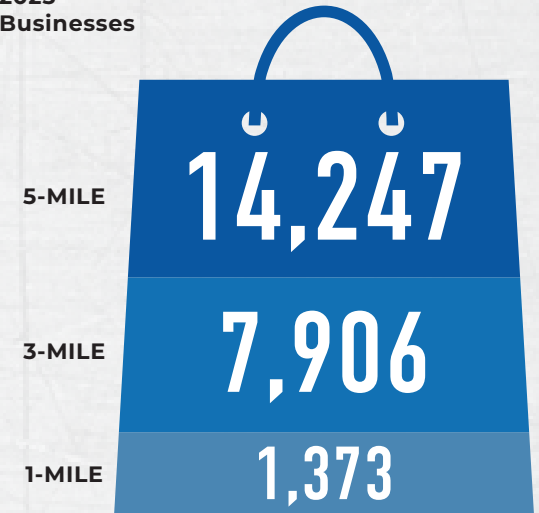
### Owner Occupied



### Renter Occupied

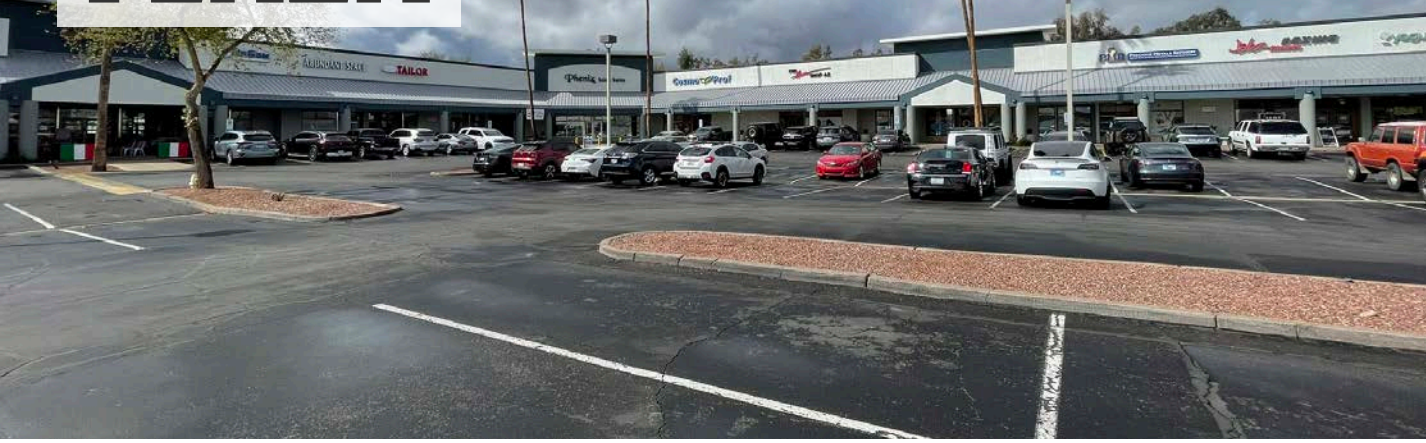


## 2025 Businesses



# THE PLAZA

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