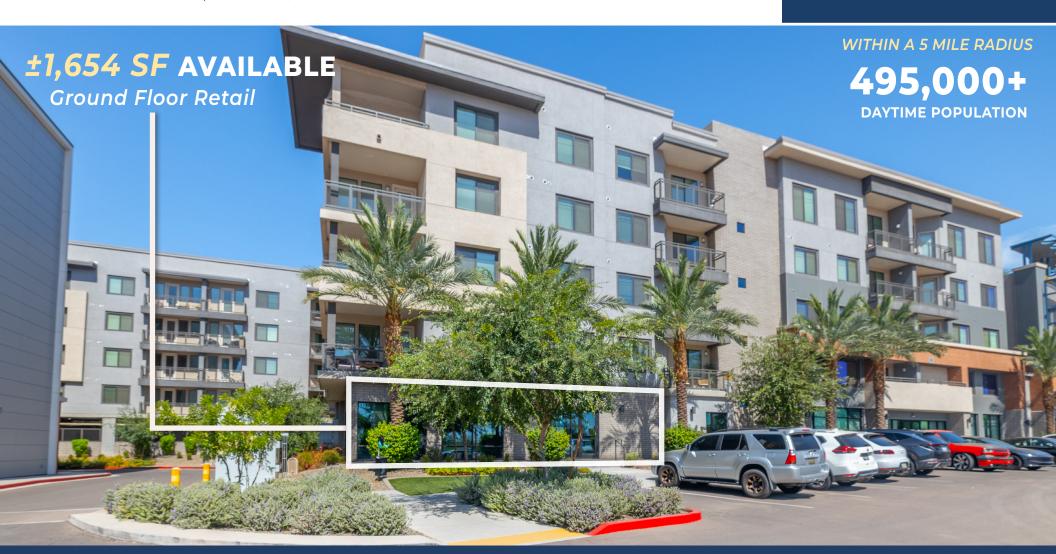
SEVENTYONE15 MCDOWELL

RETAIL/RESTAURANT SPACE FOR LEASE

7115 East McDowell Road | Scottsdale, Arizona 85257



MCDOWELL





Carol Schillne M (714) 292-6171 carol.schillne@orionprop.com



Cole Schillne M (949) 371-7335 cole.schillne@orionprop.com



Matthew Schillne M (949) 599-6260 matthew.schillne@orionprop.com





PROPERTY HIGHLIGHTS







CALL FOR PRICING



AVAILABLE SPACE:

1,654 SF
GROUND FLOOR RETAIL



ZONING: **P-C**



2022

- 1,654 SF of Ground Floor Retail
- 274 Unit Apartment Building
- · Strong South Scottsdale Intersection
- Close Proximity to New Grocery Anchored Center
- · Across the Street from ASU Skysong Campus

MAJOR AREA CO-TENANTS





















INTERSECTION SNAPSHOT







± 63,083 VPD



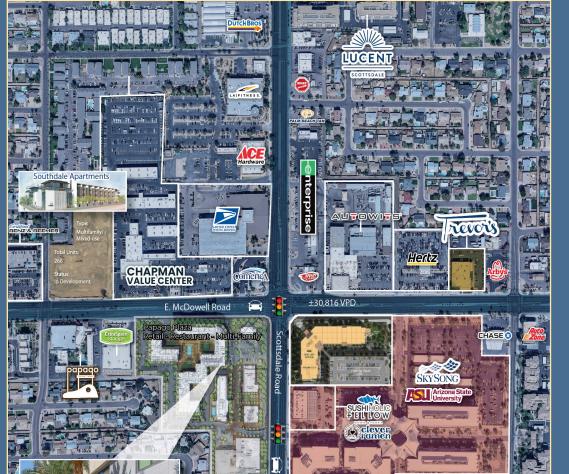
5 MILE DAYTIME POPULATION

495,000+



AVERAGE HOUSEHOLD INCOME (3 MILES)

\$132,494





FASHION SQUARE

WITHIN A 9 MINUTE DRIVE

OLD TOWN SCOTTSDALE

WITHIN A 7 MINUTE DRIVE





ASU CAMPUS
WITHIN A 12 MINUTE DRIVE

TRADE AREA OVERVIEW







Multi-family Apartments

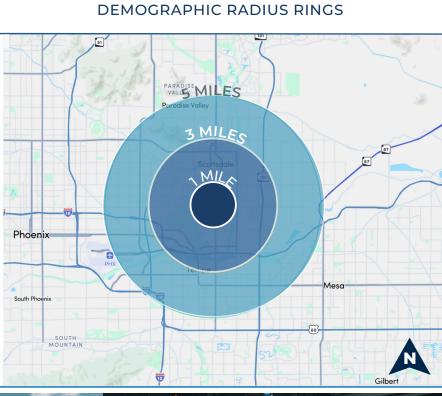
- Museum Square (300 Units)
- X-Lofts (100 Units)
- Diamante (144 Units)
- Formation (170 Units)
- Alexan Scottsdale (285 Units)
- Scottsdale Entrada (745 Units)
- 7 AIRE (81 Units)
- Southdale 4-Story (267 Units)
- The Mcdowell (358 Units)
- 70 **SKYE** (77 Units)
- 77th on the Park (22 Units)
- Solaire on Scottsdale (124 Units)
- Camden Sotelo (170 Units)
- Jefferson Town Lake (170 Units)
- **The Pier 202** (586 Units)

DEMOGRAPHIC HIGHLIGHTS





2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile	DEMOGRAPHIC RA
Daytime Population:	26,022	200,675	496,504	
Estimated Population:	20,252	117,545	295,631	PARADISE MILES VALUE Paradise Valley
Average Household Income:	\$122,434	\$132,494	\$124,949	3 MILES
Total Retail Expenditure:	\$499.82 M	\$2.9 B	\$6.6 B	Scottsdale
Total Household Expenditure:	\$1.04 B	\$6.13 B	\$13.82 B	
Median Age:	34.5	35.9	34.1	Phoenix
Average Household Size:	2.1	1.9	2.1	South Phoenix
Total Households:	9,560	59,539	135,825	SOUTH
Total Businesses:	902	8,990	20,123	P







GROUND FLOOR RETAIL/RESTAURANT SPACE FOR LEASE

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Property Exclusively Represented By:



CAROL SCHILLNE

Direct: (480) 674-7692

Mobile: (714) 292-6171

carol.schillne@orionprop.com



COLE SCHILLNE

Direct: (480) 674-7693 Mobile: (949) 371-7335 cole.schillne@orionprop.com



MATTHEW SCHILLNE

Direct: (480) 674-7692 Mobile: (949) 599-6260

matthew.schillne@orionprop.com



7150 E Camelback Road, Unit 425 - Scottsdale, AZ 85251

