

# THE CITADEL

8700 E. PINNACLE PEAK RD  
SCOTTSDALE, AZ 85255

RETAIL & OFFICE FOR LEASE

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PRESTON'S STEAKHOUSE ANCHORED RESTAURANT | 8700 E. PINNACLE PEAK RD, SCOTTSDALE, AZ 85255



## PROPERTY DESCRIPTION

Located at the Northwest corner of Pinnacle Peak and Pima Road, The Citadel supports the communities of North Scottsdale. The center features Preston's Steakhouse which is owned by the acclaimed chef Charles Schwerd. Additionally, the center has several health & beauty tenants, along with several service businesses.

## PROPERTY HIGHLIGHTS

- The Citadel has a great Tenant line-up, including a pilates studio, Women's clothing boutique, hair salons, dentist, chiropractor, and service businesses.
- Picturesque courtyard and common areas with water features.
- Convenient parking and easy accessibility for customers.
- 35% of the surrounding community is classified as Exurbanites which has a median age of 51.

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## OFFERING SUMMARY

Available SF:	957 SF
Gross leasable area:	28,301 SF
Vehicles Per Day:	35,000 via N Pima Road
	10,000 via E Pinnacle Road
Signature Tenant:	Preston's Steakhouse

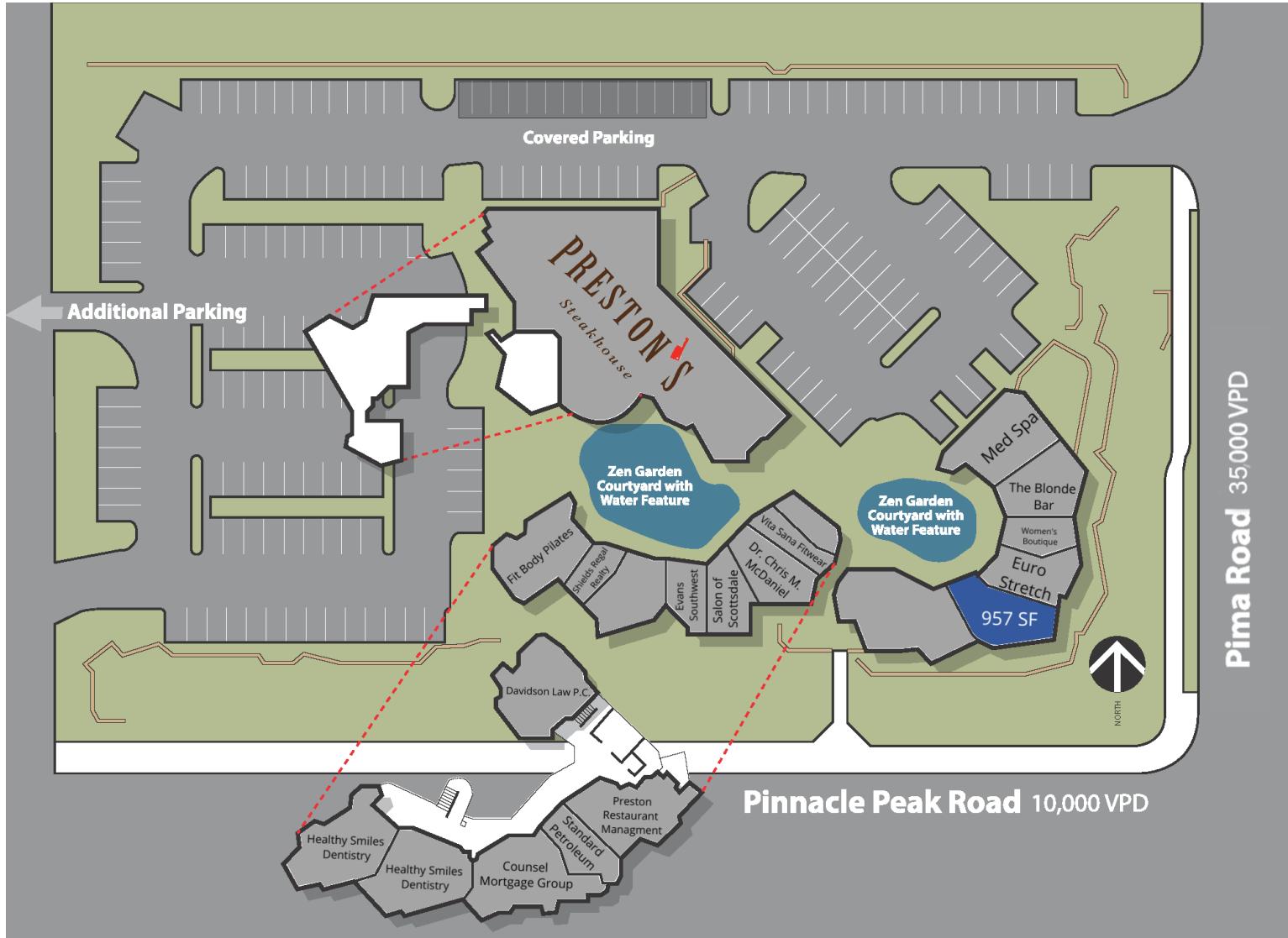
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Average HH Income	\$175,074	\$154,282	\$138,096
Total Population	3,429	26,497	63,922
Total Households	1,635	13,219	33,530



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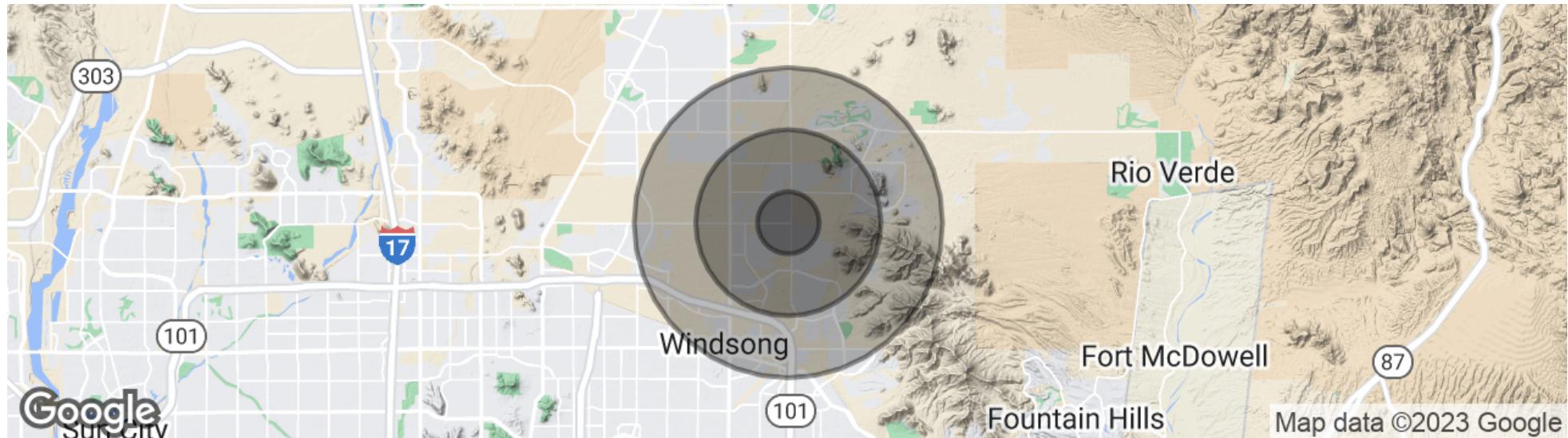


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	3,429	26,497	63,922
Median age	56.5	51.6	49.6
Median age (Male)	56.5	51.0	49.0
Median age (Female)	57.0	52.3	50.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,635	13,219	33,530
# of persons per HH	2.1	2.0	1.9
Average HH income	\$175,074	\$154,282	\$138,096
Average house value	\$892,188	\$829,422	\$696,092

\* Demographic data derived from 2020 ACS - US Census

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