

THE CITADEL

8700 E. PINNACLE PEAK RD
SCOTTSDALE, AZ 85255

RETAIL & OFFICE FOR LEASE

JASON BOWLES

SENIOR LEASING AGENT
jbowles@whitestonereit.com
p: 480.397.1910



THE CITADEL

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 Schwert. 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.

JASON BOWLES

SENIOR LEASING AGENT
jbowles@whitestonereit.com
p: 480.397.1910

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



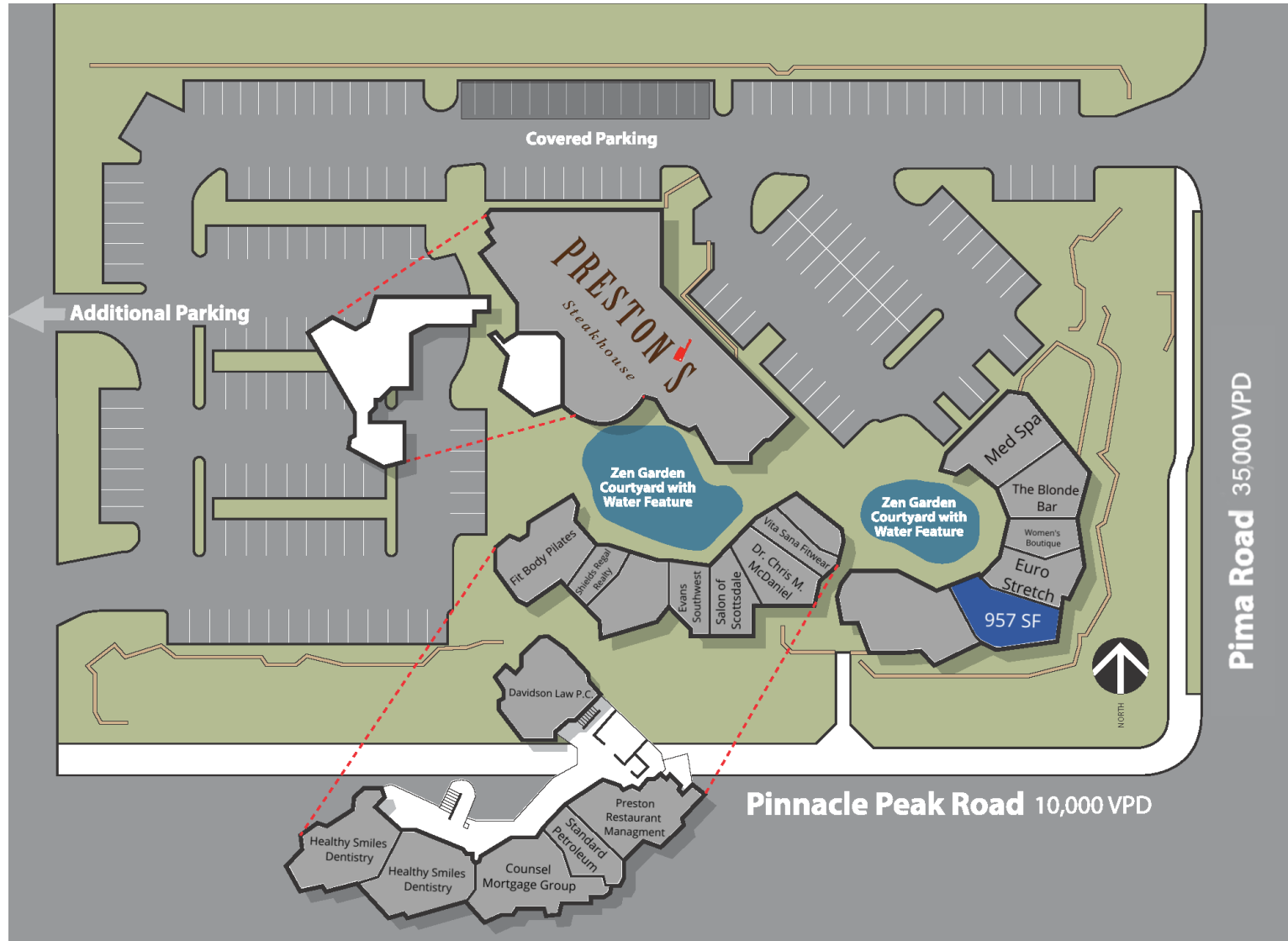
WHITESTONE REIT

WHITESTONEREIT.COM



THE CITADEL

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



JASON BOWLES

SENIOR LEASING AGENT

jbowles@whitestonereit.com

p: 480.397.1910

Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



WHITESTONE REIT

WHITESTONEREIT.COM



THE CITADEL

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



JASON BOWLES

SENIOR LEASING AGENT

jbowles@whitstonereit.com

p: 480.397.1910

Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



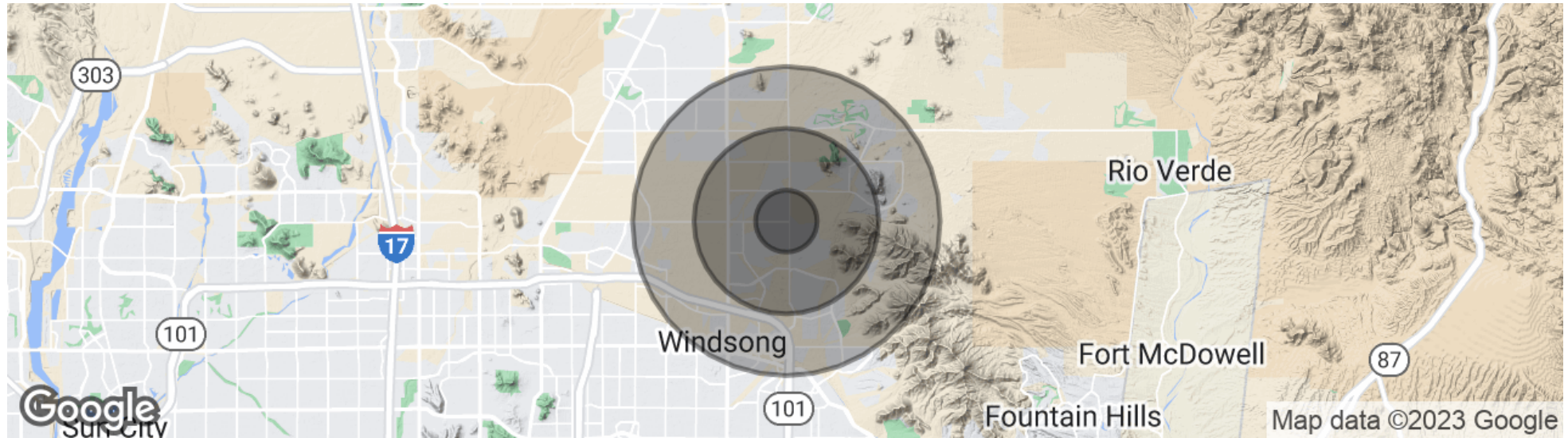
WHITESTONE REIT

WHITESTONEREIT.COM



THE CITADEL

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



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

JASON BOWLES

SENIOR LEASING AGENT
jbowles@whitestonereit.com
p: 480.397.1910



WHITESTONE REIT

WHITESTONEREIT.COM