



# THE PLAZA

SCOTTSDALE ROAD SHOP SPACE FOR LEASE  
SWC Scottsdale Rd & Thunderbird Rd | Scottsdale, AZ

## LEASING TEAM

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PHOENIX COMMERCIAL ADVISORS

A MEMBER OF CHAINLINKS RETAIL ADVISORS



# PROPERTY SUMMARY

<b>PROPERTY SIZE</b>	± 73,000 SF
<b>AVAILABLE</b>	± 1,009 SF
	± 1,056 SF
	± 1,350 SF
	± 2,415 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

**N** ±43,934 VPD (NB & SB)  
**S** ±57,040 VPD (NB & SB)

**E** ±5,896 VPD (EB & WB)  
**W** ±20,125 VPD (EB & WB)

ADOT 2022



# SITE PLAN

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SUITE	TENANT	SF
1	AVAILABLE	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	Guiseppe's	1,488
10	AVAILABLE	1,009
11	Abundant Yoga	1,351
12	Arizona Tailors	1,120
13	AVAILABLE	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	Dancers Domain	3,444
22	Precious Metals Refinery	1,346
23	Jabz Boxing	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



not to scale

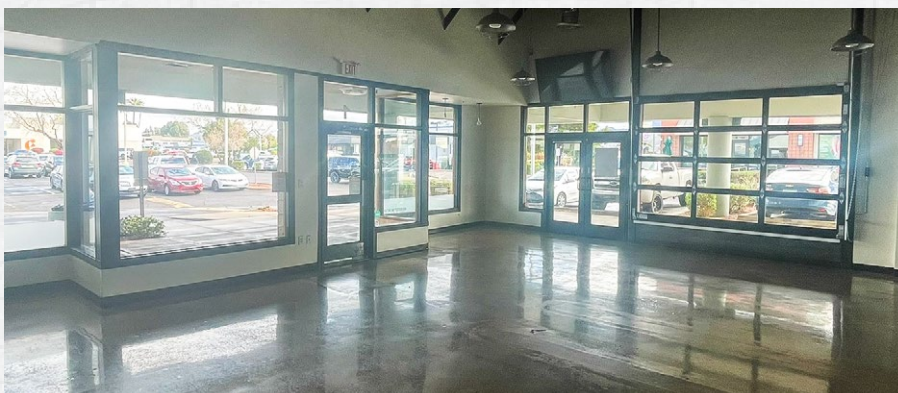
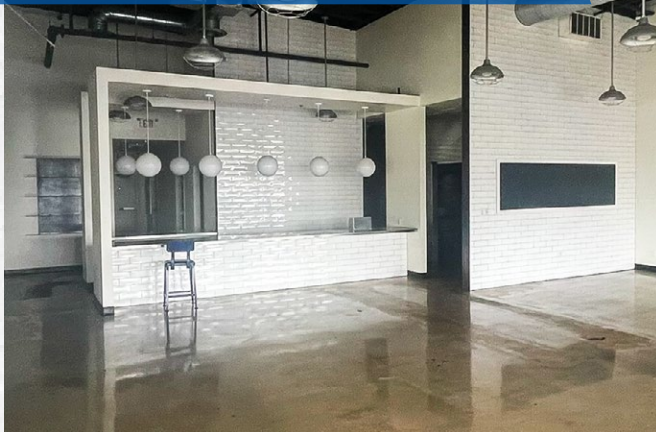
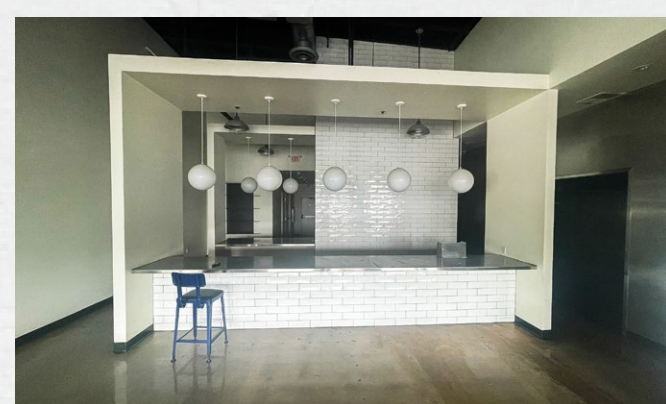
**AVAILABLE**

**OCCUPIED**



# SUITE 1

*FORMER RESTAURANT*  
±2,415 SF



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Scottsdale Airport

THUNDERBIRD RD

±20,125 VPD

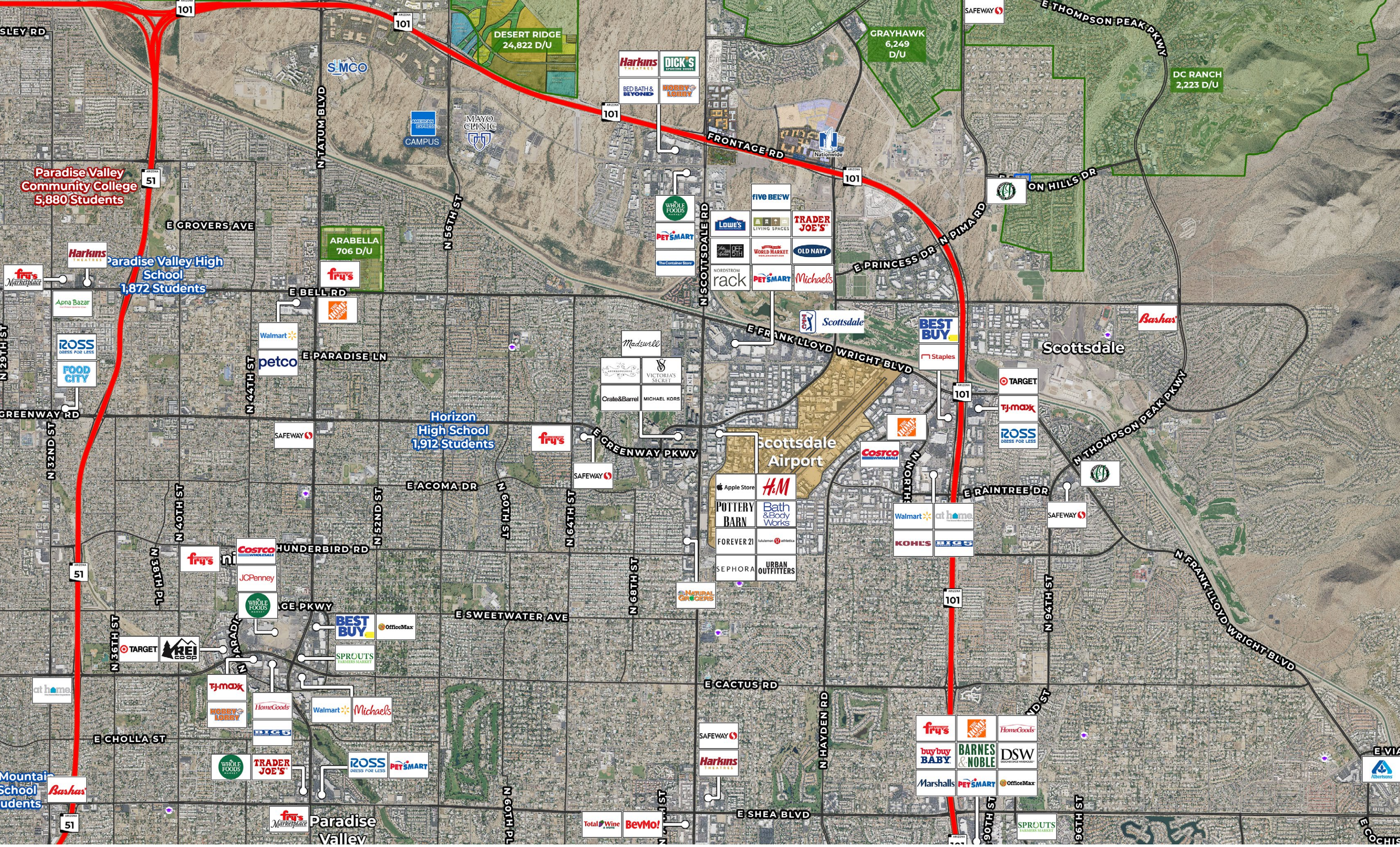
±43,934 VPD

±5,896 VPD

±57,040 VPD

SCOTTSDALE RD





**SWC SCOTTSDALE RD & THUNDERBIRD RD | SCOTTSDALE, AZ**





SWC SCOTTSDALE RD & THUNDERBIRD RD | SCOTTSDALE, AZ



# DEMOGRAPHICS

2024 ESRI



	1-Mile	3-Mile	5-Mile
2024 Total Population	6,884	82,848	205,772
2029 Total Population	8,237	87,111	212,561

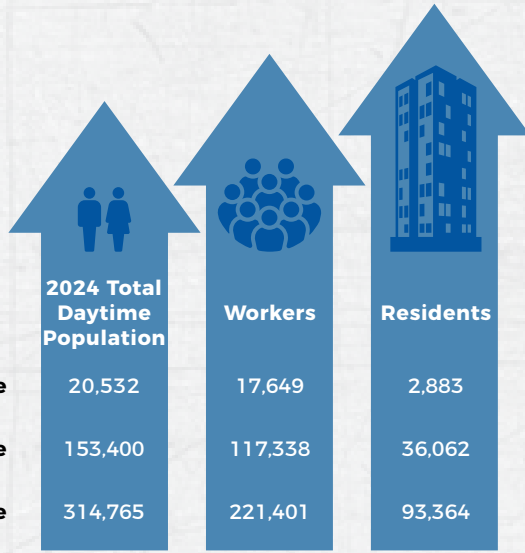


	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$135,573	\$187,251	\$82,130
3-Mile	\$115,508	\$161,286	\$73,022
5-Mile	\$115,265	\$166,246	\$74,034



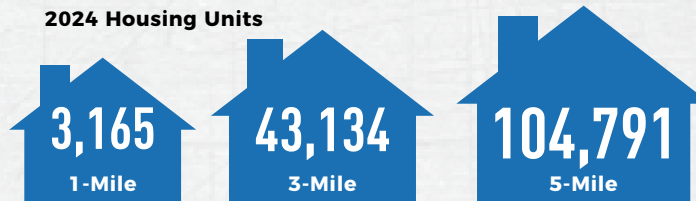
	1-Mile	3-Mile	5-Mile
2024 Households	2,696	37,500	91,642
2029 Households	3,318	40,341	96,714

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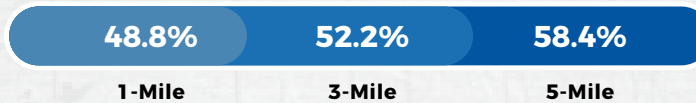


	2024 Total Daytime Population	Workers	Residents
1-Mile	20,532	17,649	2,883
3-Mile	153,400	117,338	36,062
5-Mile	314,765	221,401	93,364

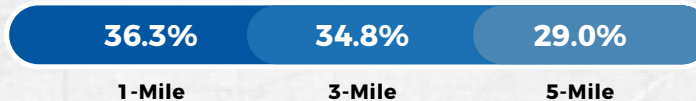
## 2024 Housing Units



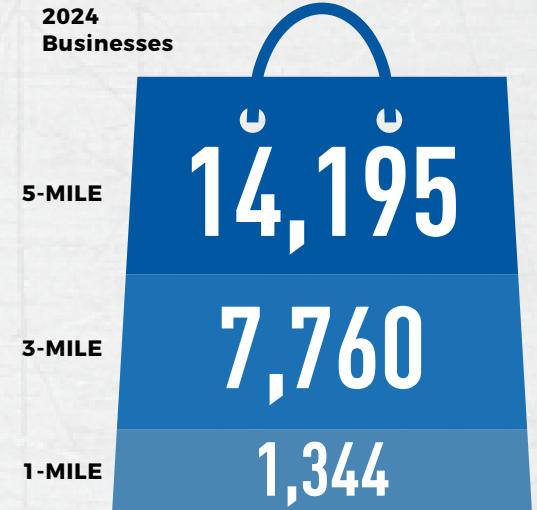
## Owner Occupied



## Renter Occupied



## 2024 Businesses





# THE PLAZA

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