



SCOTTSDALE SEVILLE

7001 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250

RETAIL PROPERTY FOR LEASE

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PROPERTY DESCRIPTION

Located on Scottsdale Road across from the Kimpton Miralina Resort & Villas and The Ritz-Carlton, Paradise Valley, Residences. Scottsdale Seville has picturesque views of Camelback and Mummy Mountains, sun-drenched peaks. Its tenants include Ruth Chris Steakhouse, Wildflower Bread Company, Pubblico Italian Eatery, Alma Scottsdale, Azadi Rugs, and Rumors Hair Salon to name a few.

PROPERTY HIGHLIGHTS

- Recently completed upgraded luxury amenities throughout the center.
- Across the street from the recently renovated McCormick-Stillman Railroad Park. Enhanced with a 7,500-square-foot roundhouse and a 5,000-square-foot splash pad.
- Adjacent to The Ritz-Carlton, Paradise Valley, Estate Homes & Villas. A premier luxury community (currently under construction).
- Conveniently located near numerous resorts: JW Marriott Scottsdale Camelback, Mountain Shadows, Sanctuary Camelback Mountain Resort, The Phoenician, Grand Hyatt at Gainey Ranch, W Scottsdale, and Talking Stick Resort & Casino. Near numerous attractions, such as Topgolf, Salt River Fields, Butterfly Wonderland, and OdySea Aquarium.

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OFFERING SUMMARY

Available SF:	1,210 - 6,280 SF
Lot Size:	9.506 Acres
Building Size:	90,042 SF
Vehicles Per Day:	79,203 via Scottsdale Road 19,497 via E. Indian Road
Major Tenants:	Ruth's Chris Steakhouse, Wildflower, Azadi Rugs & Hastens

DEMOGRAPHICS	5 MIN DT	10 MIN DT	15 MIN DT
Average HH Income	\$188,014	\$172,863.	\$168,430
Total Population	17,468	99,781	287,497
Total Households	9,235	50,307	135,412



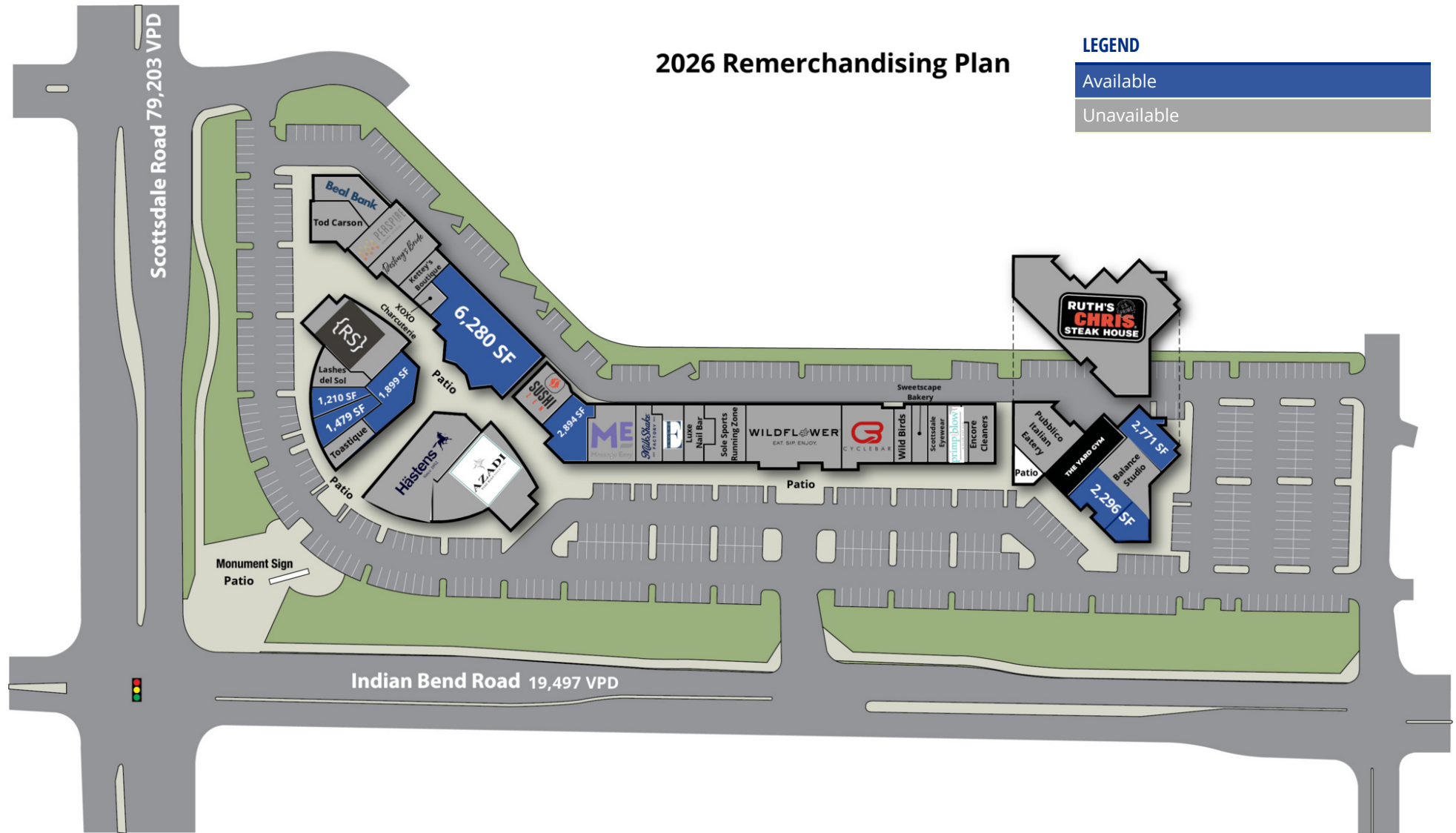
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2026 Remerchandising Plan

LEGEND

Available

Unavailable

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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.



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* Demographic data derived from 2023 ESRI Dominant Tapestry Map.

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Total Households	9,235	50,309	135,412
Average HH income	\$188,014	\$172,863	\$168,430

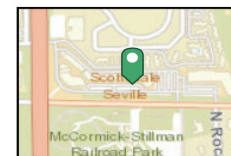
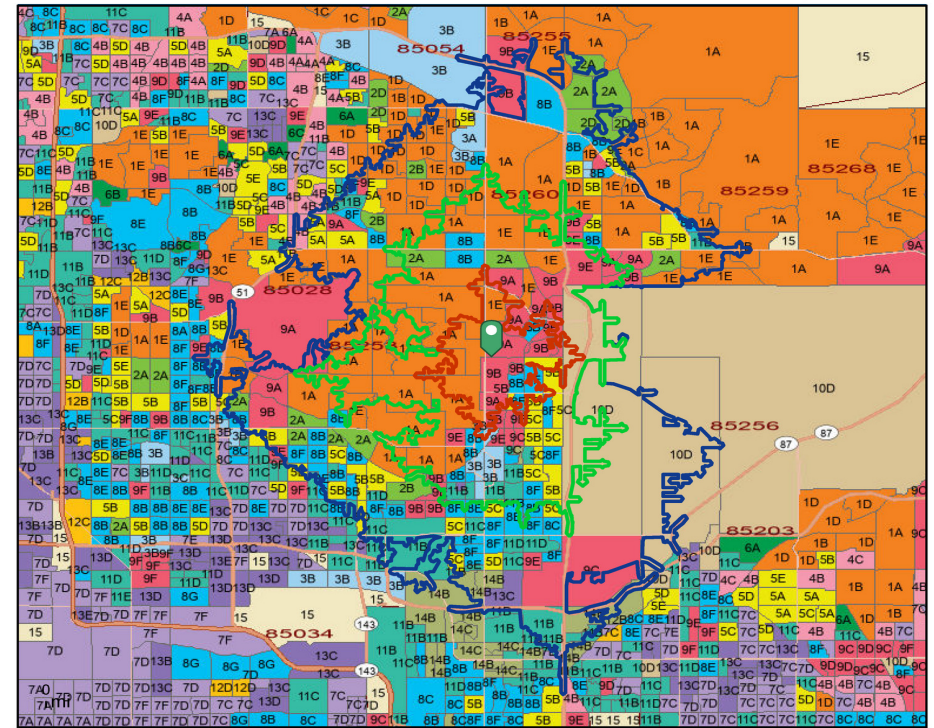
* DT = Driving Time



Dominant Tapestry Map

Scottsdale Seville
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 33.53922
Longitude: -111.92301



Tapestry LifeMode

- L1: Affluent Estates
- L2: Upscale Avenues
- L3: Uptown Individuals
- L4: Family Landscapes
- L5: GenXurban
- L6: Cozy Country
- L7: Sprouting Explorers
- L8: Middle Ground
- L9: Senior Styles
- L10: Rustic Outposts
- L11: Midtown Singles
- L12: Hometown
- L13: Next Wave
- L14: Scholars and Patriots



Source: Esri

March 26, 2024

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