

FOR LEASE | PALO VERDE SQUARE

Scottsdale, AZ

SEC Frank Lloyd Wright Blvd & Desert Cove Ave



Cliff Johnston / Managing Director / cliff.johnston@cushwake.com / +1 602 224 4445

WE ARE
THE CENTER
OF RETAIL

©2018 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



FOR LEASE | PALO VERDE SQUARE

Scottsdale, AZ

SEC Frank Lloyd Wright Blvd & Desert Cove Ave

RETAIL SPACE

±9,242 SF (Former Tuesday Morning)
 ±1,492 SF
 ±1,360 SF

RENT

Call for rates

TRAFFIC COUNTS*

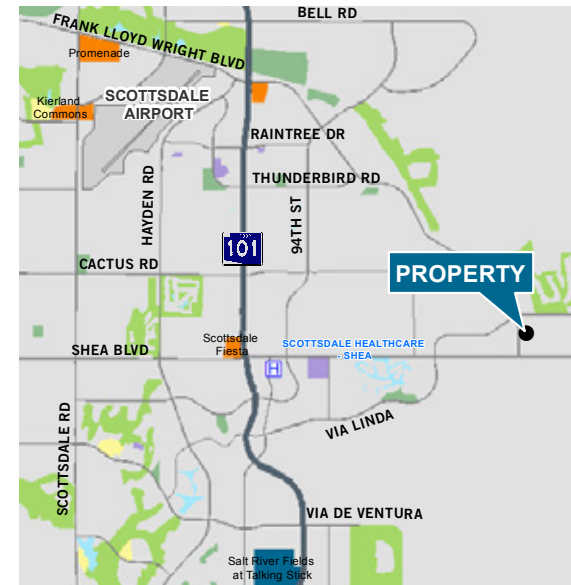
Frank Lloyd Wright Blvd @ Shea Blvd: 21,500 VPD
 Via Linda @ Frank Lloyd Wright Blvd: 14,000 VPD
 Shea Blvd @ Frank Lloyd Wright Blvd: 39,000 VPD

NEIGHBORING TENANTS

Vitos, Blue Adobe, BBVA Compass, Kona Coffee

COMMENTS

- Strong income levels
- New lower rates
- Servicing McDowell Mountain Ranch / North Scottsdale / East Scottsdale
- Zoned: C-3 (City of Scottsdale)



NEIGHBORHOOD DEMOGRAPHICS**

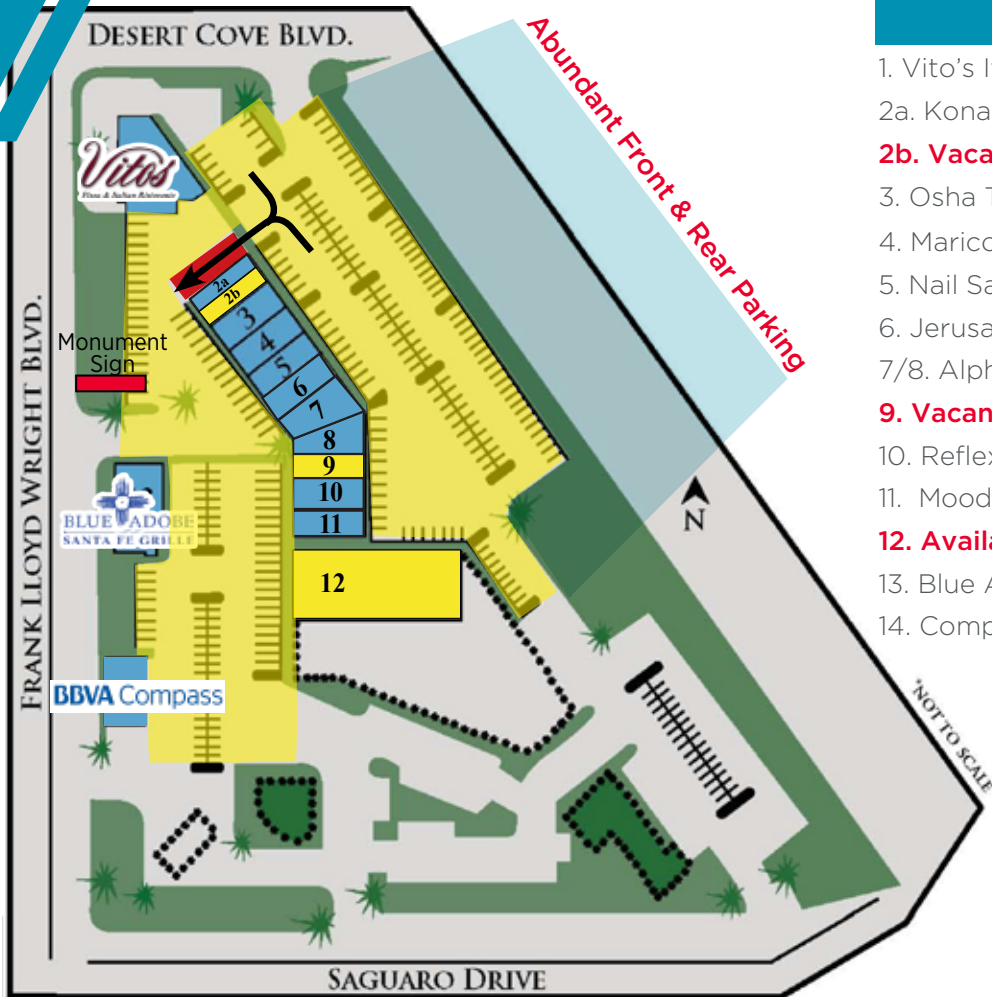
	POPULATION	AVERAGE HOUSEHOLD INCOME	NUMBER OF HOUSEHOLDS
1 Mile	9,643	\$115,083	4,596
3 Miles	47,037	\$148,994	20,647
5 Miles	96,229	\$139,228	43,611

Source:
 *CoStar 2017
 **ESRI 2018

FOR LEASE | PALO VERDE SQUARE

Scottsdale, AZ

SEC Frank Lloyd Wright Blvd & Desert Cove Ave



Suites

1. Vito's Italian Restaurant	4,612 SF
2a. Kona Coffee	1,432SF
2b. Vacant	1,492 SF
3. Osha Thai	1,628 SF
4. Maricopa Ambulance	1,088 SF
5. Nail Salon	1,359 SF
6. Jerusalem Bakery	1,360 SF
7/8. Alpha Krav Maga	4,010 SF
9. Vacant	1,360 SF
10. Reflexology	1,360 SF
11. Moody's Smoke Shop	1,350 SF
12. Available	9,242 SF
13. Blue Adobe	3,200 SF
14. Compass Bank	1,590 SF

