

SUNSET AT PINNACLE PEAK

7615 E. PINNACLE PEAK RD.
SCOTTSDALE, AZ 85255

RETAIL LOCATIONS FOR LEASE

JASON BOWLES

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SUNSET AT PINNACLE PEAK

SOUL CAFE ANCHORED RESTAURANT | 7615 E. PINNACLE RD., SCOTTSDALE, AZ 85255



PROPERTY DESCRIPTION

Sunset at Pinnacle Peak is located at Miller Road & Pinnacle Peak Road in North Scottsdale. This center has three well-known restaurants, several service business and many health & wellness tenants.

PROPERTY HIGHLIGHTS

- Our popular restaurants include: Soul Café, Jalapeno Inferno Ghost Kitchen & Thai Basil.
- The center's health & wellness options include Millennium Day Spa, North Scottsdale Laser, Primary Care Walk-In Medical Clinic, Mike's Barbershop and Nature's Bloom.
- 86% of the surrounding population is classified as a segment called Professional Pride that has an average household size of 3.13 and a median age of 41.

OFFERING SUMMARY

Available SF:	1,240SF
Gross leasable area:	43,960 SF
Vehicles Per Day:	17,000 via Pinnacle Peak Road 12,000 via Miller Road
Signature Tenants:	Soul Café, Millennium Day Spa

DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Average HH Income	\$178,602	\$131,021	\$122,237
Total Population	16,455	119,578	286,225
Total Household	6,975	55,283	132,563

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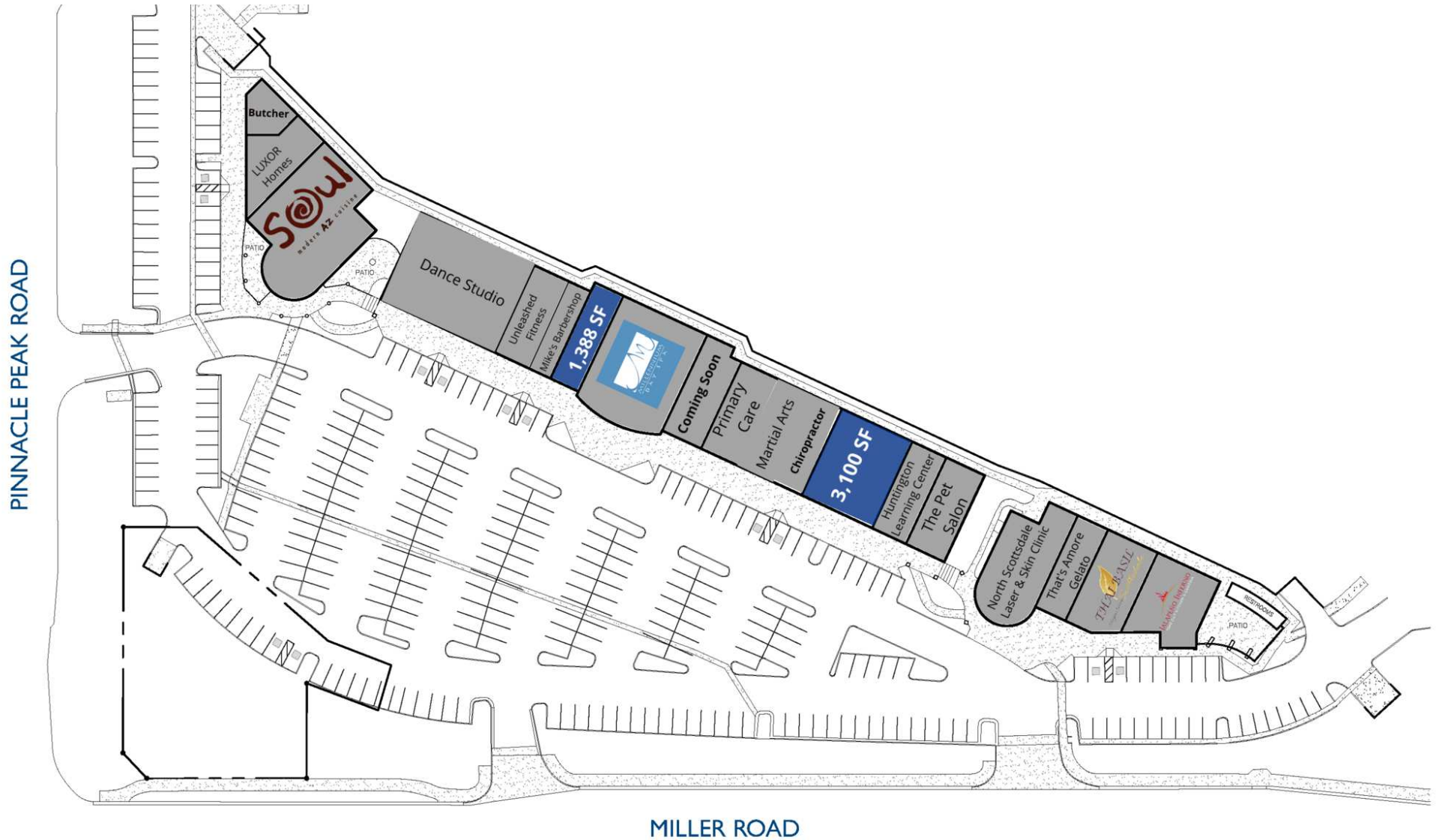
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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent 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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SOUL CAFE ANCHORED RESTAURANT | C04, C05 E. PINNACLE RD., SCOTTSDALE, AZ 85255



WHITESTONE REIT

Suite C04 & C05
3,100 SF
7615 E. Pinnacle Rd.,
Scottsdale, AZ 85255

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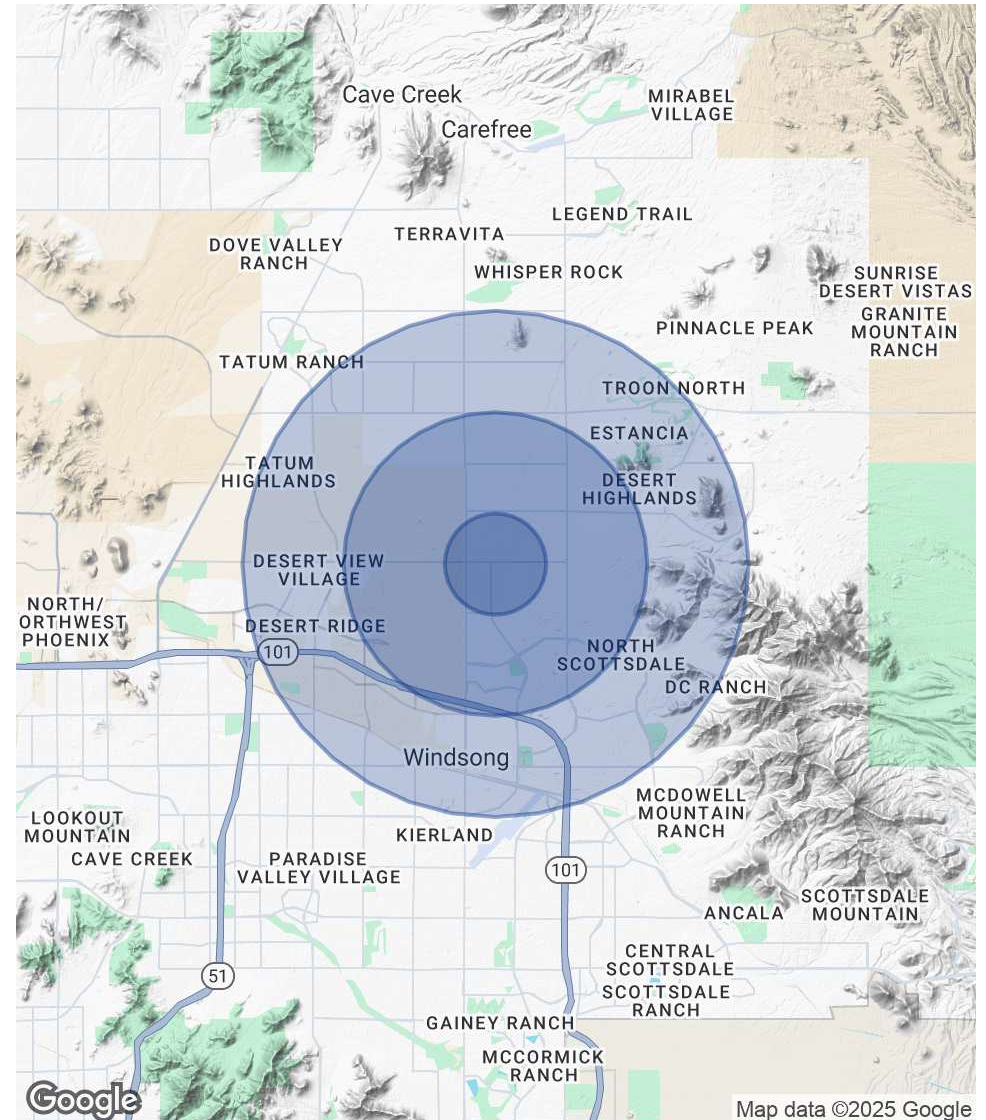


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Data Derived from 2024 ESRI

POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total Population	10,837	53,909	218,286
Median Age	52.8	49.0	47.5
Daytime Population	15,110	81,054	307,879
Workers	9,540	55,522	207,352
Residents	5,570	25,532	100,527
HOUSEHOLD & INCOME	5 MIN DT	10 MIN DT	15 MIN DT
Total Households	4,440	24,295	95,034
# of Persons per HH	2.39	2.19	2.27
Average HH Income	\$219,127	\$194,802	\$174,785
Average House Value	\$896,209	\$886,330	\$749,826



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