

# TUFT & NEEDLE - FOR SALE/LEASE

2730 NORTH SCOTTSDALE ROAD | SCOTTSDALE, ARIZONA 85257



VERY AFFLUENT  
DEMOGRAPHICS



ACTUAL SITE

# ADVISORY TEAM

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# Highlights

**FOR SALE**  
List Price  
**\$2,220,000**

**FOR LEASE**  
**\$45 PSF (Negotiable)**  
**Absolute NNN**



## LOCATION

On Scottsdale Rd, South of Thomas Rd



## LOT SIZE

±0.40 acre



## YEAR REMODELED

2016



## EXCEPTIONAL LOCATION

Close proximity from **Old Town Scottsdale** - a vibrant & unique destination featuring Southwest's finest museums and art galleries, restaurants and nightclubs, local retail shops, boutique hotels, and performing arts centers; **Scottsdale Fashion Square** - one of the top indoor malls in the U.S. with key tenants such as Neiman Marcus, Nordstrom, Dior, Dolce & Gabbana, Ferragamo, Versace, Balenciaga, Saint Laurent, Boss, Burberry, Apple, Louis Vuitton, Tiffany & Co., Cartier, Bulgari, and Gucci



## TRAFFIC COUNTS

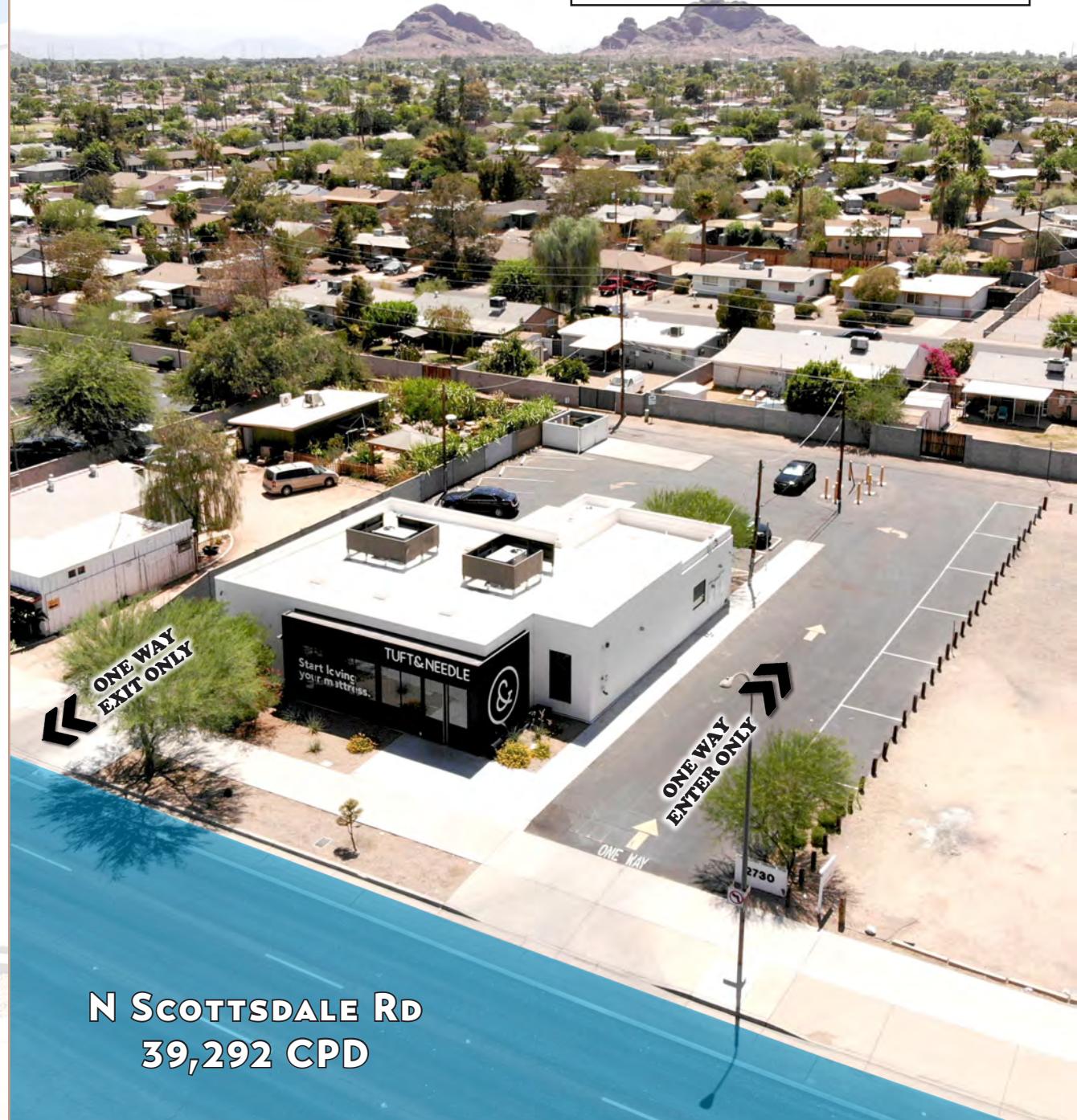
Excellent visibility/access on Scottsdale Rd, the market's primary north-south corridor, with traffic counts of 39,292 CPD!



## AFFLUENT 2025 DEMOGRAPHICS

Total Population (5-mi) of 270,252 with an **Average Household Income of \$145,858 (3-mi)**

**2025 AVERAGE HOUSEHOLD  
INCOME (3-MI)**  
**\$145,858**



**N SCOTTSDALE RD  
39,292 CPD**

# Property Overview

## EXCEPTIONAL LOCATION



### **HISTORIC OLD TOWN SCOTTSDALE**

Old Town Scottsdale has earned its reputation as a world-class, bucket list destination with some of the Southwest's finest museums and art galleries, restaurants and nightclubs, local retail shops, boutique hotels, and performing arts centers - all within a condensed, walkable area.

### **SCOTTSDALE FASHION SQUARE**

It is southwest's distinctive address for luxury shopping, dining and entertainment, featuring Neiman Marcus, Nordstrom, Dillard's, Macy's, Dior, Dolce & Gabbana, Ferragamo, Versace, Balenciaga, Saint Laurent, Boss, Burberry, Apple, Louis Vuitton, Tiffany & Co., Cartier, Bulgari, Gucci and select prestigious stores not found anywhere else in Arizona. Shoppers can also dine at top area restaurants such as Nobu, Ocean 44, Elephante, Francine, Moxies, Toca Madera, and Zinque, as well as stay at the modern 11-story Caesars Republic Scottsdale.

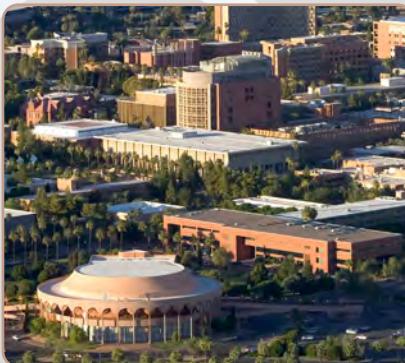


### **SCOTTSDALE STADIUM**

Situated in the heart of historic Old Town, this storied venue - originally built in 1955 and modernized over the years - hosts the San Francisco Giants for Spring Training every February and March. With seating for 12,000 fans, it ranks as one of the premier destinations in the Cactus League.



## CLOSE PROXIMITY TO THE MOST PRESTIGIOUS UNIVERSITY IN ARIZONA



**Arizona State University** is a public, research-focused university with a wide range of degree programs and consistently ranked as one of the largest universities in the United States. ASU focuses on advancing research, innovation and entrepreneurship, and providing accessible learning opportunities, offering more than 430 undergraduate and over 590 graduate programs with 72,994 students enrolled across its campuses (Fall 2024).

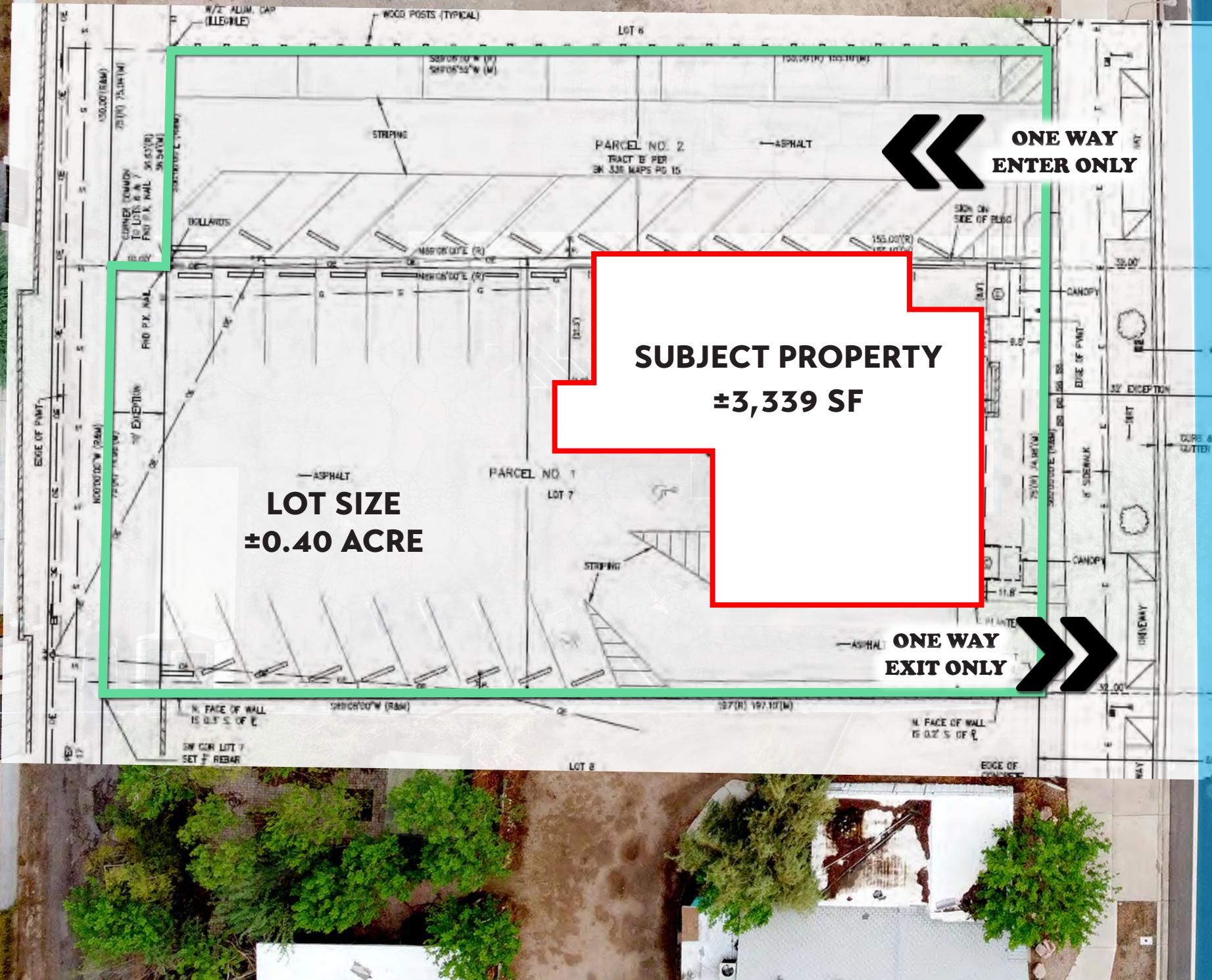
**ASU's Tempe Campus** offers hundreds of majors that engage undergraduates and graduates in multidisciplinary research and exploration in first-rate laboratories and facilities. The Sun Devils' athletic complex, performing arts facilities and research space create a dynamic learning environment, serving 56,643 students in Fall 2024 - ranking the 6th largest university in the U.S. by enrollment.

## HONORHEALTH SCOTTSDALE OSBORN MEDICAL CENTER



Located one mile north from the Subject Property, this 337-bed, full-service acute-care hospital is known for being a leader in trauma, orthopedics, neurosurgery and cardiovascular services. It features a Level I Trauma Center, a Primary Stroke Center, and a Level III Neonatal Intensive Care Unit (NICU).

# Site Plan



# TRAFFIC VOLUMES N SCOTTSDALE RD 39,292 CPD

**Scottsdale Road** is a major north-south thoroughfare that connects Old Town's historic charm with upscale destinations like **Scottsdale Fashion Square**, **Scottsdale Quarter**, and the **Scottsdale Airpark**. It serves as both an economic hub and a residential gateway, linking employment centers with luxury neighborhoods and resort communities such as **Gaines Ranch** and **McCormick Ranch**. As a central route for locals and visitors, it showcases Scottsdale's blend of dining, shopping, entertainment, and desert scenery, making it a vibrant destination for tourism and daily life.





THE PHOENICIAN  
SCOTTSDALE



SCOTTSDALE ON  
MAIN  
119 UNITS

MAA OLD TOWN SCOTTSDALE  
264 UNITS

E THOMAS RD | 28,051 CPD



#### SCOTTSDALE FASHION SQUARE

A high-end, luxury shopping, dining & entertainment destination with key tenants such as Neiman Marcus, Nordstrom, Gucci, Prada, Louis Vitton, Macy's, Ocean 44, Nobu, Francine, Toca Madera, Harkins Theatres

CARTER  
365 UNITS

MAA OLD TOWN SCOTTSDALE NORTH  
208 UNITS

THE GRIFFIN  
277 UNITS

#### SCOTTSDALE WATERFRONT

A sophisticated, walkable mixed-use district, built around the Arizona Canal, featuring upscale shops, fine dining, high-rise residences, public art & scenic pathways.

COURTYARD  
BY MARRIOTT



THE TOMSCOT  
279 UNITS



North  
As of August 2025

#### SUBJECT PROPERTY

FOR LEASE | FOR SALE

2730 N Scottsdale Rd | Scottsdale, AZ



# Northeast

As of August 2025



HONORHEALTH  
SCOTTSDALE OSBORN  
337 BEDS



DENIM SCOTTSDALE  
645 UNITS



verizon



THE TOMSCOT  
279 UNITS



E THOMAS RD | 28,051 CPD



**SUBJECT PROPERTY**

FOR LEASE | FOR SALE

2730 N Scottsdale Rd | Scottsdale, AZ

N SCOTTSDALE RD  
39,292 CPD



HOTWORX



jiffylube®

Albertsons®

SALLY.

Grooming  
Pet Hotel



AAA Dental  
Laboratory



# Scottsdale



# Zoomed Out



# City View

N



# Scottsdale Synopsis

**Scottsdale** is a city in Arizona's Maricopa County and is a part of the Phoenix metropolitan area. Scottsdale is 31 miles from its northern to southernmost edge, and covers 184.5 square miles. The city is bordered by the City of Phoenix to the west, Tonto National Forest to the north, the McDowell Mountains to the east, and Salt River to the south.

Scottsdale experienced an exceptional economic surge in 2024, with a nearly \$4 billion influx into its economy. This remarkable growth was primarily driven by the city's thriving tourism sector, which continues to play a pivotal role in shaping the local economy. The city welcomed more than 11 million visitors, who collectively contributed an impressive \$3.7 billion in economic output. Of these visitors, 1.7 million were international travelers who stayed overnight, underscoring Scottsdale's global appeal and its status as a key destination for international tourism.

Scottsdale hosts various annual festivities, including the **Parada del Sol Historic Parade**, the **Scottsdale Arts Festival**, and the major **Barrett-Jackson Collector Car Auction**. Other yearly events feature a variety of interests, such as the **Scottsdale Arabian Horse Show**, and the **WM Phoenix Open Golf Tournament**.

Among the companies headquartered in Scottsdale are **APL**, **Cold Stone Creamery**, **Carlisle Companies**, **Discount Tire**, **Discovery Land Company**, **Fender**, **Blue Yonder**, **Kahala**, **Kona Grill**, **Liveops**, **Meritage Homes**, **Nextiva**, **P.F. Chang's China Bistro**, **Rural Metro**, **Axon**, and **Vitalant**.



## 2024 Demographics

	1-MI	3-MI	5-MI
Population	20,521	111,554	270,252
Households	10,691	56,604	126,275
Daytime Demographics Age 16+	15,088	93,670	248,380
Median Age	36.1	38.9	35.1
<b>Average Household Income</b>	<b>\$128,424</b>	<b>\$145,858</b>	<b>\$131,531</b>

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## FOR MORE INFORMATION:

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