

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



ZONING
Commercial - C-3



LOT SIZE
±0.40 acre



GROSS LEASABLE AREA
±3,339 SF (\$664.87 PSF)



YEAR REMODELED
2016



2025 PROPERTY TAX
\$6,204.84

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!

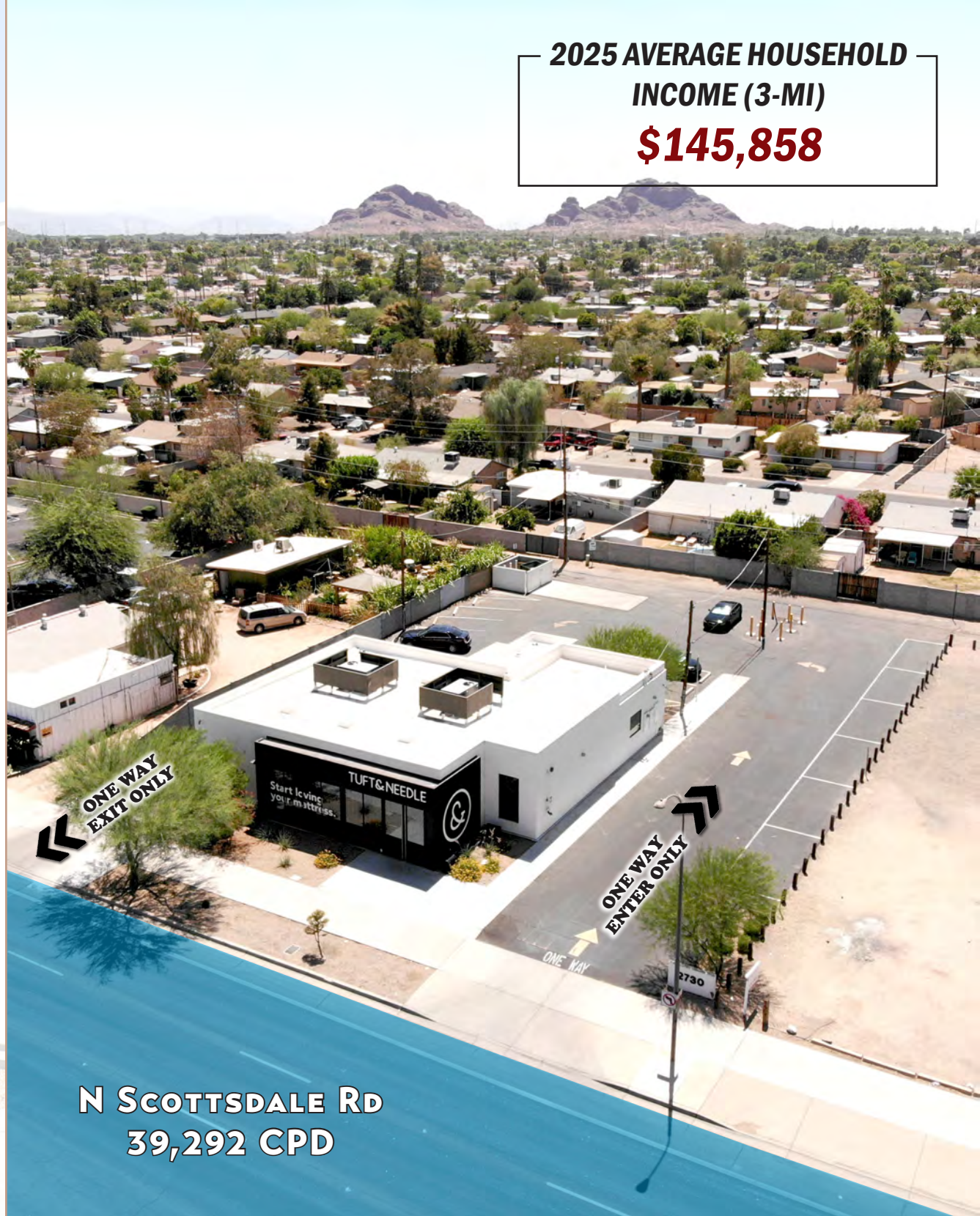


AFFLUENT 2025 DEMOGRAPHICS

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



**ONE WAY
EXIT ONLY**

**ONE WAY
ENTER ONLY**

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.



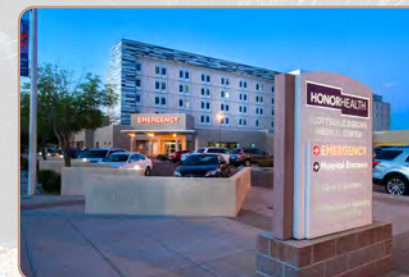
✓ CLOSE PROXIMITY TO THE MOST PRESTIGIOUS UNIVERSITY IN ARIZONA



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).

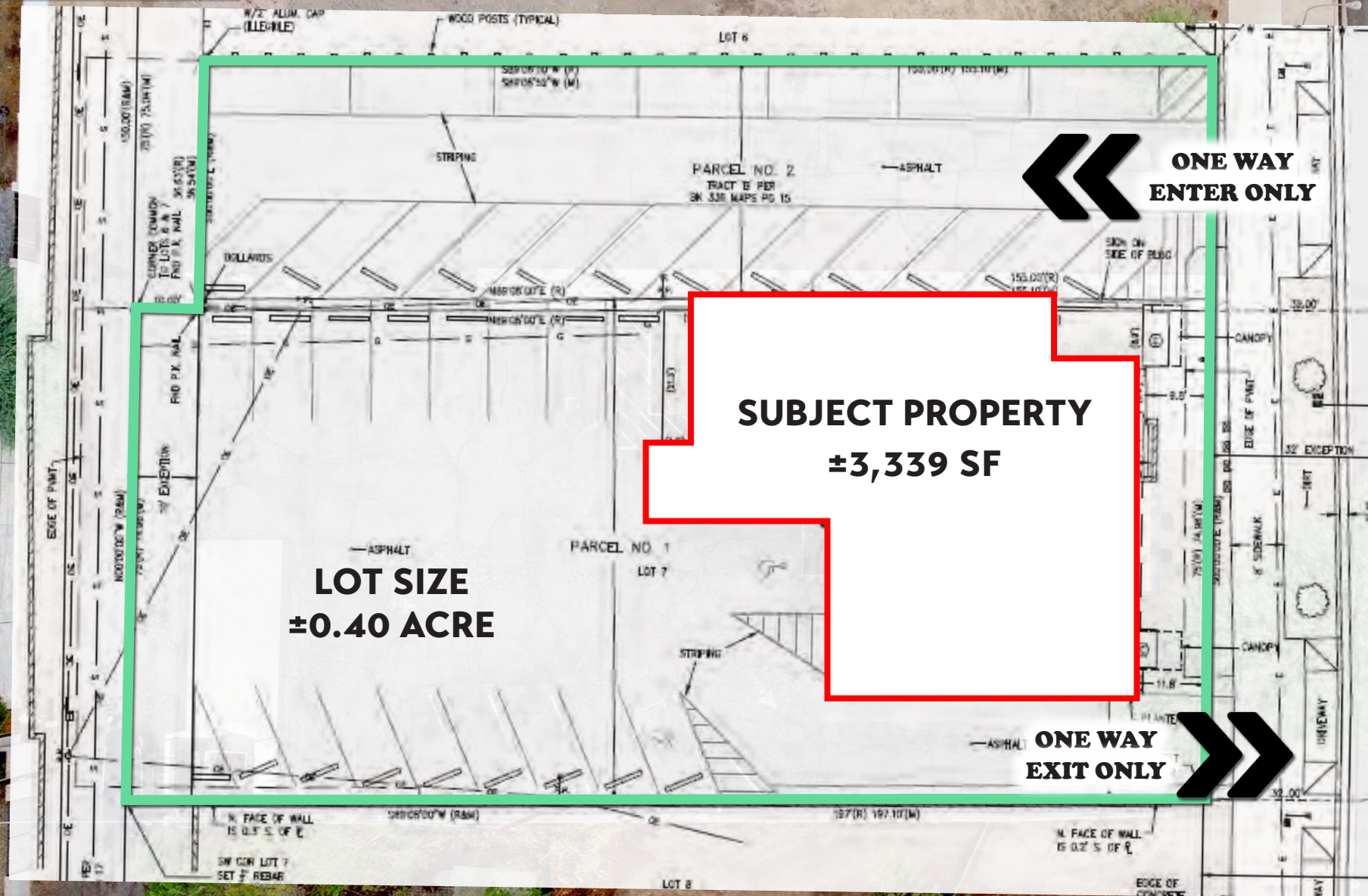
ASU's Tempe Campus offers hundreds of majors that engage undergraduates and graduates in multidisciplinary research and exploration in first-rate laboratories and facilities. The Sun Devils' athletic complex, performing arts facilities and research space create a dynamic learning environment, serving 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 Gainey 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 NORTH
208 UNITS

CARTER
365 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.

North
As of August 2025

MAA OLD TOWN SCOTTSDALE
264 UNITS



COURTYARD
BY MARRIOTT



Fairfield
BY MARRIOTT

THE TOMSCOT
279 UNITS



E THOMAS RD | 28,051 CPD



verizon



CIRCLE K

N SCOTTSDALE RD
39,292 CPD

SUBJECT PROPERTY

FOR LEASE | FOR SALE
2730 N Scottsdale Rd | Scottsdale, AZ



Old Town
SCOTTSDALE

HONORHEALTH[®]
SCOTTSDALE OSBORN
337 BEDS

Scottsdale
STADIUM

Northeast

As of August 2025

DENIM SCOTTSDALE
645 UNITS

THE TOMSCOT
279 UNITS

Grooming
Pet Hotel

AAA Dental
Laboratory

E THOMAS RD | 28,051 CPD

CIRCLE K

CHIPOTLE
MEXICAN GRILL

ahipoki

SMASH
BURGER

Albertsons

SALLY.

HOTWORX

jamba

ME
Massage Envy.

SUBJECT PROPERTY

FOR LEASE | FOR SALE

2730 N Scottsdale Rd | Scottsdale, AZ

N SCOTTSDALE RD
39,292 CPD

jiffy lube

ASU Arizona State University
56,643 STUDENTS

ASU - SKYSONG
ASU Scottsdale Innovation Center is a 1.2 million SF mixed-use development with a diverse business community with tenants such as Oracle, Dell Technologies, Limelight, Workiva, Evernorth Care & MAA Skysong

LAIFITNESS. **ACE** **DUTCH BROS**

FORMATION
170 UNITS

DQ Grill & Chill Restaurant **NextCare** URGENT CARE

SAJAD **GO**

DISCOUNT TIRE

goodwill

MIDAS

BARRO'S PIZZA

DeFalco's
ITALIAN RESTAURANT - GROCERY

d's **HEALTHY ON THE GO**

Los SOMBREROS

Pep Boys
Auto Service & Tires

jiffy lube

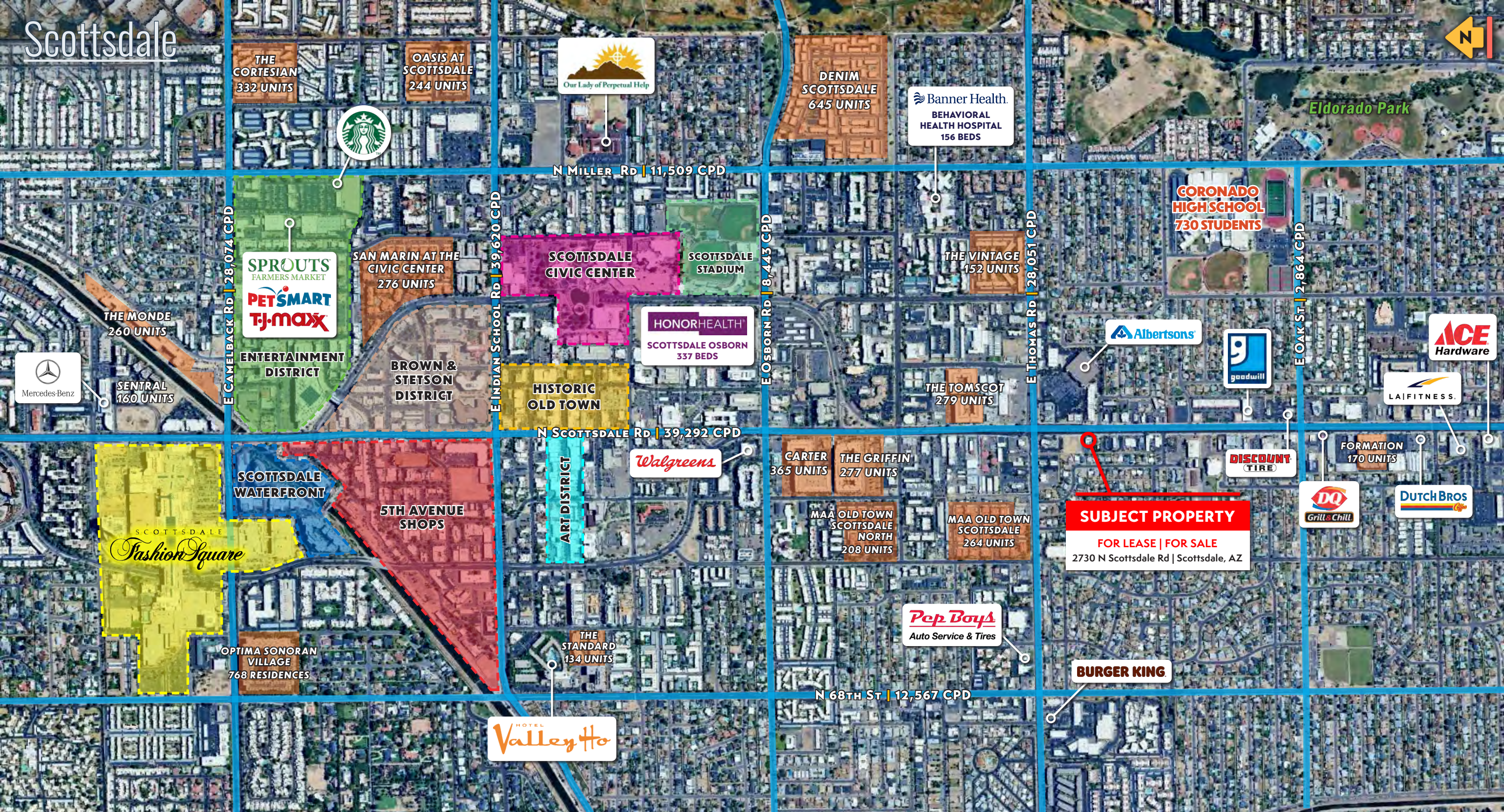
Cafe Rio
MEXICAN GRILL

SUBJECT PROPERTY
FOR LEASE | FOR SALE
2730 N Scottsdale Rd | Scottsdale, AZ

N SCOTTSDALE RD
39,292 CPD



Scottsdale



THE CORTESIAN
332 UNITS

OASIS AT
SCOTTSDALE
244 UNITS



DENIM
SCOTTSDALE
645 UNITS

Banner Health.
BEHAVIORAL
HEALTH HOSPITAL
156 BEDS

Eldorado Park



N MILLER RD | 11,509 CPD

SPROUTS
FARMERS MARKET
PETSMART
TJ-MAXX

SAN MARIN AT THE
CIVIC CENTER
276 UNITS

SCOTTSDALE
CIVIC CENTER

SCOTTSDALE
STADIUM

HONORHEALTH
SCOTTSDALE OSBORN
337 BEDS

THE VINTAGE
152 UNITS

CORONADO
HIGH SCHOOL
730 STUDENTS

THE MONDE
260 UNITS



SENTRAL
160 UNITS

ENTERTAINMENT
DISTRICT

BROWN &
STETSON
DISTRICT

HISTORIC
OLD TOWN

N SCOTTSDALE RD | 39,292 CPD

Walgreens

CARTER
365 UNITS

THE GRIFFIN
277 UNITS

THE TOMSCOT
279 UNITS

Albertsons



ACE
Hardware

LAIFITNESS

SCOTTSDALE
WATERFRONT

5TH AVENUE
SHOPS

ART DISTRICT

MAA OLD TOWN
SCOTTSDALE
NORTH
208 UNITS

MAA OLD TOWN
SCOTTSDALE
264 UNITS

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DISCOUNT
TIRE

FORMATION
170 UNITS

DQ
Grill & Chill

DUTCHBROS
Cafe

SCOTTSDALE
Fashion Square

OPTIMA SONORAN
VILLAGE
768 RESIDENCES

THE
STANDARD
134 UNITS

HOTEL
Valley Ho

N 68TH ST | 12,567 CPD

Pep Boys
Auto Service & Tires

BURGER KING

Zoomed Out



City View



Walmart
at home
KOHL'S
EoS FITNESS

HONORHEALTH
SCOTTSDALE SHEA
427 BEDS

SALT RIVER FIELDS
AT TALKING STICK

TALKING STICK
RESORT

SCOTTSDALE
COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
7,228 STUDENTS

CASINO
ARIZONA

TEMPE
MARKETPLACE

ASU Arizona State University
56,643 STUDENTS

SUBJECT PROPERTY
FOR LEASE | FOR SALE
2730 N Scottsdale Rd | Scottsdale, AZ

target HOBBY LOBBY
THE HOME DEPOT Michaels
ROSS petco
MOUNTAIN SIDE FITNESS goodwill

frys Marshalls
HomeGoods THE HOME DEPOT

SCOTTSDALE AIRPORT
SDL

KIERLAND
EXPERIENCE TROON GOLF®

HORIZON HIGH SCHOOL
1,863 STUDENTS
DESERT SHADOWS MIDDLE SCHOOL
734 STUDENTS

Orange Tree
Golf Resort

MAYO CLINIC
A 7-story facility with 368 licensed beds, 33 operating rooms & an emergency dept. offering diagnostic imaging, clinical laboratory, inpatient care, lung testing, noninvasive heart tests, etc.

PARADISE VALLEY VILLAGE

pv
The newly redeveloped PV features a central park & community gathering space, surrounded by a diverse mix of dining, entertainment & retail. Key tenants include Whole Foods Market, Sephora, Blanco, Flower Child, and Trevor's with Life Time Fitness scheduled to open soon.

Camelback Inn

Paradise Valley
Country Club

Camelback Mountain

ARCADIA

DESERT BOTANICAL garden

phoenix zoo
ARIZONA CENTER FOR NATURE CONSERVATION

COSTCO WHOLESALE

PAPAGO

target Burlington
frys ROSS
FIVE BELOW verizon

PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT
This airport covers 3,400 acres with 3 runways. PHX is a hub for American Airlines and operating base for Frontier & Southwest Airlines. In 2024, PHX was served by 24 airlines & handled over 52.3 million passengers.

charles SCHWAB
CORPORATE

BILTMORE ESTATES

Phoenix Mountain Preserves

Piestewa Peak Park

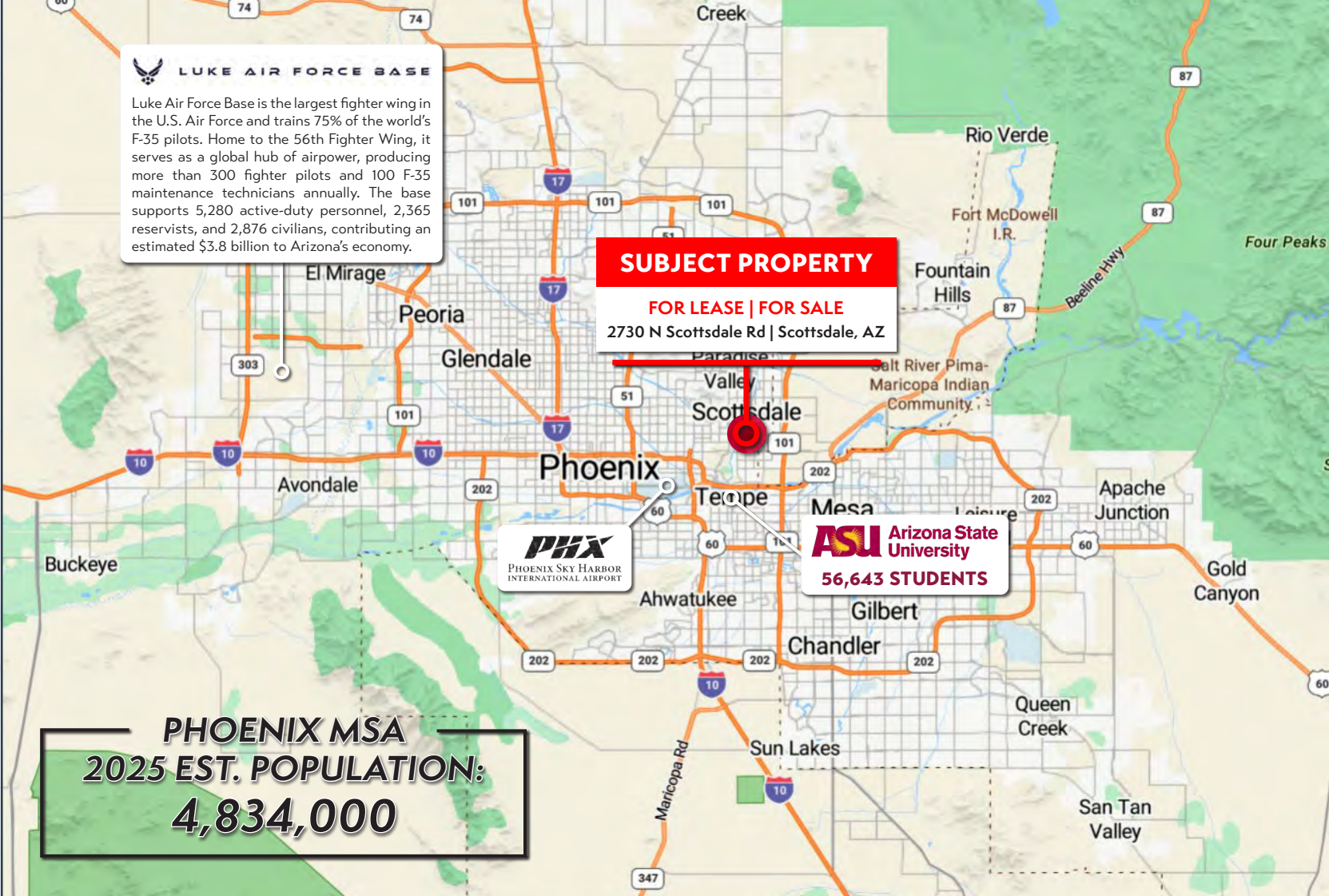
Scottsdale Synopsis

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
Average Household Income	\$128,424	\$145,858	\$131,531

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