



paradise valley

ANDAZ

ASU Kerr  
Arizona State University

BLANCO

N Rose Ln

The Forum

TRADER JOE'S

Walgreens

FOGO DE CHÃO

my sister's closet

fat ox

Sinclair

Scottsdale Rd

38,084 CPD

Lincoln Dr 32,256 CPD

THE RITZ-CARLTON

# LINCOLN VILLAGE

S/SWC of Lincoln Road & Scottsdale Road  
Scottsdale, Arizona

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**◆ ±2,565 SF PROPERTY FOR LEASE AVAILABLE!**

## Property Highlights

- Lincoln Village is surrounded by first-class resorts in the heart of Scottsdale’s “Resort Corridor” creating an affluent consumer base
- Strategically positioned with an excellent tenant mix of boutique convenience and high-end retailers
- Adjacent ±352,000 SF Ritz Carlton resort & residential complex at Scottsdale & Lincoln
- Lincoln Drive is the main thoroughfare in Paradise Valley with over 78,000 CPD at the intersection

## Traffic Counts

|                 |                   |
|-----------------|-------------------|
| Lincoln Drive   | 32,256 CPD        |
| Scottsdale Road | 45,815 CPD        |
| <b>Total</b>    | <b>78,071 CPD</b> |

| Demographics         | 1 mi      | 3 mi      | 5 mi      |
|----------------------|-----------|-----------|-----------|
| Estimated Population | 6,233     | 67,661    | 183,727   |
| Estimated Households | 3,438     | 35,473    | 90,556    |
| Med Household Income | \$216,121 | \$204,806 | \$184,565 |
| Daytime Population   | 8,729     | 69,870    | 150,527   |

Source: SitesUSA

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# CONCEPTUAL SITE PLAN



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# DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

|   | TYPE                    | 1 MILE    | 3 MILES   | 5 MILES   |
|---|-------------------------|-----------|-----------|-----------|
|    | 2026 TOTAL POPULATION   | 6,233     | 67,661    | 183,727   |
|    | 2026 TOTAL HOUSEHOLDS   | 3,438     | 35,473    | 90,556    |
|    | MEDIAN HOUSEHOLD INCOME | \$216,121 | \$204,806 | \$184,565 |
|  | 2026 MEDIAN HOME VALUE  | \$969,072 | \$948,879 | \$869,844 |
|  | 2026 TOTAL EMPLOYEES    | 8,729     | 69,870    | 150,527   |
|  | 2026 TOTAL BUSINESSES   | 1,123     | 8,667     | 19,844    |

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