

FOR LEASE

# Scottsdale Commerce Center

1495 NORTH HAYDEN ROAD, SCOTTSDALE, AZ 85257



## PROPERTY HIGHLIGHTS

- ±1,360 SF of retail space available in a high-traffic shopping center
- Frontage and monument signage on Hayden Road
- Well-maintained multi-tenant retail center
- Great traffic counts and visibility
- Abundant parking
- Located 1.25 miles from 101 Freeway

## PRICING

LEASE RATE: \$20.00/SF NNN



### JACK STEIN

Patriot Commercial Properties

Principal | Designated Broker

602 508 0055

[jack@patriotcommercialproperties.com](mailto:jack@patriotcommercialproperties.com)

Information contained herein was obtained from sources believed to be reliable, however Patriot Commercial Properties, LLC, makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

**PATRIOT**  
COMMERCIAL PROPERTIES

2833 N. 48th Street, Phoenix, AZ 85008

[www.patriotcommercialproperties.com](http://www.patriotcommercialproperties.com)

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## AVAILABILITY

SUITE	SIZE
<b>Suite D-8</b>	±1,360 SF

## SPACE HIGHLIGHTS

- Abundant light
- Seating areas
- Office and storage
- Private restrooms

## PRICING

LEASE RATE: \$20.00/SF NNN

## DEMOGRAPHICS (COSTAR 2024)

	1 Mile	3 Miles	5 Miles
<b>Avg. HH Income</b>	\$101,046	\$100,459	\$89369
<b>No. of Households</b>	8,338	46,990	131,360
<b>Population</b>	17,034	94,551	293,454
<b>No. of Businesses</b>	608	7,061	16,871
<b>No. of Employees</b>	12,171	89,623	203,098

## TRAFFIC COUNTS (COSTAR 2022)

±25,220 vehicles per day on McDowell Road

±32,399 vehicles per day on Hayden Road

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