

CROSSROADS EAST

18511 N Scottsdale Rd, Scottsdale, AZ 85255

4,166 SF 2nd Floor Sublease



PROPERTY HIGHLIGHTS

- 2nd Floor Space Available for Sublease
- Excellent frontage along Scottsdale Road
- Lease Expires 1/31/2029
 - Current: 1/31/25 \$24.50 SF + NNN
 - 2/1/25 - 1/31/26 \$25 SF + NNN
 - NNN Cost: \$13.63 SF
- Major Tenants in the Area Include Chase Bank, Buck & Rider, Whole Foods, Chick-fil-A and more!
- Less Than 1 Mile South of Loop 101 Freeway

[CLICK ICON FOR VIRTUAL TOUR](#)



Shelby Tworek

DIR: (602) 491-1030

stworek@camcre.com

Gabe Ortega

DIR: (480) 561-0189

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Chris Gerow

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SITE PLAN

Suite	Tenant	Size (SF)
FIRST FLOOR		
101	Starbucks	2,000
102A	First Interstate Bank	1,608
102B	Spa	1,892
104	Authentic Thai Massage	1,560
105	Dessert in Desert	1,600
SECOND FLOOR		
201	SUBLEASE AVAILABLE	4,166
202	Innovative Pain & Wellness	4,300
203A	State Farm Insurance	1,200
203B	Orthodontist	1,450

INTERIOR PHOTOS



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FLOOR PLAN



FIRST INTERSTATE BANK
 18511 N. Scottsdale Rd. #200-201
 Scottsdale AZ, 85255
 Branch # 5008

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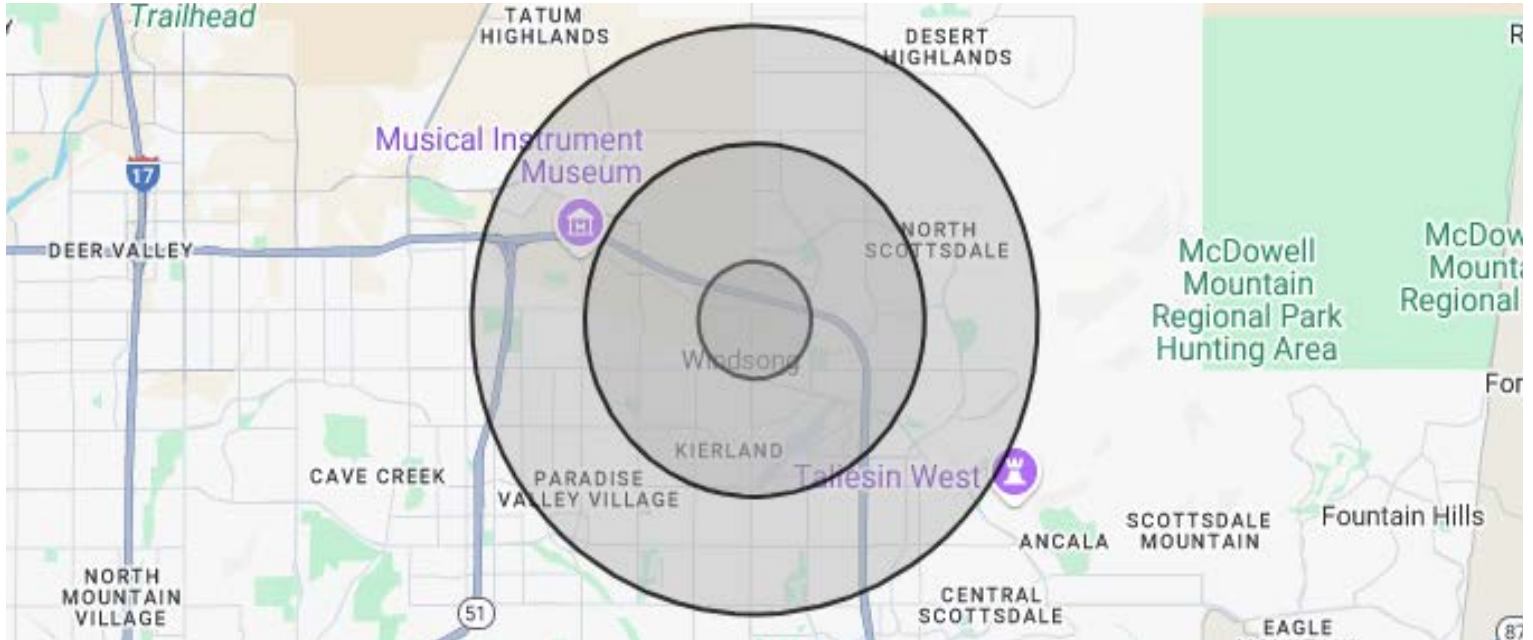
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DEMOGRAPHICS

POPULATION	1-MILE	2-MILE	3-MILE
2029 Projection	11,138	74,481	203,184
Current Year	9,919	67,298	185,995
2020 Population	7,537	56,930	171,541
Growth Current Year - 2029	2.5%	2.1%	1.8%
Growth 2020 - Current Year	7.9%	4.6%	2.1%

HOUSEHOLDS	1-MILE	2-MILE	3-MILE
2029 Projection	6,115	34,279	88,031
Current Year	5,438	30,853	80,349
2020 Population	4,148	25,748	73,688
Growth Current Year - 2029	2.5%	2.2%	1.9%
Growth 2020 - Current Year	3.9%	2.4%	1.4%

INCOME	1-MILE	2-MILE	3-MILE
Avg Household Income	\$113,275	\$141,735	\$140,790
Median Household Income	\$98,434	\$114,378	\$111,757

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