



SCOTTSDALE SEVILLE

7001 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85250

RETAIL PROPERTY FOR LEASE

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PROPERTY DESCRIPTION

Located on Scottsdale Road across from the Kimpton Miralina Resort & Villas and The Ritz-Carlton, Paradise Valley, Residences. Scottsdale Seville has picturesque views of Camelback and Mummy Mountains, sun-drenched peaks. Its tenants include Ruth Chris Steakhouse, Wildflower Bread Company, Pubblico Italian Eatery, Alma Scottsdale, Azadi Rugs, and Rumors Hair Salon to name a few.

PROPERTY HIGHLIGHTS

- Recently completed upgraded luxury amenities throughout the center.
- Across the street from the recently renovated McCormick-Stillman Railroad Park. Enhanced with a 7,500-square-foot roundhouse and a 5,000-square-foot splash pad.
- Adjacent to The Ritz-Carlton, Paradise Valley, Estate Homes & Villas. A premier luxury community (currently under construction).
- Conveniently located near numerous resorts: JW Marriott Scottsdale Camelback, Mountain Shadows, Sanctuary Camelback Mountain Resort, The Phoenician, Grand Hyatt at Gainey Ranch, W Scottsdale, and Talking Stick Resort & Casino. Near numerous attractions, such as Topgolf, Salt River Fields, Butterfly Wonderland, and OdySea Aquarium.

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OFFERING SUMMARY

Available SF:	1,210 - 6,280 SF
Lot Size:	9.506 Acres
Building Size:	90,042 SF
Vehicles Per Day:	79,203 via Scottsdale Road 19,497 via E. Indian Road
Major Tenants:	Ruth's Chris Steakhouse, Wildflower, Azadi Rugs & Hastens

DEMOGRAPHICS	5 MIN DT	10 MIN DT	15 MIN DT
Average HH Income	\$188,014	\$172,863.	\$168,430
Total Population	17,468	99,781	287,497
Total Households	9,235	50,307	135,412



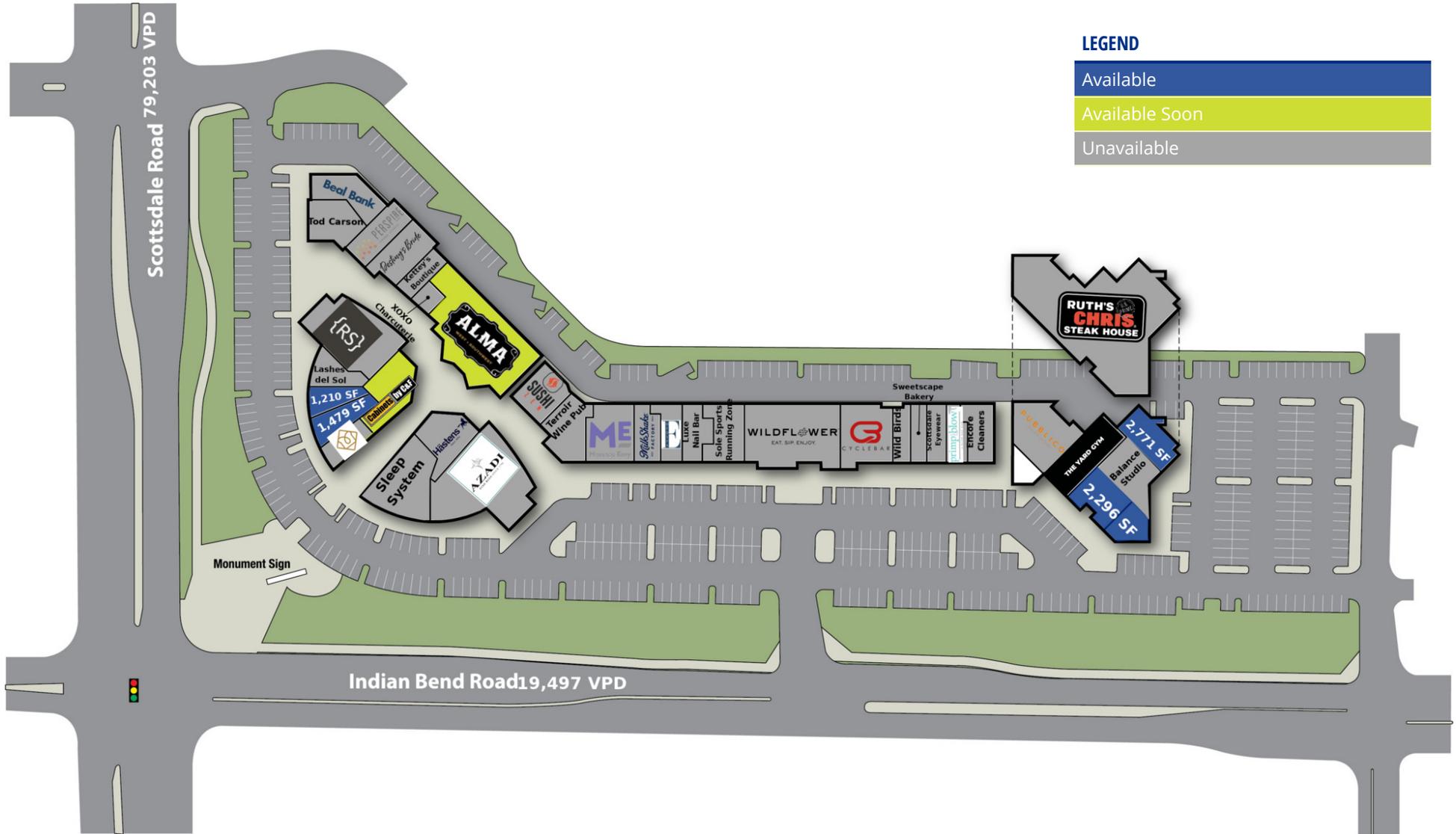
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* Demographic data derived from 2023 ESRI Dominant Tapestry Map.

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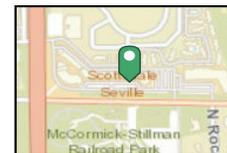
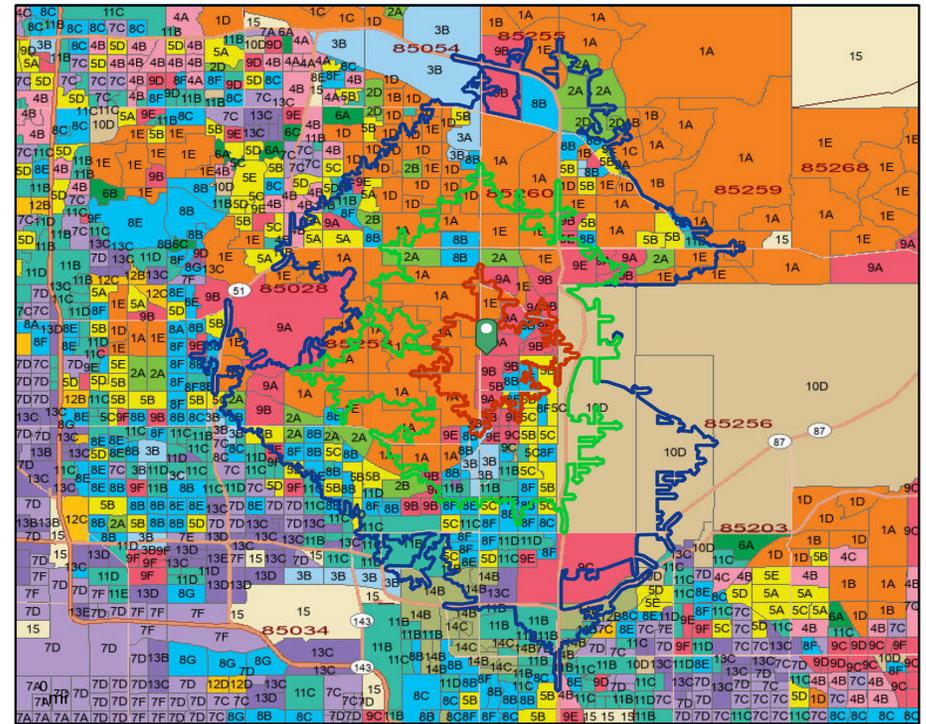
* DT = Driving Time



Dominant Tapestry Map

Scottsdale Seville
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 33.53922
Longitude: -111.92301



Tapestry LifeMode

- L1: Affluent Estates
- L2: Upscale Avenues
- L3: Uptown Individuals
- L4: Family Landscapes
- L5: GenXurban
- L6: Cozy Country
- L7: Sprouting Explorers
- L8: Middle Ground
- L9: Senior Styles
- L10: Rustic Outposts
- L11: Midtown Singles
- L12: Hometown
- L13: Next Wave
- L14: Scholars and Patriots

Source: Esri



March 26, 2024

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