

Silverstone Marketplace

SEC Pinnacle Peak Rd & Scottsdale Rd, Scottsdale



Former sub space available

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**AVISON
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The property

An **upscale**, 75ksf outdoor shopping center servicing the **affluent** neighboring master-planned communities of Grayhawk, Desert Foothills, Boulders, Troon, Desert Ridge & DC Ranch.



The property

Notable tenant mix

Anchored by Sprouts Farmers Market, the neighborhood shopping center is occupied by a diverse tenant roster.



The property

The opportunity

Built in 2015, Silverstone Marketplace spans 12-acres and is part of the Silverstone Development, a mixed-use project consisting of office, retail, public library and assisted living.

75k

75ksf grocery-anchored shopping center



Great for medical & wellness users



Abundant shared parking available



Excellent visibility from Scottsdale Road



Serves 6 master-planned communities

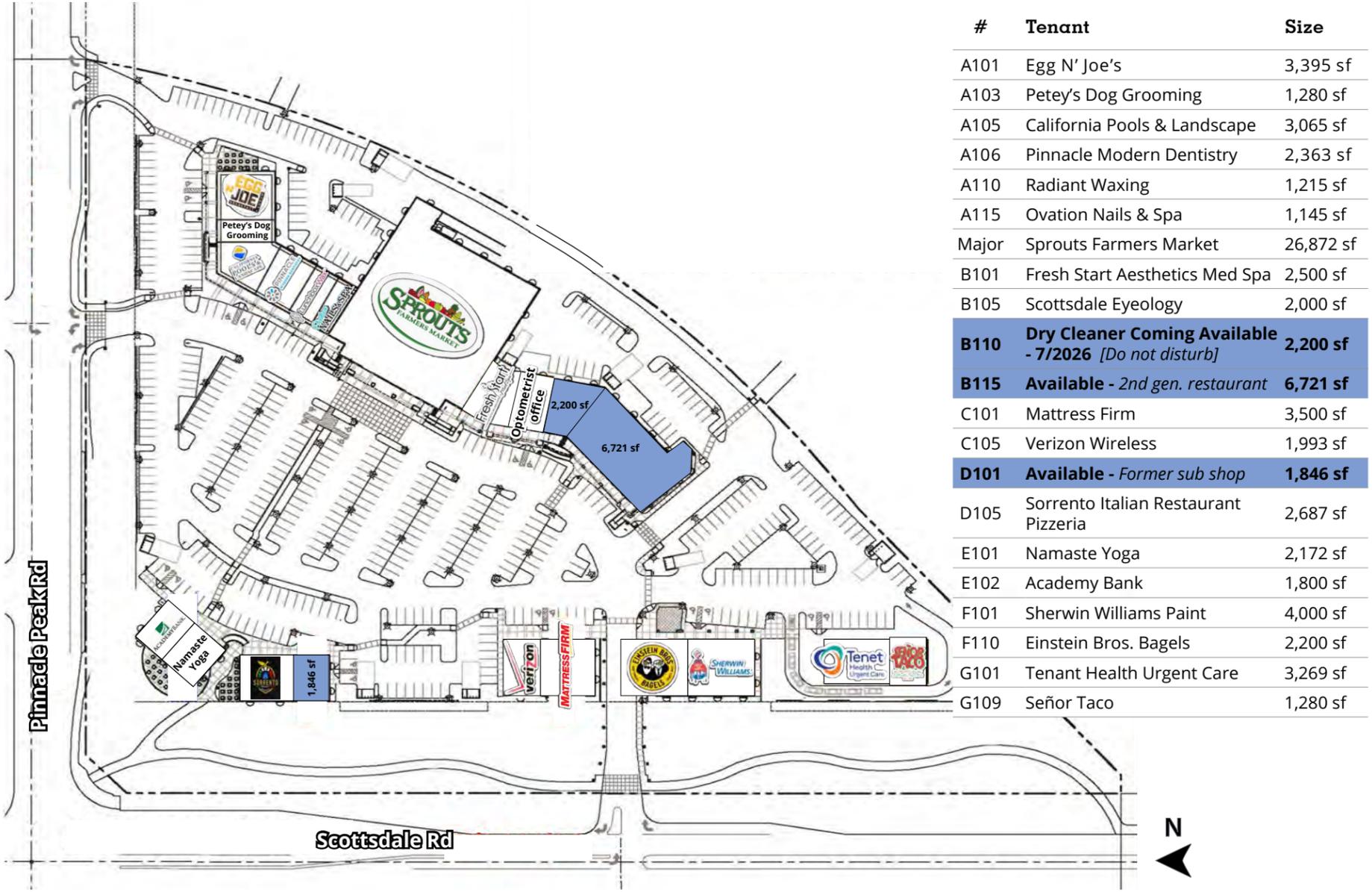


Excellent ingress / egress on Pinnacle Peak & Scottsdale Roads

Shop space available
SEC Pinnacle Peak Rd & Scottsdale Rd
Scottsdale, AZ



Site plan



Shops spaces available
SEC Pinnacle Peak Rd & Scottsdale Rd
Scottsdale, AZ

#	Tenant	Size
A101	Egg N' Joe's	3,395 sf
A103	Petey's Dog Grooming	1,280 sf
A105	California Pools & Landscape	3,065 sf
A106	Pinnacle Modern Dentistry	2,363 sf
A110	Radiant Waxing	1,215 sf
A115	Ovation Nails & Spa	1,145 sf
Major	Sprouts Farmers Market	26,872 sf
B101	Fresh Start Aesthetics Med Spa	2,500 sf
B105	Scottsdale Eyeology	2,000 sf
B110	Dry Cleaner Coming Available - 7/2026 [Do not disturb]	2,200 sf
B115	Available - 2nd gen. restaurant	6,721 sf
C101	Mattress Firm	3,500 sf
C105	Verizon Wireless	1,993 sf
D101	Available - Former sub shop	1,846 sf
D105	Sorrento Italian Restaurant Pizzeria	2,687 sf
E101	Namaste Yoga	2,172 sf
E102	Academy Bank	1,800 sf
F101	Sherwin Williams Paint	4,000 sf
F110	Einstein Bros. Bagels	2,200 sf
G101	Tenant Health Urgent Care	3,269 sf
G109	Señor Taco	1,280 sf

Site aerial



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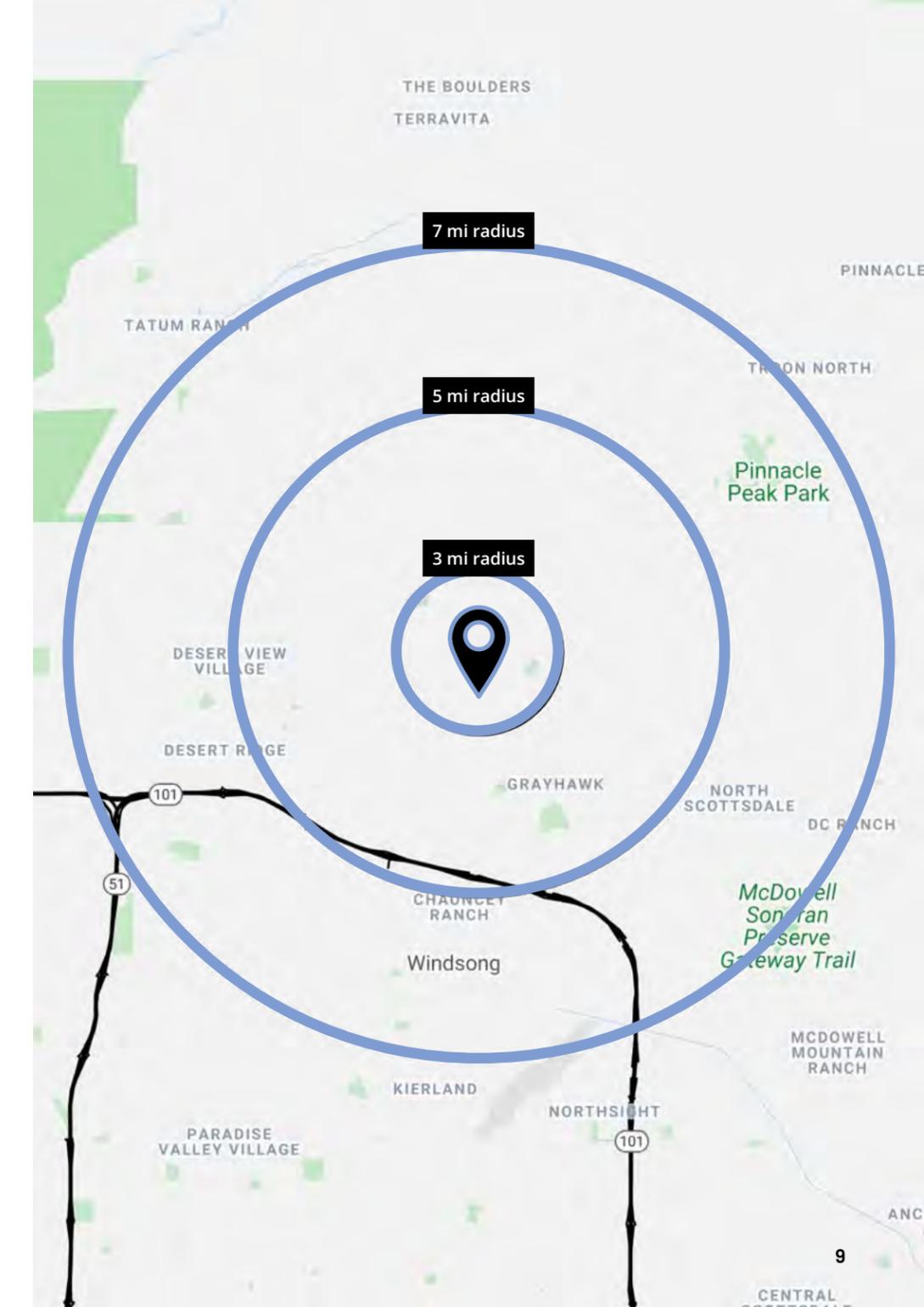
Trade area

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Demographics

 Population	3-miles 31,370	5-miles 114,690	7-miles 247,487
 Median age	3-miles 48.3	5-miles 45.1	7-miles 44.5
 Daytime employment	3-miles 15,135	5-miles 75,465	7-miles 161,960
 Avg. HH income	3-miles \$210,183	5-miles \$207,108	7-miles \$185,261
 HH units	3-miles 17,022	5-miles 58,149	7-miles 121,422
Traffic counts			
	Scottsdale Road	±73,085 vpd	
	Pinnacle Peak Road	±29,946 vpd	



Contact us

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