



Accelerating success.



For Lease

8698 East Raintree Drive
Scottsdale, AZ 85260

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Located in the Scottsdale Airpark

Prime retail space available for lease in the Scottsdale Airpark! This highly visible location offers easy freeway access and is just a short walk from 330 brand-new Class A residential units, ensuring high foot traffic. Surrounded by a strong customer base with substantial household incomes, this is an ideal opportunity for retailers.

Address

8698 East Raintree Drive, Scottsdale

Building Size

±29,444 sf

Available for Lease

Massage Envy | Suite 105 | ±3,437 sf

Parking

7.34/1,000 sf

Existing Tenants

Brooklyn Bedding | Boot Barn | Enterprise Bank & Trust | Infinity Fitness AZ

Employment Hub

122,261 daytime workers in a 3-mile radius

High Traffic - Easy Access

146,672 vehicles per day travel the adjacent Loop 101



Property Aerial

COSTCO
WHOLESALE

SAVERS

THE HOME DEPOT

Walmart

BEST BUY

SATAD

TARGET

13

10

9

14

8

7

6

STARBUCKS

DUNKIN'

Ruby's
BAR-B-Q

Chick-fil-A

YOGI'S
YOGURT

SWEETWATERS

NEW YORK PIZZA

Panera

PEI WEI

Bank of America

at home
The Home Décor Superstore

Public Storage

EoS
FITNESS

12

KOHL'S

Jacksons
CAR WASH

146,672 VPD

LOOP
101

16,080 VPD

31,100 VPD

East Raintree Drive

North 90th Street

- OFFICE BUILDINGS**
1. Northsight Financial Center
 2. Raintree Crossing
 3. Vanguard
 4. Axis Raintree
 5. Scottsdale Professional Building
 6. Raintree Office Center
 7. Raintree Corporate Center III
 8. Raintree Corporate Center IV
 9. Raintree Corporate Center II
 10. Raintree Corporate Center I
- RESIDENTIAL**
11. Huxley (192 Units)
 12. The Aston (330 Units)
 13. The Core (282 Units)
 14. Overture Scottsdale (153 Units)

1

3

11

4

5



Demographics & Expenditures

2024 CONSUMER EXPENDITURES | 3-MILE



\$203,852,027

Entertainment/Recreation



\$196,911,417

Food Away from Home



\$156,459,280

Travel



\$155,492,388

Household Furnishings
& Equipment



\$116,916,297

Apparel & Services



\$50,978,616

Personal Care Products
& Services

DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2024 Total Population	9,206	71,046	165,290
2029 Total Population	9,764	76,373	171,175
2024 to 2029 Population Change	6.1%	7.5%	3.6%
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2024 Households	4,626	32,861	74,559
2029 Households	4,954	36,095	78,753
2010 Households	3,974	26,898	63,992
2024 to 2029 Household Change	7.1%	9.8%	5.6%
2024 HOME VALUES	1-Mile	3-Mile	5-Mile
\$399,999 or less	17%	8%	6%
\$400,000 - \$999,999	73%	78%	76%
\$1,000,000 - \$1,999,999	8%	13%	14%
\$2,000,000 or more	2%	2%	3%
Median Home Value	\$545,613	\$687,616	\$707,208
2024 HOUSEHOLD INCOME	1-Mile	3-Mile	5-Mile
Average HH Income	\$134,521	\$174,526	\$177,286
Median HH Income	\$97,601	\$122,689	\$122,889
Per Capital Income	\$66,361	\$80,392	\$80,282
2024 EDUCATIONAL ATTAINMENT	1-Mile	3-Mile	5-Mile
High School Graduate/GED	14%	11%	11%
Some College, No Degree	18%	16%	15%
Associate Degree	6%	6%	7%
Bachelor's Degree	42%	40%	39%
Graduate/Professional Degree	20%	25%	27%

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census

Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSDI and welfare payments, child support, and alimony. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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