



# THE PLAZA

**SCOTTSDALE ROAD SHOP SPACE FOR LEASE**  
SWC Scottsdale Rd & Thunderbird Rd | Scottsdale, AZ

## LEASING TEAM

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# PROPERTY SUMMARY

<b>PROPERTY SIZE</b>	±73,000 SF
<b>AVAILABLE</b>	±3,790 SF, ±2,451 SF, ±1,618 SF, ±1,346 SF, ±1,120 SF
<b>ZONING</b>	C-2, City of Phoenix

# LOCATION HIGHLIGHTS

- ✓ Signalized intersection
- ✓ Dense employment corridor with over 168,000 daytime employees within 5-miles of the property
- ✓ Average household income within 5-miles exceeds \$134,000
- ✓ Strong traffic at the intersection

## JOIN



Matt's **BIG BREAKFAST**



# TRAFFIC COUNTS

**N** ±43,972 VPD (NB & SB)  
**S** ±48,358 VPD (NB & SB)

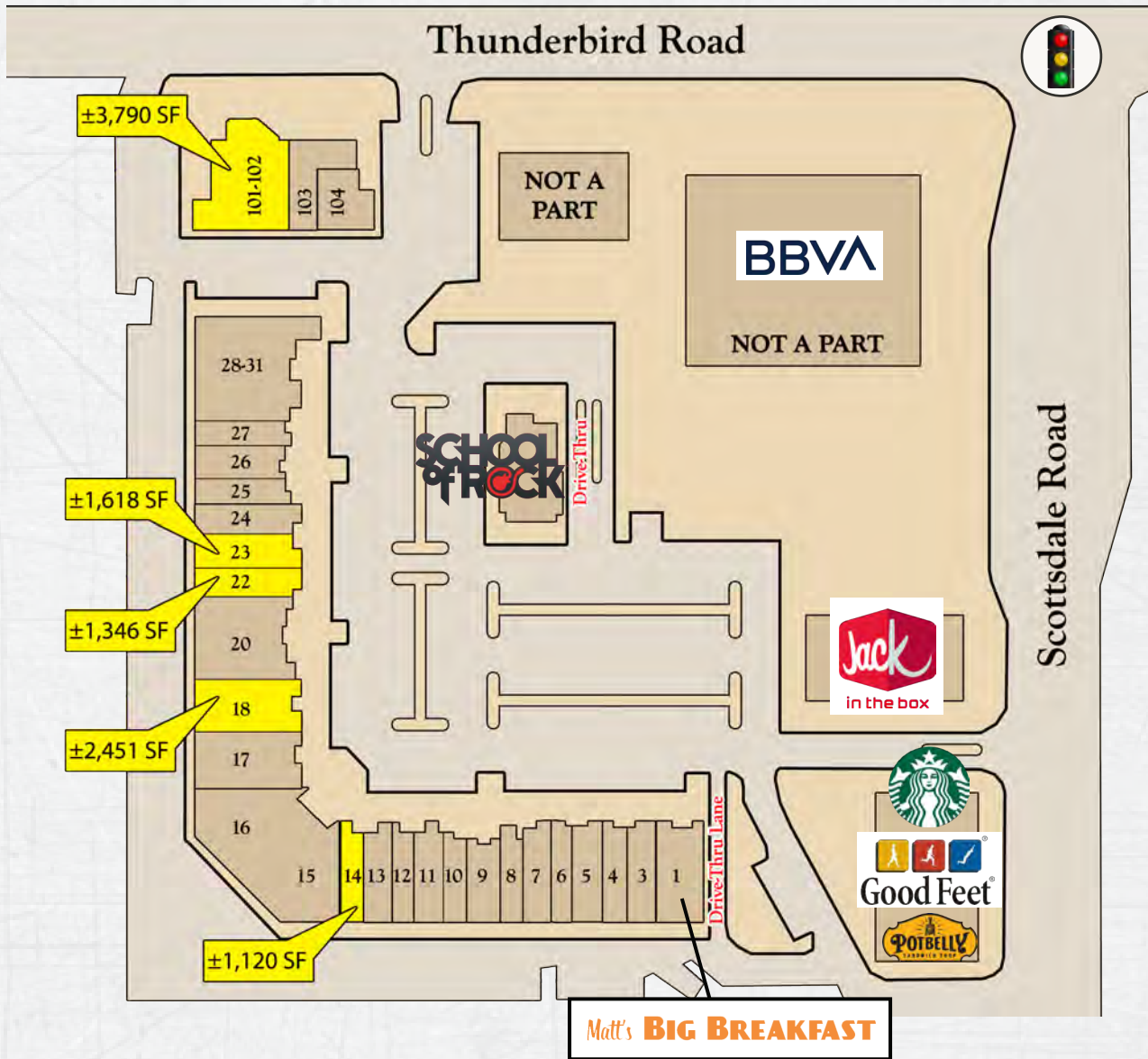
**E** ±18,700 VPD (EB & WB)  
**W** ±21,266 VPD (EB & WB)

ADOT 2018/2019, Scottsdale 2016



# SITE PLAN

SWC SCOTTSDALE RD & THUNDERBIRD RD | SCOTTSDALE, AZ



SUITE	TENANT	SF
1	Matt's Big Breakfast	2,415
3	Land Home Financial	1,350
4	Salon Vis-e-Vis	1,120
5, 6, 7	Once Upon a Child	3,828
8	Edward Jones	1,056
9	Guiseppes	1,488
10	Dr. Smigiel Chiropractic	1,009
11	Desert Aerial Yoga	1,351
12	Arizona Tailors	1,120
13	The Beautiful in You Day Spa	1,350
14	Available	1,120
15-16	Phenix Salon Suites	7,421
17	Cosmo Prof	2,451
18	Available	2,451
20	Dancers Domain	3,444
22	Available	1,346
23	Available	1,618
24	Yogurtini / Rocky Mountain Chocolate Factory	1,343
25	Croque	1,120
26	Scottsdale Nails	1,585
27	Oggies Cigars	1,120
28-31	BT's Sports Pub	5,584
101-102	Available	3,790
103	Arrivederci	1,900
104	Paw Wash	1,563
Pad	School of Rock	2,879



not to scale

AVAILABLE

OCCUPIED



N 68th St

N Scottsdale Rd

Scottsdale Airport

E Redfield Rd

E Thunderbird Rd

±21,266 VPD

±18,700 VPD

±48,358 VPD

N Scottsdale Rd

N 68th St



**SWC SCOTTSDALE RD & THUNDERBIRD RD | SCOTTSDALE, AZ**

# DEMOGRAPHICS



	1-MILE	3-MILES	5-MILES
2020 Total Population	7,415	81,694	208,629
2025 Total Population	8,693	88,250	222,945



	1-MILE	3-MILES	5-MILES
2020 Households	3,041	36,610	92,086
2025 Households	3,532	39,573	98,510



	1-MILE	3-MILES	5-MILES
Average HH Income	\$144,705	\$134,397	\$134,568
Median HH Income	\$102,841	\$95,421	\$92,330



	1-MILE	3-MILES	5-MILES
Housing Units	3,406	41,154	104,169
Owner Occupied	49.2%	53.6%	56.9%
Renter Occupied	40.1%	35.3%	31.5%
Vacant	10.7%	11.0%	11.6%



	1-MILE	3-MILES	5-MILES
Total Daytime Pop	14,799	124,207	269,166
Workers	11,108	86,240	168,771
Residents	3,691	37,967	100,395

2020 ESRI ESTIMATES



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