



Adobe Ranch Plaza



**NOW LEASING
1,431 SF AVAILABLE**

McDowell Mountain Regional Park

**SUITE 103 AVAILABLE
1,431 SF**

**Frank Lloyd Wright Boulevard
21,868 VPD**

**Sahuaro Drive
3,508 VPD**

10855 North Frank Lloyd Wright Boulevard
Scottsdale, Arizona 85259

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Adobe Ranch Plaza

Offering Price:	CALL FOR PRICING
AVAILABLE SPACE:	1,431 SF
SIZE (GBA):	16,689 SF
PROPERTY TYPE:	Retail
YEAR BUILT:	1989
ZONING:	PCD
PARKING:	71 Total Spaces
Parcel Number:	217-28-363F
Traffic Counts:	Frank Lloyd Wright Blvd: 21,868 VPD Via Linda: 12,418 VPD Shea Boulevard: 33,828 VPD



PROPERTY OVERVIEW

Adobe Ranch Plaza is a neighborhood retail center located at the northeast corner of Frank Lloyd Wright Boulevard and Sahuaro Drive in North Scottsdale. The center serves an established and affluent customer base, drawing from nearby residential communities including Ancala, Stonegate, and surrounding North Scottsdale neighborhoods.

The available 1,431-square-foot second-generation retail space offers excellent visibility, convenient access, and below-market rental rates in one of Scottsdale's most desirable trade areas. The property benefits from strong household incomes, proximity to Loop 101, and a thriving mix of nearby retail, dining, and service-oriented businesses.

- Second Generation Retail Space Available in Premier North Scottsdale Location
- Below Market Rental Rates Offering Exceptional Value
- Strong Demographics with Average Household Incomes Exceeding \$185K
- Established Retail Corridor Near Ancala Country Club and Scottsdale Airpark
- Convenient Access and Ample Parking for Customers and Employees



PHOTOS

10855 North Frank Lloyd Wright Boulevard
Scottsdale, Arizona 85259



SITE PLAN

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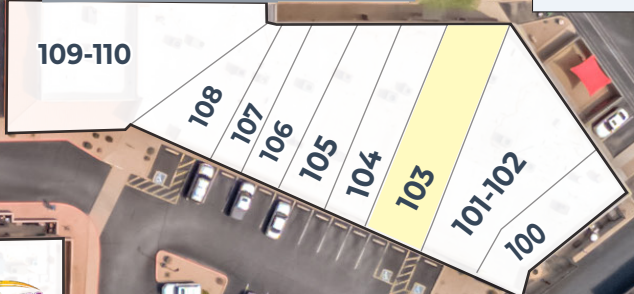


Frank Lloyd Wright Boulevard

Palo Verde Shopping Center

SUBJECT PROPERTY TENANT ROSTER

SUITE #	TENANT NAME
100	Khao Thai Restaurant
101-102	Dog Stop
103	AVAILABLE - 1,431 SF
104	Pure Barre Fitness
105	Howard Sommers DDS
106	Salon Chroma
107	Rising Sun Martial Arts
108	Kumon
109-110	Skulpt Personal Training

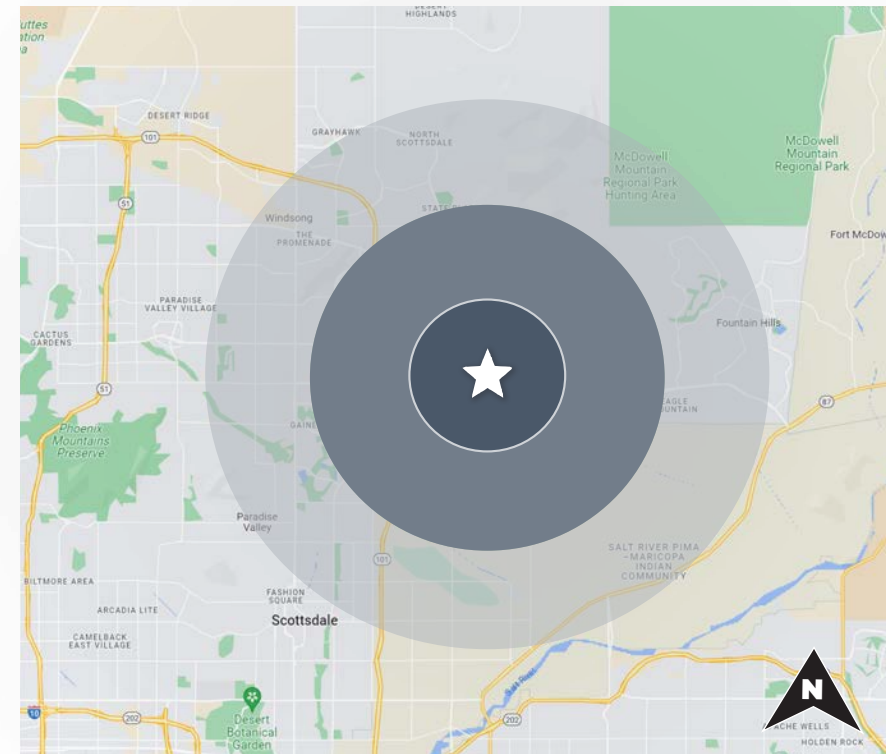
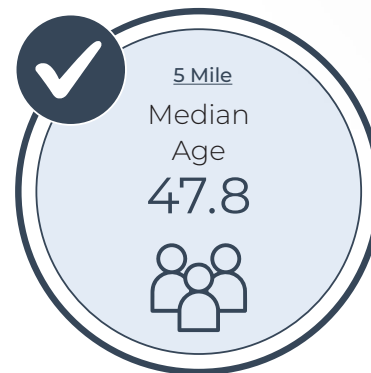
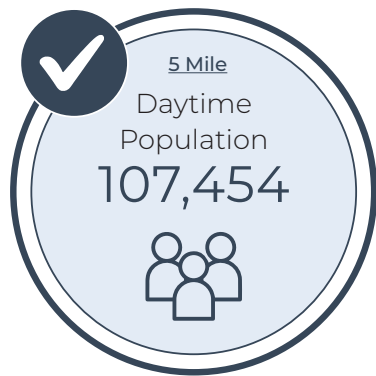


AERIAL VIEW



DEMOGRAPHICS

2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	10,764	47,076	107,454
Estimated Population:	10,049	43,589	96,768
2030 Proj. Residential Population:	9,493	41,233	94,113
Average Household Income:	\$153,563	\$198,777	\$192,497
Total Expenditure:	\$574.11M	\$2.66B	\$5.88B
Median Age:	44.1	48.5	47.8
Average Household Size:	2.1	2.2	2.1
Total Households:	4,785	19,838	45,162
Total Businesses:	715	3,487	10,686



ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.

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