

RETAIL PROPERTY FOR LEASE

# AGUA CALIENTE

6990 E Shea Blvd | Scottsdale, AZ 85254

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## PROPERTY HIGHLIGHTS

- 2,858 SF First Floor Space Available - Amazing Patio Opportunity!
- Located in the heart of central Scottsdale, just minutes from Paradise Valley, Gainey Ranch and McCormick Ranch.
- Dynamic mix of restaurants, retailers and business services.
- Shopping Center caters to an affluent demographic and significant tourist population.
- Approximately 1/2 of a mile north of Chaparral High School with more than 2,200 students.
- Over 85K VPD at the intersection of Scottsdale Rd & Shea Blvd.
- 196 Unit High End Multi-Family Project Planned Adjacent to the Center

## AREA CO-TENANTS



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LEGEND

Available

Unavailable

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AVAILABLE SPACES

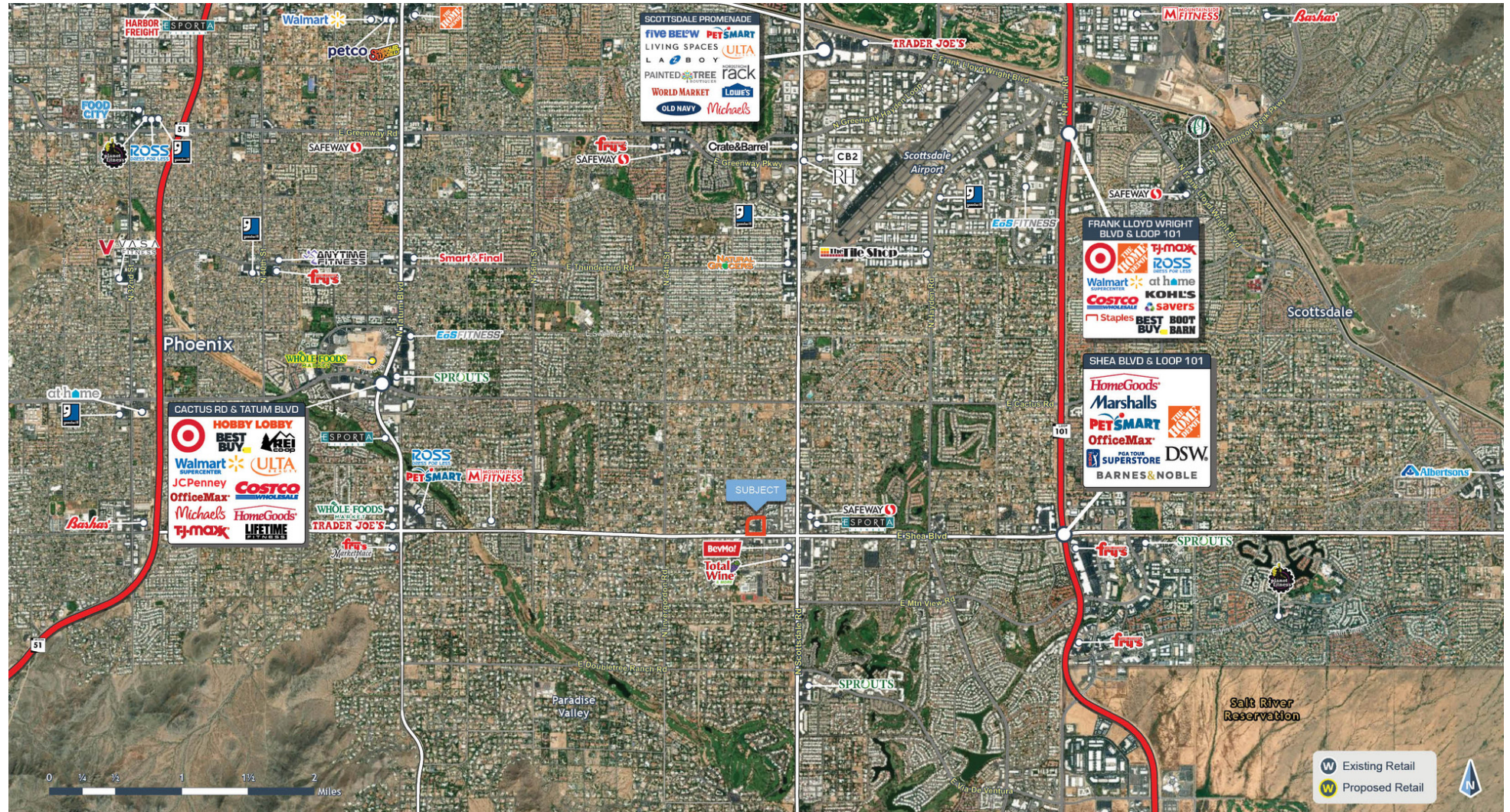
SUITE	TENANT	SIZE	DESCRIPTION	PLANS/PHOTOS
101	EGGSTASY	4,000 SF	-	-
102	KIDSTOP TOYS & BOOKS	3,866 SF	-	-
104	PHOENIX CHILDREN'S HOSPITAL	5,900 SF	-	-
106	ALLORA GELATO	565 SF	-	-
107	WULFENITE TEA & ELIXIR	975 SF	-	-
108	KARMA LAGREE AND LIFESTYLE STUDIO	4,060 SF	-	-
110	Available	2,858 SF	AMAZING PATIO OPPORTUNITY	<a href="#">View Here</a>
111	FIRST IMPRESSION IRONWORKS	1,656 SF	-	-
112	ARCTIC ELEVATION	1,997 SF	-	-
114	STRICTLY CHIROPRACTIC	881 SF	-	-
116	ZAK'S CHOCOLATE	2,442 SF	-	-
120	BRIGHTMONT ACADEMY	7,476 SF	-	-
124	BRIGHTMONT ACADEMY	2,604 SF	-	-
125	HAUTE HAIR EXTENSIONS	943 SF	-	-
126	AJO AL'S MEXICAN CAFE	4,383 SF	-	-
215	ARTHUR MURRAY DANCE STUDIO	2,646 SF	-	-
217	SWEET MEDICINE SHOP	505 SF	-	-
218	EGGSTASY OFFICE	998 SF	-	-

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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	7,287	59,571	190,835
Median Age	50.1	52.2	48.4



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$99,847	\$120,043	\$104,428
Average	\$164,484	\$183,961	\$157,139



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	781	5,826	13,952
Employees	6,838	73,332	195,812
Daytime Population	11,510	118,944	311,430



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	33.0%	36.2%	34.4%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	75.3%	82.6%	80.6%
Services	9.9%	8.2%	10.3%
Blue Collar	14.7%	9.2%	9.0%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	3,392	25,643	86,270
Median Home Value	\$688,430	\$663,393	\$576,807

\*2023 Demographic data derived from ESRI

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