



RETAIL PROPERTY FOR LEASE

AGUA CALIENTE

6990 E Shea Blvd | Scottsdale, AZ 85254

BRYAN LEDBETTER

602.795.8670

bledbetter@w-retail.com

KATIE WEEKS

602.368.1372

kweeks@w-retail.com

WESTERN RETAIL ADVISORS

2555 E Camelback Rd, Suite 200

Phoenix, AZ 85016

[602.778.3747 | w-retail.com](http://w-retail.com)

AGUA CALIENTE

6990 E Shea Blvd | Scottsdale, AZ



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



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

AGUA CALIENTE

6990 E Shea Blvd | Scottsdale, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

AGUA CALIENTE

6990 E Shea Blvd | Scottsdale, AZ

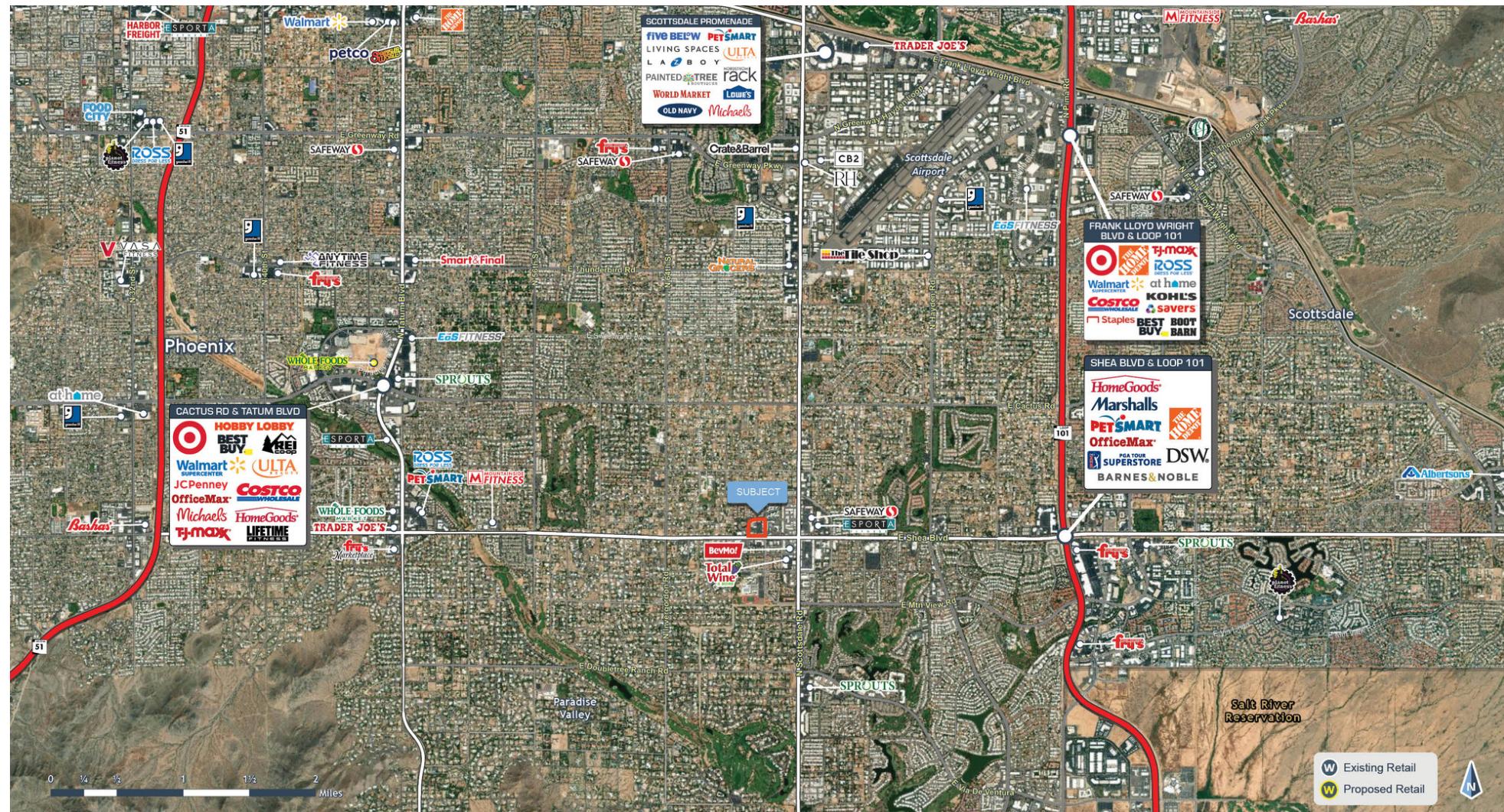
AVAILABLE SPACES

| 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 | View Here |
| 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 | - | - |

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

AGUA CALIENTE

6990 E Shea Blvd | Scottsdale, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

AGUA CALIENTE

6990 E Shea Blvd | Scottsdale, AZ



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

AGUA CALIENTE

6990 E Shea Blvd | Scottsdale, AZ

| POPULATION | | | HOUSEHOLD INCOME | | | DAYTIME WORKFORCE | | |
|-------------------------|--------|---------|------------------|-------------------------|-----------|----------------------|-----------|--------------------|
| | 1 MILE | 3 MILES | 5 MILES | | 1 MILE | 3 MILES | 5 MILES | |
| Area Total | 7,287 | 59,571 | 190,835 | Median | \$99,847 | \$120,043 | \$104,428 | Total Businesses |
| Median Age | 50.1 | 52.2 | 48.4 | Average | \$164,484 | \$183,961 | \$157,139 | Employees |
| | | | | | | | | Daytime Population |
| EDUCATION | | | EMPLOYMENT | | | HOUSEHOLD STATISTICS | | |
| | 1 MILE | 3 MILES | 5 MILES | | 1 MILE | 3 MILES | 5 MILES | |
| Percentage with Degrees | 33.0% | 36.2% | 34.4% | White Collar Occupation | 75.3% | 82.6% | 80.6% | Households |
| | | | | Services | 9.9% | 8.2% | 10.3% | Median Home Value |
| | | | | Blue Collar | 14.7% | 9.2% | 9.0% | |

*2023 Demographic data derived from ESRI