

Village at Pinnacle Peak

Leasing Opportunities in North Scottsdale

8711 East Pinnacle Peak Road
Scottsdale, Arizona 85255

Lease Rate:	\$30.00 PSF (Full Service)
Availability:	464 - 6,373 SF
Total GBA:	45,124 SF
Year Built:	1974
Zoning:	C-2, Scottsdale
Parking:	4.00/1,000 SF
Cross Streets:	Pinnacle Peak Road and Pima Road (40,257 VPD)

Space Available:

Suite:	Size
F-113	858 SF
F-208	464 SF
F-207	2,233 SF
D-200	6,373 SF
Total:	9,928 SF



Please Contact for More Information:

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Lease Highlights:

- Multiple Office Suites Available for Lease in Prestigious North Scottsdale Pinnacle Peak Neighborhood
- Rare Freestanding Retail Opportunity Ideal for a Wellness Center
- Surrounded by Affluent, Master-Planned Communities Including DC Ranch, Desert Mountain, Troon, Estancia, Grayhawk, Silverleaf and more
- One Mile Average Household Income of \$295,725
- High Visibility Frontage on Pinnacle Peak Road (15,625 VPD)



PROPERTY PHOTOS



INTERIOR PHOTOS



AERIAL VIEW



DESERT RIDGE MARKETPLACE
AMC DINE-IN
SAVE & MIXERS
Marshalls
JOANN
Chirshly & Lion
TARGET
FLOWER CHILD
DSW
KOHL'S
Albertsons
BARNES & NOBLE
HomeGoods

Pinnacle Peak Road

Pima Road

Village at Pinnacle Peak

GRAYHAWK GOLF CLUB
 36 Holes. Tour Tested. Open to Everyone.

DC Ranch

McDowell Mountain Regional Park

LOOP 101

MAYO CLINIC
 Patient Care Expansion and the Development of a Biotechnology Corridor

DICK'S SPORTING GOODS
Ashley HOMESTORE
Harkins THEATRES
BED BATH & BEYOND
HOBBY LOBBY
Bowlero

Silverleaf

WHOLE FOODS MARKET
LIFE TIME
PET SMART

Fairmont
 SCOTTSDALE PRINCESS

TPC Scottsdale

WESTWORLD
 PHOENIX OPEN

PROMENADE
TRADER JOE'S
LOWE'S
PET SMART
Michael's
WORLD MARKET
OLD NAVY
TILLYS
rack
LIVING SPACES

The Cheesecake Factory
KIERLAND COMMONS
Bach Birdie
alo
Crate & Barrel
LUCKY BRAND
Madewell
NORTH ITALIA
t.caya
AVEDA
POSTINO
ANTHROPOLOGIE

SCOTTSDALE AIRPORT
 SDL

LOOP 101

Barnett-Jackson
 THE WORLD'S GREATEST COLLECTION OF CAR "ART"

TARGET

SCOTTSDALE QUARTER
TRUE FOOD KITCHEN
Eddie V's PRIME SEAFOOD
FABLETICS
Levi's
GAP
Bath & Body Works
GRIMALDI'S
Zinburger
Obon
 Sushi Bar Ramen
CULINARY DROPOUT

WAL*MART at home
 SUPERCENTER The Home Decor Superstore
EGS FITNESS
KOHL'S
BEST BUY
COSTCO WHOLESALE
Chick-fil-A
PEI WEI
Panera
Party City

CITY PROFILE



SCOTTSDALE ARIZONA

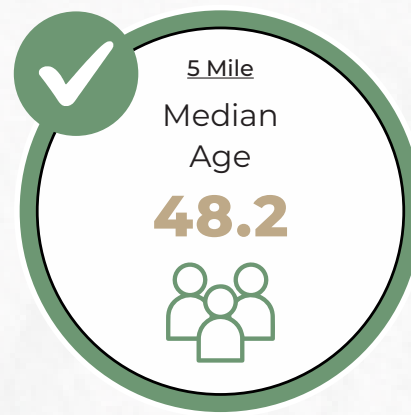
The **City of Scottsdale** is one of Arizona's 10 largest cities with a population of more than 240,000. Scottsdale continues to be recognized nationwide as one of the top markets for business performance, job growth, livability and friendly culture. Scottsdale is dedicated to the success of its residents and business community. The city's progressive leadership has kept taxes low for both families and corporations.

With a rich history in tourism, **Scottsdale** is visited by more than 11 million people annually, generating an economic impact of \$3.3 billion. Home to Arizona's finest shopping and dining, Scottsdale offers ranches, hiking trails, award-winning resorts and acclaimed art galleries. While millions of visitors come to experience the best in art, sports, special events and the natural beauty of the Sonoran Desert, residents stay for so much more. Before becoming a global destination for business, Scottsdale was - and remains - renowned for its exceptional recreational amenities.



Sunny **Scottsdale** is annually rated among the nation's most desirable communities to live and do business in with an average 314 days of sunshine per year and more than 90 restaurants, 320 retail shops and more than 80 art galleries. Scottsdale ranks highly in a wide spectrum of categories. Scottsdale is not only a Fiscally-Fit and desirable community, but a fun one too. Home to Fashion Square Mall, Kierland Commons, Scottsdale Quarter, Troon Golfing, Fine Art Galleries, The Phoenician, and The Old Town Shops, Scottsdale citizens enjoy some of the best shopping, galleries, and golfing in the state. Additionally, on the same land as Scottsdale's Butterfly Wonderland, a 14-Acre "OdySea Aquarium," designed with the latest theme park technology, has recently opened. The OdySea in the Desert is continuing its massive, seemingly nonstop expansion with a new \$3 million dinosaur exhibit: Pangaea Land of the Dinosaurs.

DEMOGRAPHIC HIGHLIGHTS



2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	6,726	42,056	146,342
Estimated Population:	3,505	28,466	76,804
Average Household Income:	\$295,725	\$250,426	\$220,199
Median Age:	54.4	51.6	48.2
Average Household Size:	2.4	2.2	2.1
Total Annual Retail Expenditures:	\$118.93 M	\$796.03 M	\$1.95 B
Housing Units:	1,650	14,403	41,209
Total Households:	1,479	12,845	36,673
Total Employees:	3,221	13,590	69,538

