



THE PLAZA

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

LEASING TEAM

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PHOENIX COMMERCIAL ADVISORS

A MEMBER OF CHAINLINKS RETAIL ADVISORS

PROPERTY SUMMARY

PROPERTY SIZE	± 73,000 SF
AVAILABLE	± 1,009 SF ± 1,056 SF ± 2,415 SF ± 3,444 SF
ZONING	C-2, City of Phoenix

LOCATION HIGHLIGHTS

- ✓ Signalized intersection
- ✓ Dense employment corridor with over 204,770 daytime employees within 5-miles of the property
- ✓ Average household income within 5-miles exceeds \$151,190
- ✓ Strong traffic at the intersection

JOIN



TRAFFIC COUNTS

ADOT 2024

Scottsdale Rd	Thunderbird Rd
N ±45,172 VPD (NB & SB)	E ±16,903 VPD (EB & WB)
S ±58,647 VPD (NB & SB)	W ±14,858 VPD (EB & WB)



SITE PLAN

SWC SCOTTSDALE RD & THUNDERBIRD RD | SCOTTSDALE, AZ



not to scale

AVAILABLE

SUITE	TENANT	SF
1	AVAILABLE	2,415
3	Best Brains Learning Center	1,350
4	Sharkey's Cuts for Kids	1,120
5, 6, 7	Once Upon a Child	3,828
8	AVAILABLE	1,056
9	Guiseppe's	1,488
10	AVAILABLE	1,009
11	Abundant Yoga	1,351
12	Arizona Tailors	1,120
13	Salt and Sugar Massage & Head Spa	1,350
14	Mise En Place Wine Bar	1,120
15-16	Phenix Salon Suites	7,421
17	Cosmo Prof	2,451
18	The Hair Shop	2,451
20	AVAILABLE	3,444
22	Precious Metals Refinery	1,346
23	The Botanist	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	Dainese	3,790
103	Arrivederci	1,900
104	Tropical Smoothie Cafe	1,563
Pad	School of Rock	2,879



THUNDERBIRD RD

±14,858 VPD

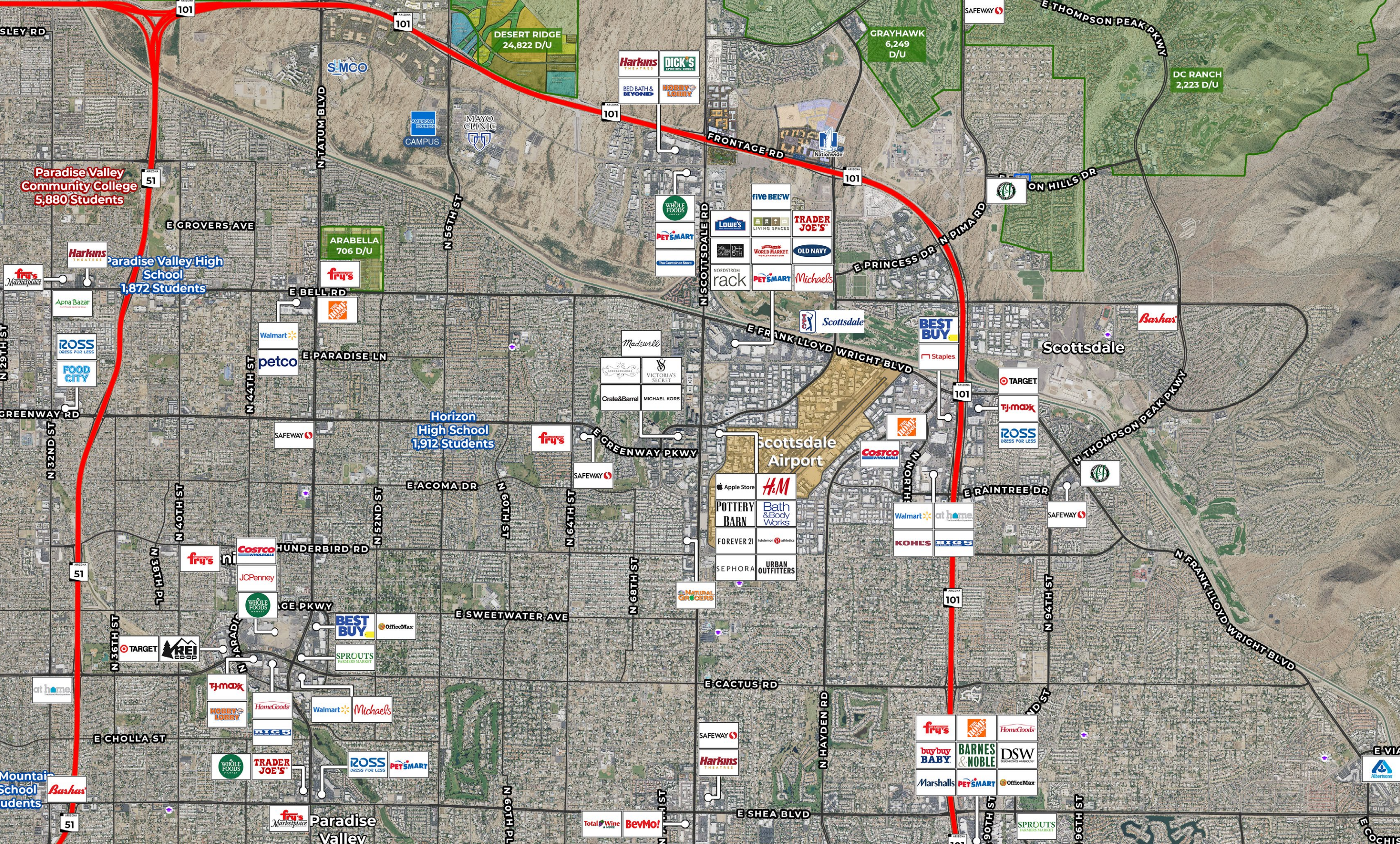
±45,172 VPD

±16,903 VPD

±58,647 VPD

SCOTTSDALE RD

Scottsdale
Airport

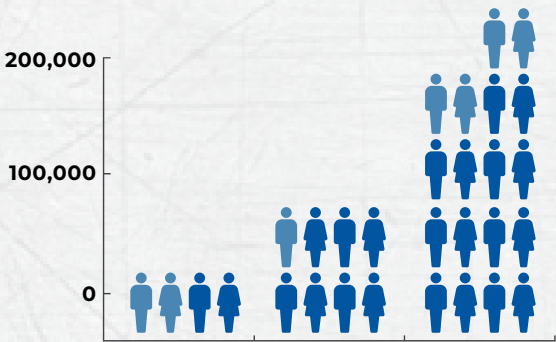




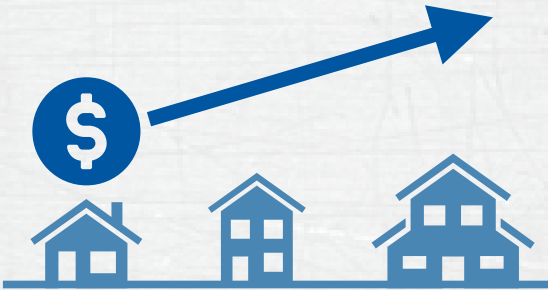
SWC SCOTTSDALE RD & THUNDERBIRD RD | SCOTTSDALE, AZ

DEMOGRAPHICS

2024 ESRI



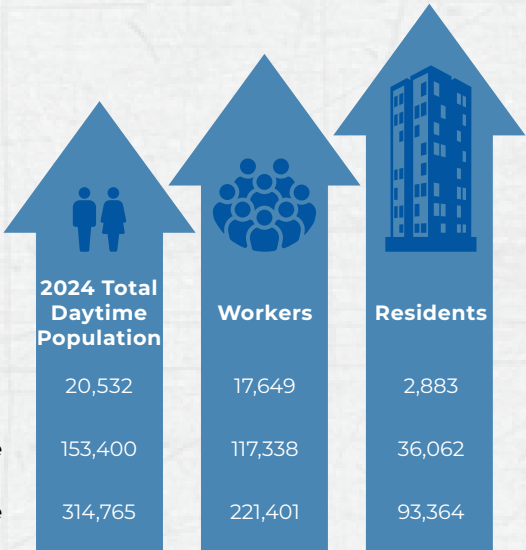
	1-Mile	3-Mile	5-Mile
2024 Total Population	6,884	82,848	205,772
2029 Total Population	8,237	87,111	212,561



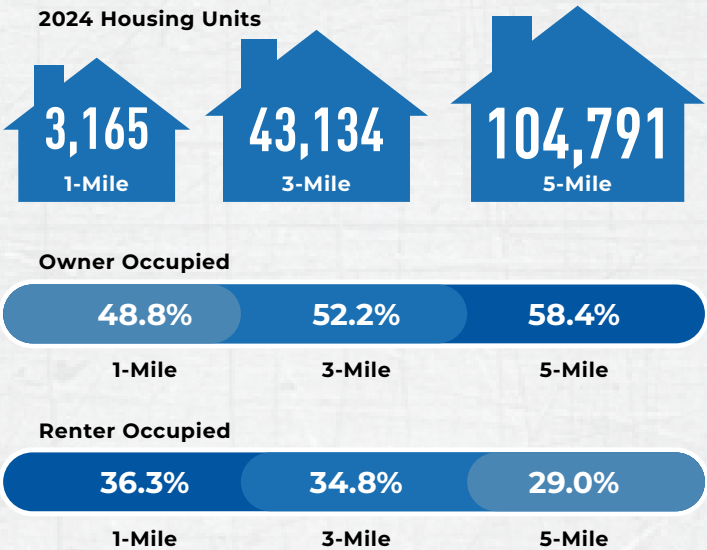
	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$135,573	\$187,251	\$82,130
3-Mile	\$115,508	\$161,286	\$73,022
5-Mile	\$115,265	\$166,246	\$74,034



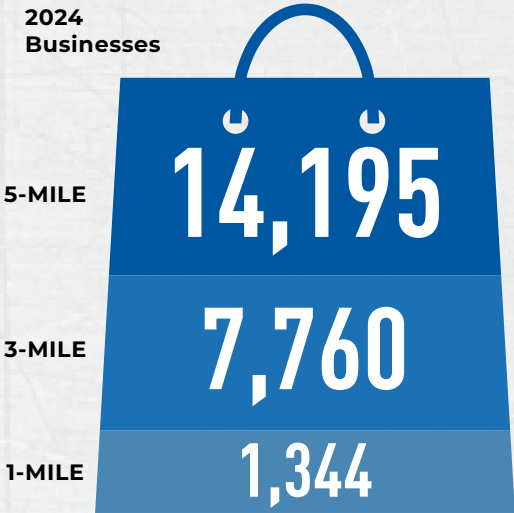
	1-Mile	3-Mile	5-Mile
2024 Households	2,696	37,500	91,642
2029 Households	3,318	40,341	96,714



	2024 Total Daytime Population	Workers	Residents
1-Mile	20,532	17,649	2,883
3-Mile	153,400	117,338	36,062
5-Mile	314,765	221,401	93,364



2024 Housing Units			
	1-Mile	3-Mile	5-Mile
Owner Occupied	48.8%	52.2%	58.4%
Renter Occupied	36.3%	34.8%	29.0%



2024 Businesses	
	Count
5-MILE	14,195
3-MILE	7,760
1-MILE	1,344

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