

Colliers

Accelerating success.

BB BROOKLYN
BEDDING

BOOT
BARN

Public Storage

Massage Envy

BB BROOKLYN BEDDING

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For Lease

8698 East Raintree Drive
Scottsdale, AZ 85260

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Located in the Scottsdale Airpark

Prime retail space available for lease in the Scottsdale Airpark! This highly visible location offers easy freeway access and is just a short walk from 330 brand-new Class A residential units, ensuring high foot traffic. Surrounded by a strong customer base with substantial household incomes, this is an ideal opportunity for retailers.

Address

8698 East Raintree Drive, Scottsdale

Building Size

±29,444 sf

Available for Lease

Massage Envy | Suite 105 | ±3,437 sf

Parking

7.34/1,000 sf

Existing Tenants

Brooklyn Bedding | Boot Barn | Enterprise
Bank & Trust | Infinity Fitness AZ

Employment Hub

134,782 daytime workers in a 3-mile radius

High Traffic - Easy Access

160,000 vehicles per day travel the adjacent
Loop 101



Property Aerial

COSTCO
WHOLESALE

SAVERS

THE HOME DEPOT

Walmart

BEST BUY

SAJAD

TARGET

13

10

9

14

8

7

6

5

4

11

3

1

- OFFICE BUILDINGS**
1. Northsight Financial Center
 2. Raintree Crossing
 3. Vanguard
 4. Axis Raintree
 5. Scottsdale Professional Building
 6. Raintree Office Center
 7. Raintree Corporate Center III
 8. Raintree Corporate Center IV
 9. Raintree Corporate Center II
 10. Raintree Corporate Center I
- RESIDENTIAL**
11. Huxley (192 Units)
 12. The Aston (330 Units)
 13. The Core (282 Units)
 14. Overture Scottsdale (153 Units)

North Northsight Boulevard

at home
The Home Décor Superstore

Public Storage

EoS
FITNESS

12

Jacksons
CAR WASH

KOHL'S

PEI WEI

SWEETWATERS

NEW YORK PIZZA

Panera

Bank of America

Chick-fil-A

Ruby's
BAR-B-Q

DUNKIN'

STARBUCKS

160,000 VPD

LOOP
101

16,080 VPD

31,100 VPD

East Raintree Drive

North 90th Street





Demographics & Expenditures

2025 CONSUMER EXPENDITURES | 3-MILE



\$220,568,314

Entertainment/Recreation



\$223,434,537

Food Away from Home



\$205,219,532

Travel



\$155,742,828

Household Furnishings
& Equipment



\$131,166,719

Apparel & Services



\$57,259,100

Personal Care Products
& Services

DEMOGRAPHICS

POPULATION	1-Mile	3-Mile	5-Mile
2025 Total Population	9,267	71,628	165,129
2030 Total Population	9,846	76,633	170,724
2025 to 2030 Population Change	6.2%	7.0%	3.4%
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2025 Households	4,685	33,436	75,084
2030 Households	4,989	36,428	78,948
2010 Households	3,974	26,898	63,992
2025 to 2030 Household Change	6.5%	8.9%	5.1%
2025 HOME VALUES	1-Mile	3-Mile	5-Mile
\$399,999 or less	16%	8%	6%
\$400,000 - \$999,999	72%	71%	70%
\$1,000,000 - \$1,999,999	10%	18%	19%
\$2,000,000 or more	3%	3%	4%
Median Home Value	\$566,353	\$724,580	\$754,043
2025 HOUSEHOLD INCOME	1-Mile	3-Mile	5-Mile
Average HH Income	\$151,360	\$190,550	\$195,701
Median HH Income	\$100,835	\$128,057	\$130,556
Per Capital Income	\$74,567	\$88,654	\$89,319
2025 EDUCATIONAL ATTAINMENT	1-Mile	3-Mile	5-Mile
High School Graduate/GED	15%	11%	11%
Some College, No Degree	19%	16%	16%
Associate Degree	6%	6%	7%
Bachelor's Degree	39%	38%	37%
Graduate/Professional Degree	19%	26%	27%

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population. Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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