

Colliers

Accelerating success.



**For Lease**  
8698 East Raintree Drive  
Scottsdale, AZ 85260

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**Do Not Disturb Tenants**

# 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



## 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)

13

savers

**COSTCO**  
WHOLESALE



**Walmart**

**SAAD** GO

**BEST BUY**

**at home**  
The Home Décor Superstore

**Public Storage**

**EoS**  
FITNESS

**Jackson's**  
CAR WASH

**KOHL'S**

4

11

1

2

3

5

10

9

14

8

7

6

LOOP  
101

16,080 VPD

East Raintree Drive

160,000 VPD

North 90th Street

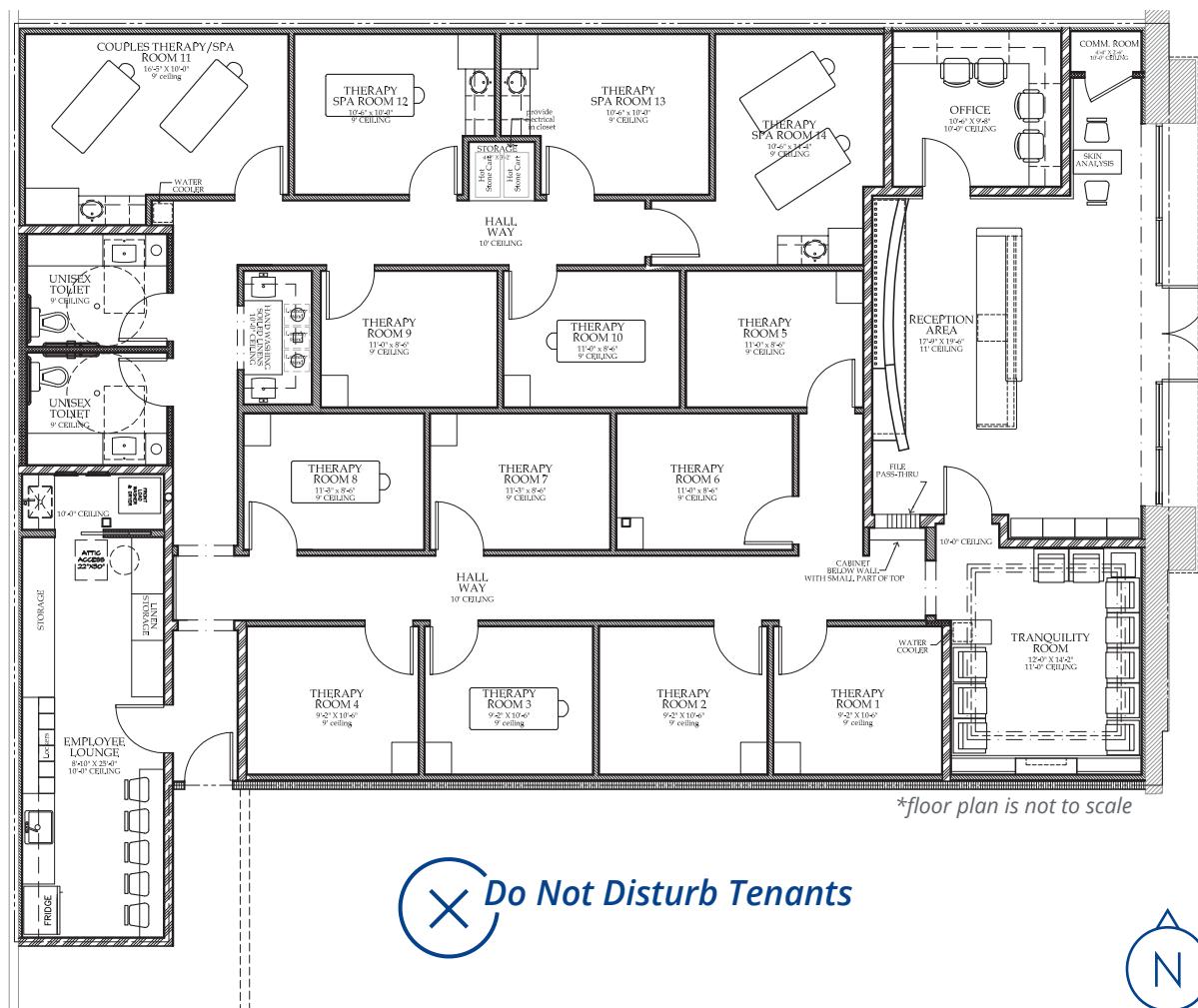
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# Floor Plan

**±3,437 sf available**

## Massage Envy, Suite 105



*\*floor plan is not to scale*



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# Demographics & Expenditures

## 2025 CONSUMER EXPENDITURES | 3-MILE

	<b>\$220,568,314</b>	Entertainment/Recreation
	<b>\$205,219,532</b>	Travel
	<b>\$131,166,719</b>	Apparel & Services

	<b>\$223,434,537</b>	Food Away from Home
	<b>\$155,742,828</b>	Household Furnishings & Equipment
	<b>\$57,259,100</b>	Personal Care Products & Services

## DEMOGRAPHICS

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