

AVISON YOUNG

Shop space for lease

North Scottsdale Gateway
17025 N Scottsdale Rd
Scottsdale, AZ 85255



Excellent visibility on Scottsdale Road

- High-profile Scottsdale location with high-density population and incomes
- National credit tenants at the regional intersection
- Gateway to Scottsdale Airpark with 2,800 businesses and 57,000 employees
- Regional attractions include: Kierland Commons, Scottsdale Quarter, Scottsdale Airpark & TPC Golf Course

Tenant mix:



Get more information

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Photos

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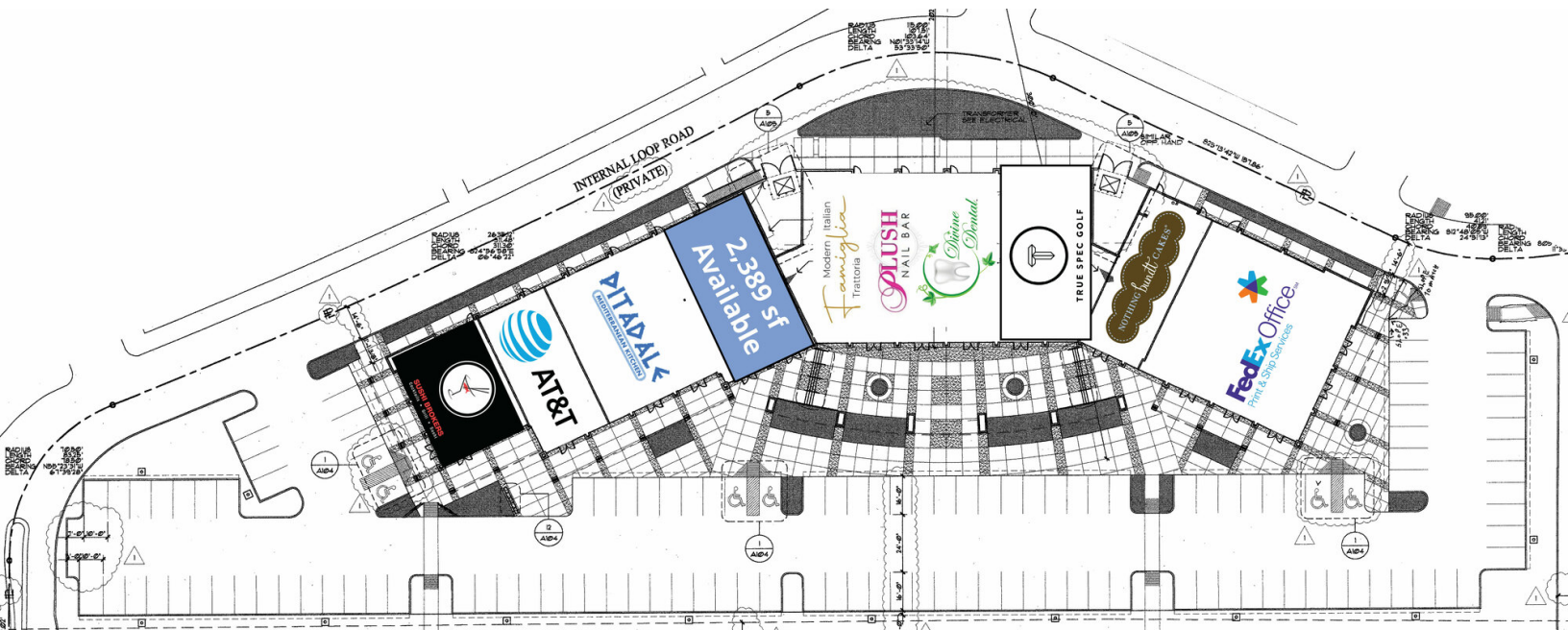
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Offering summary

Lease rate:	Contact broker
Available (SF):	2,389 SF
Lot size:	3 acres
Building size:	26,471 SF

Tenants	Size
Sushi Brokers	2,457 sf
AT&T Wireless	3,336 sf
Pitadale	2,736 sf
Modern Italian Famiglia Trattoria	2,995 sf
Plush Nail Bar	1,400 sf
Divine Dental	1,414 sf
True Spec Golf	3,000 sf
Nothing Bundt Cakes	1,744 sf
FedEx Office	5,000 sf



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Location

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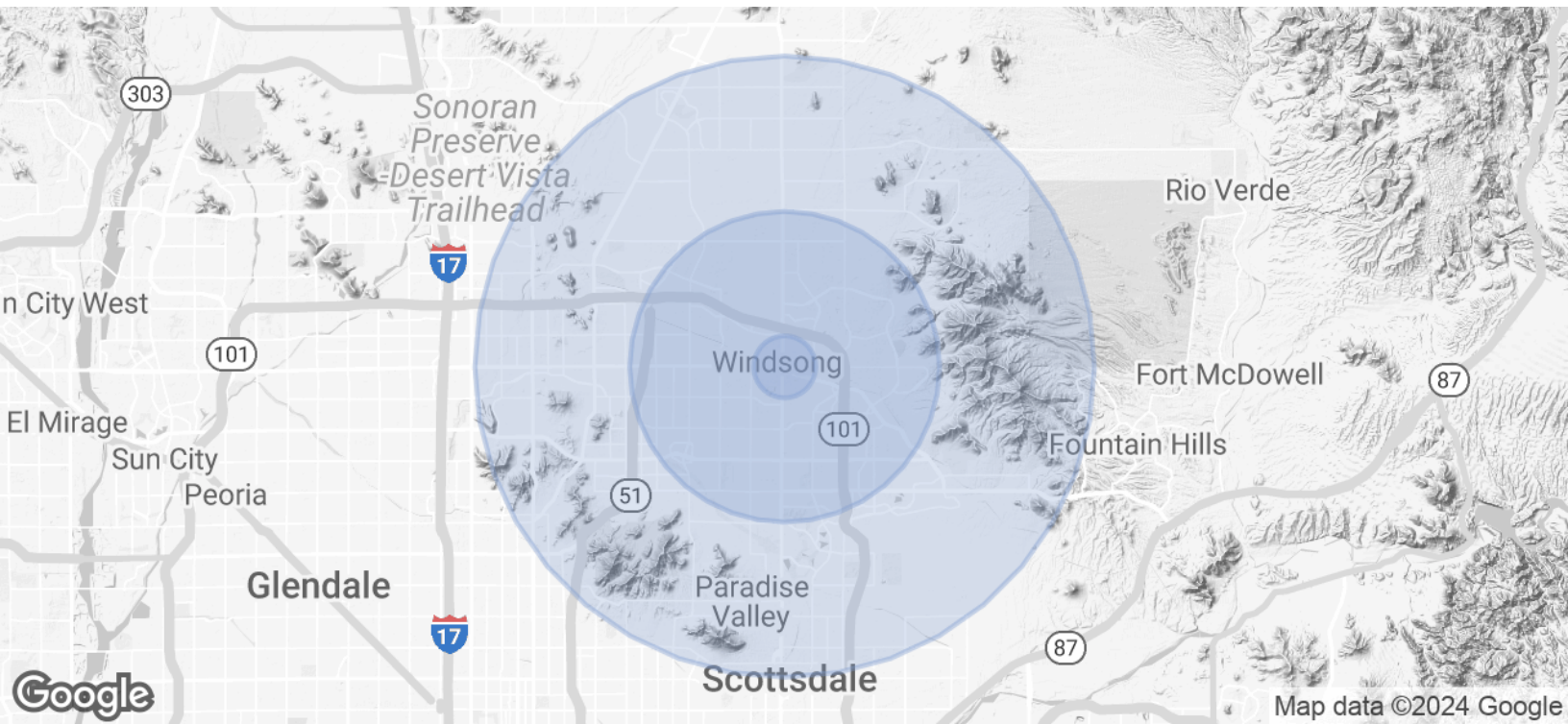
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Traffic counts

Scottsdale Road

±83,874 cpd

Frank Lloyd Wright Boulevard

±82,740 cpd

Demographics	1-mile	3-miles	5-miles
Population	10,545	65,603	194,257
Median age	40.5	42.1	42.8
Daytime employment	17,820	97,676	158,596
Avg. HH income	\$119,127	\$164,509	\$171,382
HH units	6,423	33,657	97,492



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