

Ancala Village

SWC Via Linda & Frank Lloyd Wright Boulevard



Matt Milinovich
D 480 423 7959
C 602 885 9393
matt.milinovich@avisonyoung.com

James DeCremer
D 480 423 7958
C 602 909 0957
james.decremer@avisonyoung.com

Alec Miller
D 480 423 7955
C 480 531 0369
alec.miller@avisonyoung.com





Property highlights

- Established North Scottsdale neighborhood center
- Anchored by Ace Hardware and Dollar Tree
- 1.5 miles to Mayo Clinic
- 2 miles to HonorHealth
- 40,000 vehicles per day at intersection



Notable tenants:

CHASE

DUNKIN' DONUTS

SUBWAY

DQ
Grill & Chill

jiffy lube

TACO BELL

1
Dollar Tree Stores, Inc.

Pizza Hut

Filiberto's
MEXICAN FOOD

ACE
Hardware

SPINATO'S
PIZZERIA

easy



Site plan

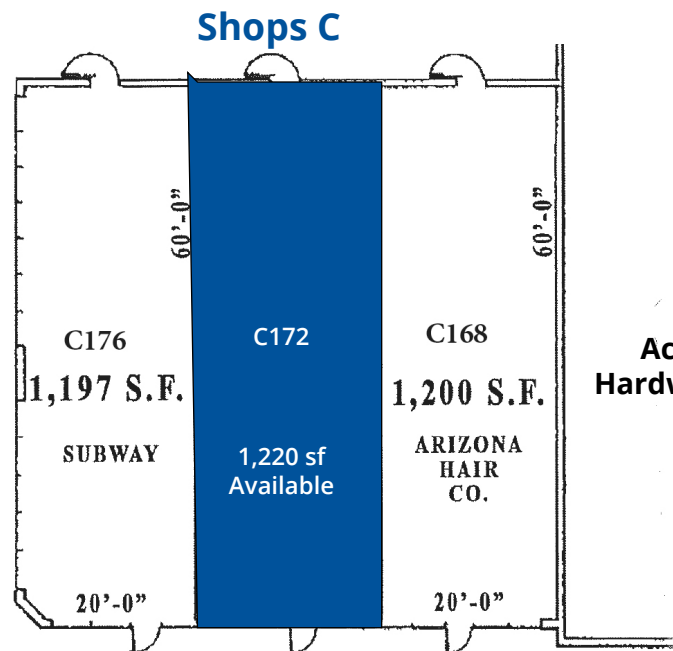
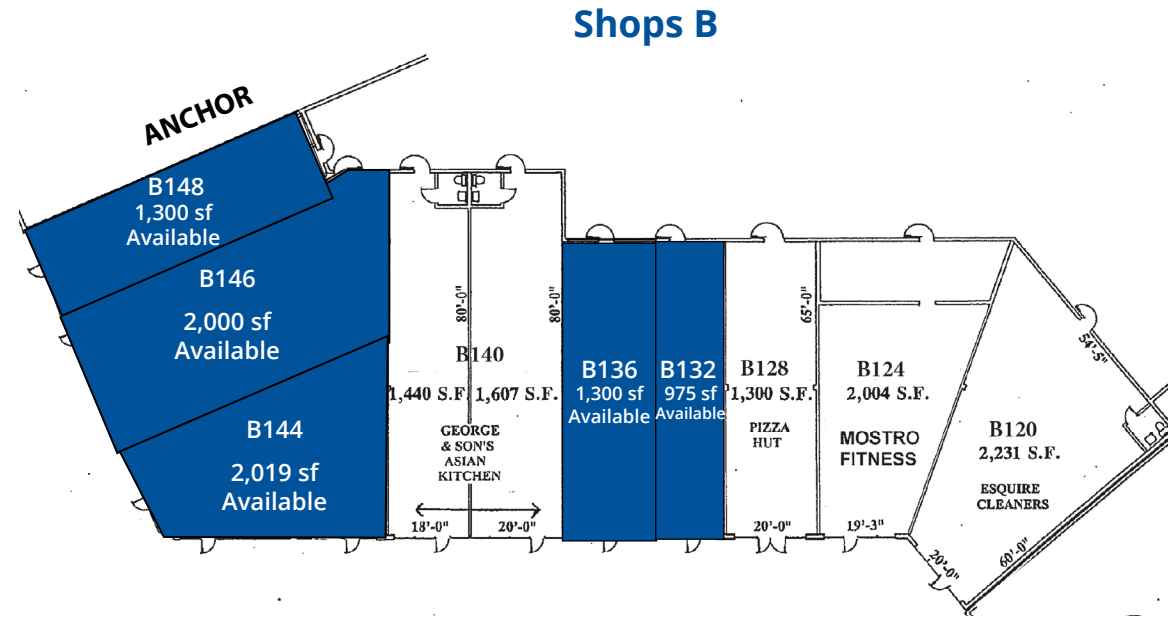
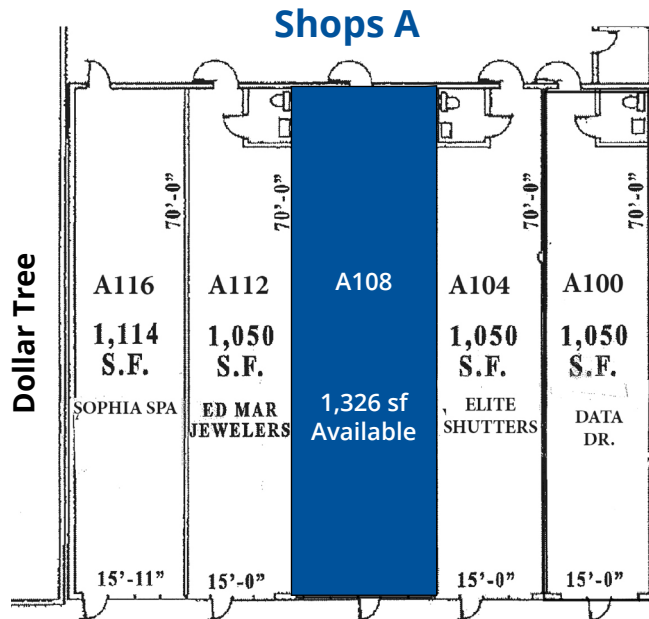
Retail spaces for lease
SWC Via Linda & Frank Lloyd Wright Blvd

#	Tenant	Size
Shops A		
A100	Data Dr.	1,050 sf
A104	Elite Shutters	1,050 sf
A108	Available - Former Chiropractor	1,326 sf
A112	Ed Mar Jewelers	1,050 sf
A116	Sophia Spa	1,114 sf
Shops B		
B120	Esquire Cleaners	2,231 sf
B124	Mostro Fitness	2,004 sf
B128	Pizza Hut	1,300 sf
B132	Available - Former tax office	975 sf
B136	Available	1,300 sf
B140	George & Sons Asian	3,040 sf
B144	Available - Former Nail Salon	2,019 sf
B146	Available	2,000 sf
B148	Available - Former Nutrition	1,300 sf
Shops C		
C168	Arizona Hair Company	1,200 sf
C172	Available - Former GoWireless	1,220 sf
C176	Subway	1,197 sf
Shops D		
D01	Al Hamra	1,230 sf
D02	Fantastic Sam's	1,200 sf
D03	Ancala Eyecare	1,200 sf
D04	LIV Group	936 sf
D05	Dairy Queen	1,462 sf
Shops E		
E01/02	Over Easy	3,758 sf
E03	By the Bucket	1,190 sf
E04/05	Available - Former Salon	2,100 sf
E06	Available	1,790 sf
E07/08	Available - Former dental office	1,800 sf
E09/10	Pars Persian Cuisine	2,198 sf
E11	Available - Former Nail Salon	1,619 sf
E12A	S&N Tailoring	612 sf
E12B	Gary's Barbershop	620 sf
E13	Spinato's Pizza	2,400 sf
E15	Lynn's Nail & Spa	1,220 sf
E16	Dimensions of Heaven & Earth	1,200 sf
Majors		
Major D1	Miro International School	7,205 sf
Major C	Ace Hardware	13,500 sf
Major E	Whiz Kids	8,500 sf
PAD	Filiberto's	3,280 sf

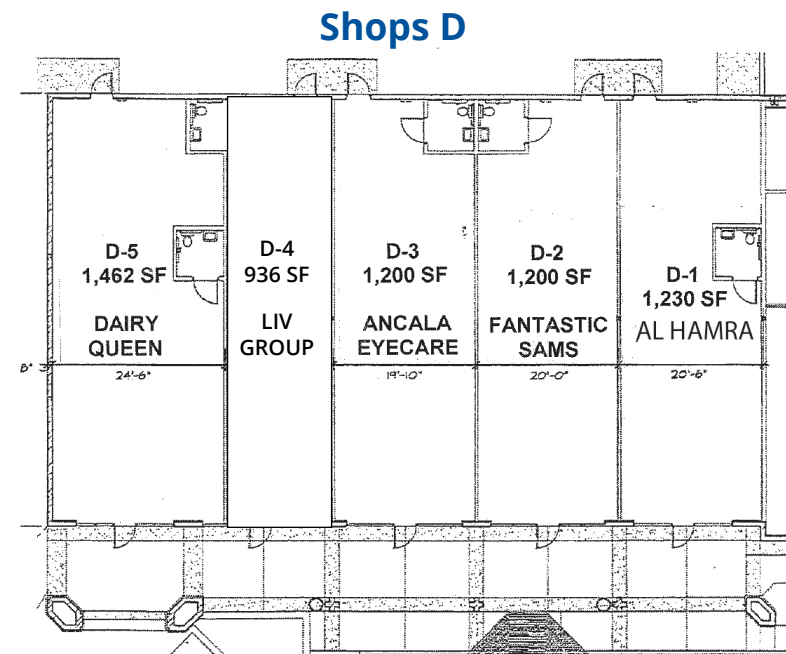


Site plan

Retail spaces for lease
SWC Via Linda & Frank Lloyd Wright Blvd



Ace Hardware

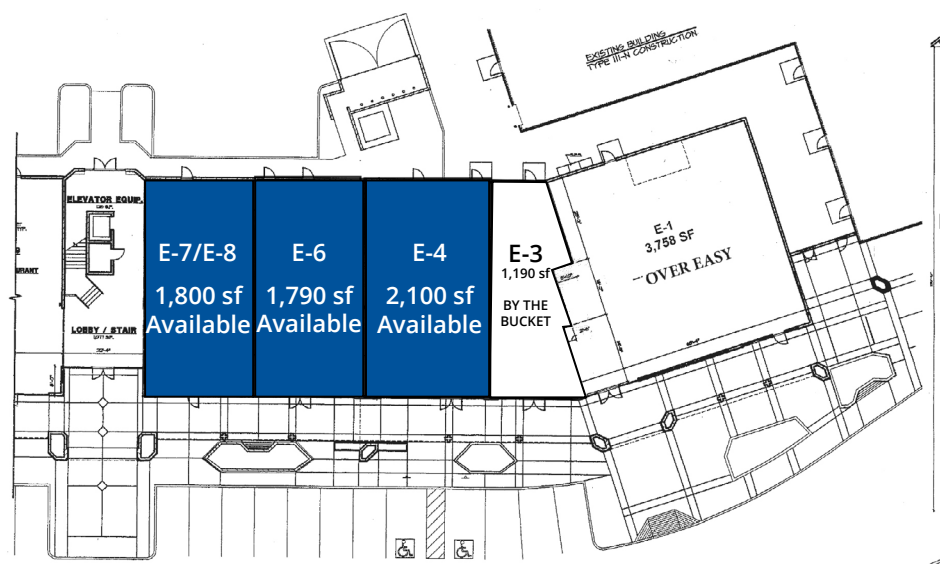


Site plan

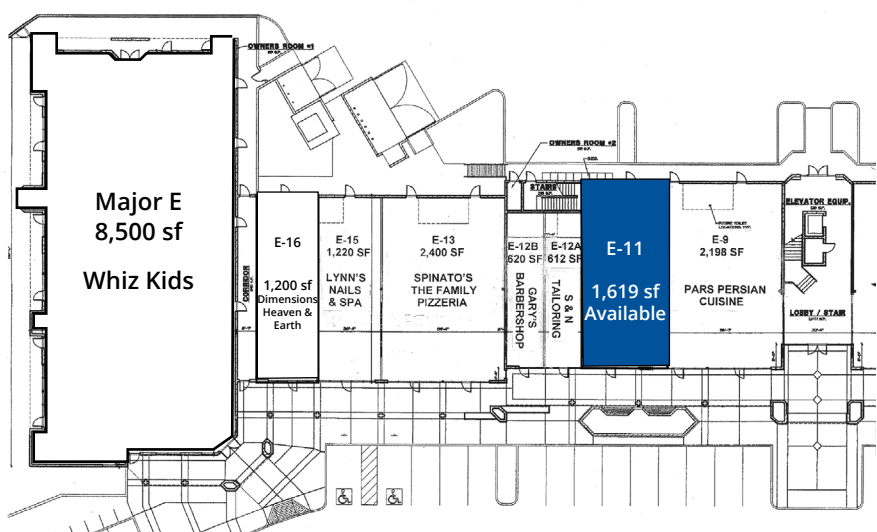
Retail spaces for lease
SWC Via Linda & Frank Lloyd Wright Blvd

Shops E North

SHOPS E-NORTH



Shops E South



Location

Retail spaces for lease
SWC Via Linda & Frank Lloyd Wright Blvd



Demographics

	1-mile	3-miles	5-miles
Population	8,723	49,749	95,679

	1-mile	3-miles	5-miles
Median age	43.2	45.9	45.6

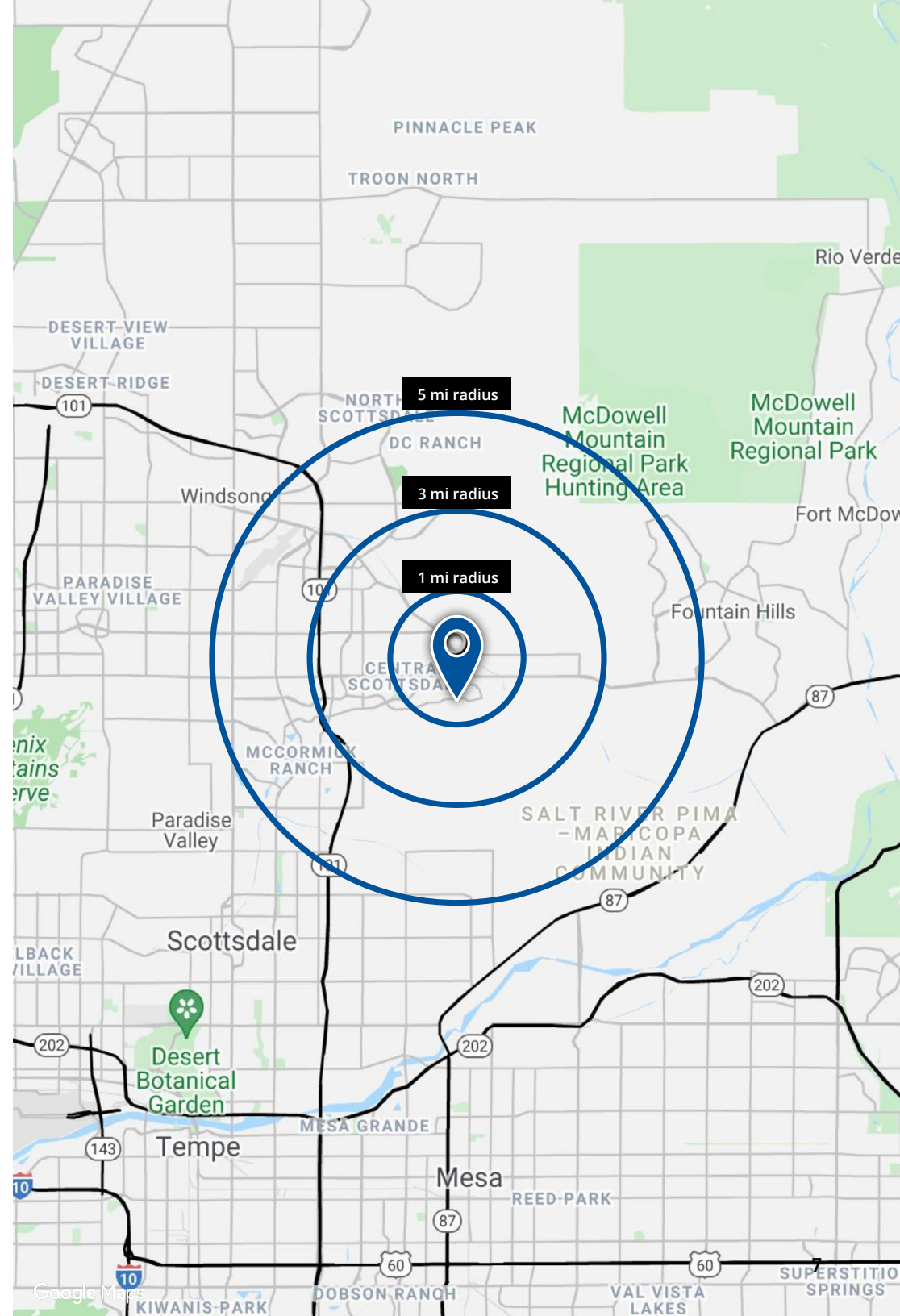
	1-mile	3-miles	5-miles
Daytime employment	2,502	24,099	115,123

	1-mile	3-miles	5-miles
Avg. HH income	\$131,113	\$154,211	\$152,373

	1-mile	3-miles	5-miles
HH units	4,872	25,661	50,289

Traffic counts

	Frank Lloyd Wright Boulevard	±61,780 cpd
	Via Linda	±43,014 cpd



Join us!

Matt Milinovich

D 480 423 7959

C 602 885 9393

matt.milinovich@avisonyoung.com

James DeCremer

D 480 423 7958

C 602 909 0957

james.decremer@avisonyoung.com

Alec Miller

D 480 423 7955

C 480 531 0369

alec.miller@avisonyoung.com



Visit us online
avisonyoung.com

© 2022 Avison Young - Arizona, Ltd. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

2720 E Camelback Road | Suite 150 | Phoenix, AZ 85016 | 480 994 8155

