

# Silverstone Marketplace

SEC Pinnacle Peak Rd & Scottsdale Rd, Scottsdale

AVISON  
YOUNG

**Available**

**Upscale 2nd generation restaurant end cap space available**

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## The property

An **upscale**, 75ksf grocery anchored shopping center servicing the **affluent** neighboring master-planned communities of Grayhawk, Desert Foothills, Boulders, Troon, Desert Ridge & DC Ranch.



## The property

### Notable tenant mix

Anchored by Sprouts Farmers Market, the neighborhood shopping center is occupied by a diverse tenant roster.



CALIFORNIA  
POOLS &  
LANDSCAPE





**2nd generation restaurant end cap**  
SEC Pinnacle Peak Rd & Scottsdale Rd  
Scottsdale, AZ

# The opportunity

Built in 2015, Silverstone Marketplace spans 12-acres and is part of the Silverstone Development, a mixed-use project consisting of office, retail, public library and assisted living.

This upscale restaurant end cap with a large patio area offers an excellent opportunity to join this premier shopping center.



6,500 sf, endcap restaurant with a 1,278 sf patio



Abundant shared parking available



Upscale 75ksf outdoor shopping center



Excellent visibility from Scottsdale Road



Serves 6 master-planned communities



Excellent ingress / egress on Pinnacle Peak & Scottsdale Roads

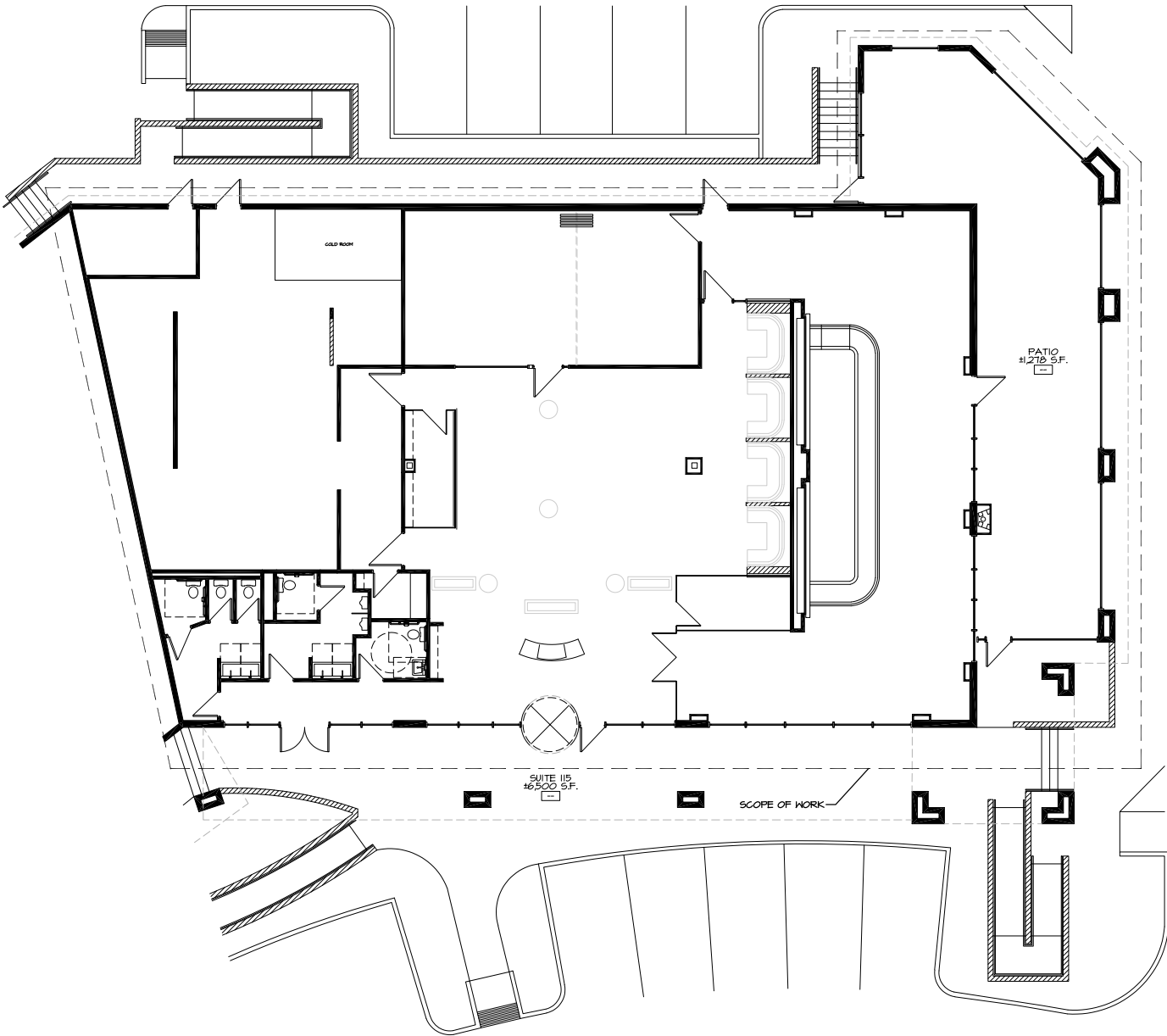


[Click here to view all property photos](#)

Floor plan

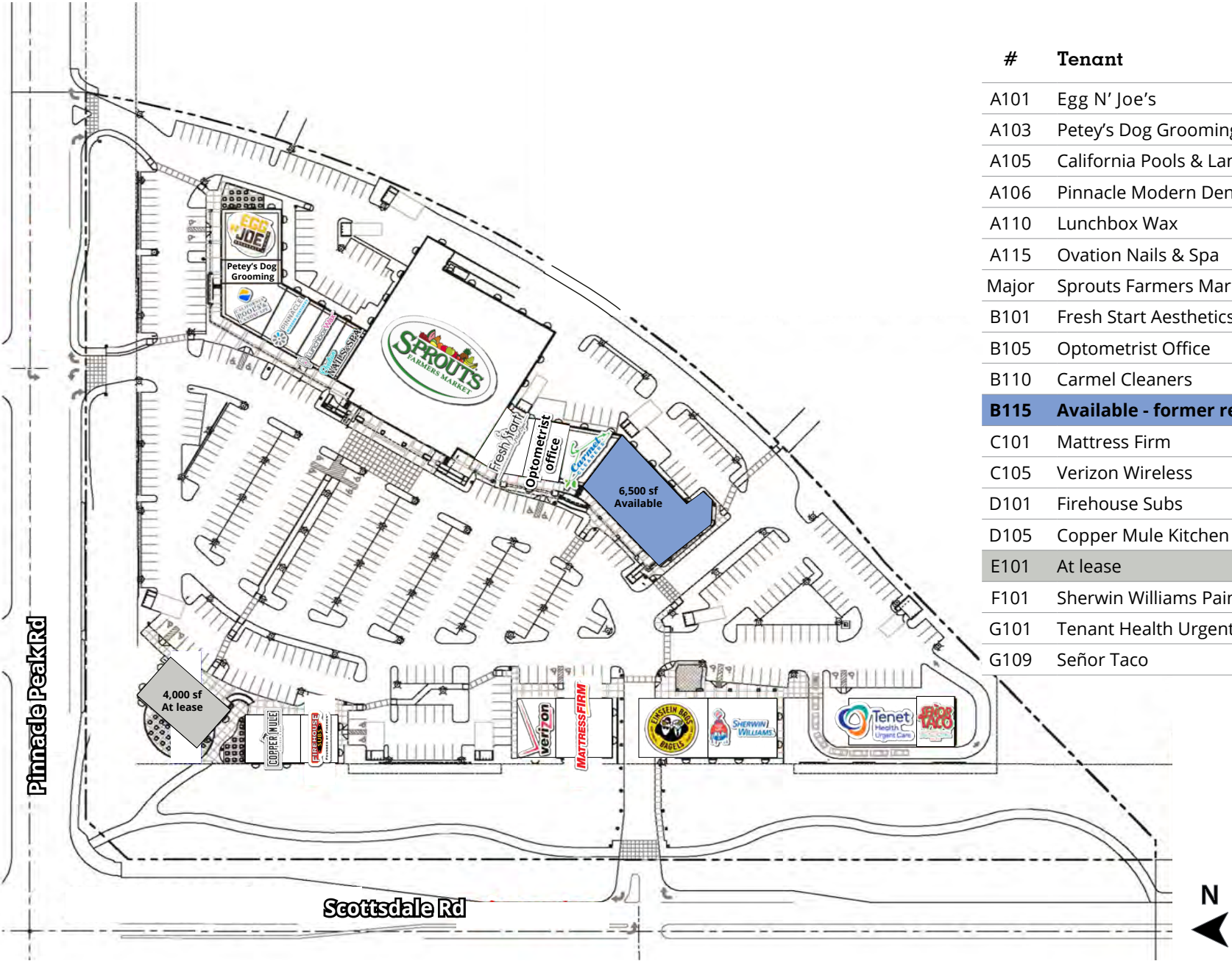
Suite B115

- 6,500 sf
- 1,278 sf patio



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Site plan



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#	Tenant	Size
A101	Egg N' Joe's	3,395 sf
A103	Petey's Dog Grooming	1,280 sf
A105	California Pools & Landscape	3,065 sf
A106	Pinnacle Modern Dentistry	2,363 sf
A110	Lunchbox Wax	1,215 sf
A115	Ovation Nails & Spa	1,145 sf
Major	Sprouts Farmers Market	26,872 sf
B101	Fresh Start Aesthetics Med Spa	2,500 sf
B105	Optometrist Office	2,000 sf
B110	Carmel Cleaners	2,200 sf
B115	Available - former restaurant	6,500 sf
C101	Mattress Firm	3,500 sf
C105	Verizon Wireless	1,993 sf
D101	Firehouse Subs	1,819 sf
D105	Copper Mule Kitchen & Bar	2,687 sf
E101	At lease	4,000 sf
F101	Sherwin Williams Paint	4,000 sf
G101	Tenant Health Urgent Care	3,269 sf
G109	Señor Taco	1,280 sf

Site aerial




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Trade area





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# Demographics

	3-miles	5-miles	7-miles
Population	29,251	106,267	239,191


	3-miles	5-miles	7-miles
Median age	44.7	42.4	42.2

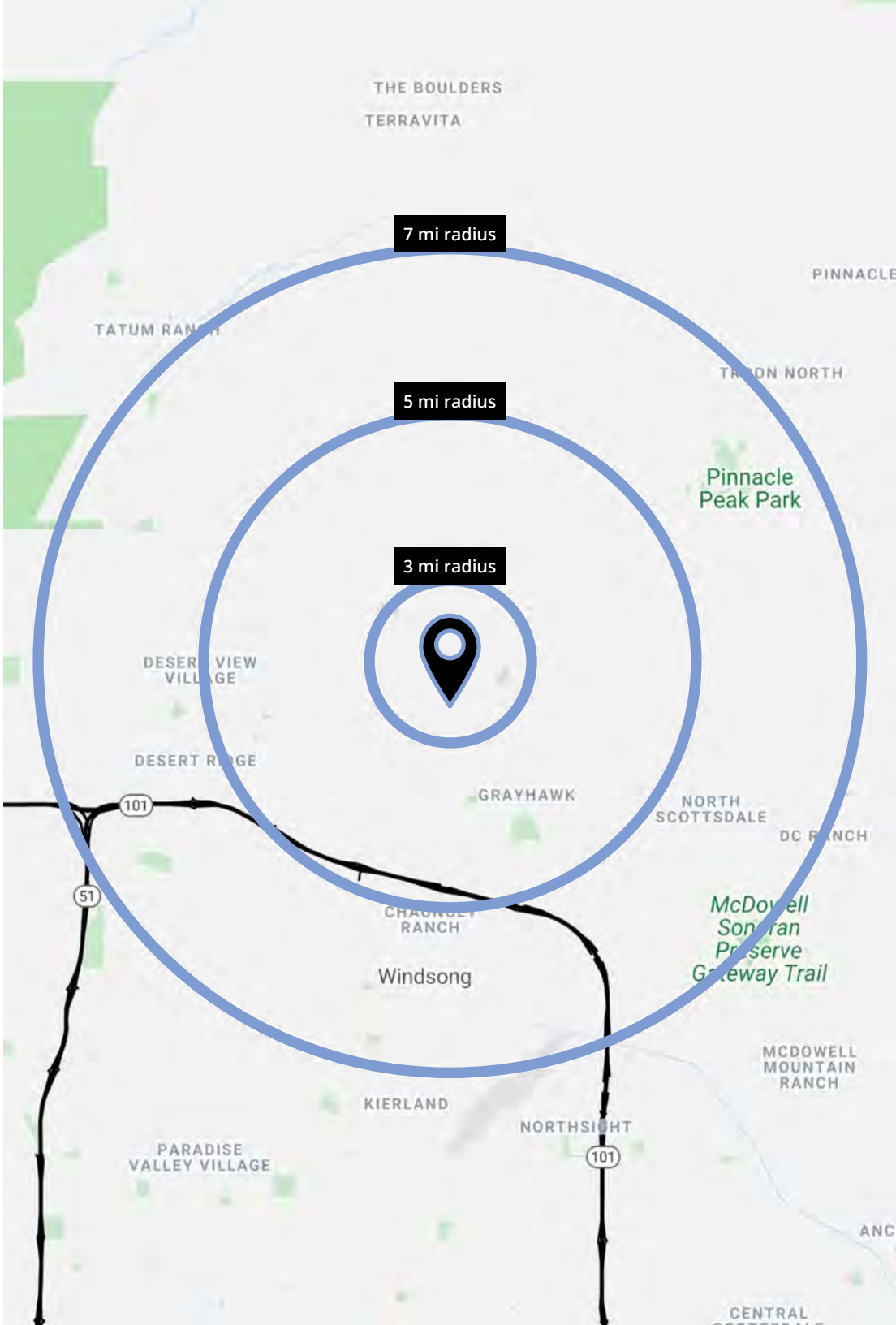
	3-miles	5-miles	7-miles
Daytime employment	16,020	74,673	165,431

	3-miles	5-miles	7-miles
Avg. HH income	\$162,364	\$154,835	\$136,668

	3-miles	5-miles	7-miles
HH units	15,164	52,167	112,282

## Traffic counts

	Scottsdale Road	±66,518 cpd
	Pinnacle Peak Road	±26,093 cpd



# Contact us

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