

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

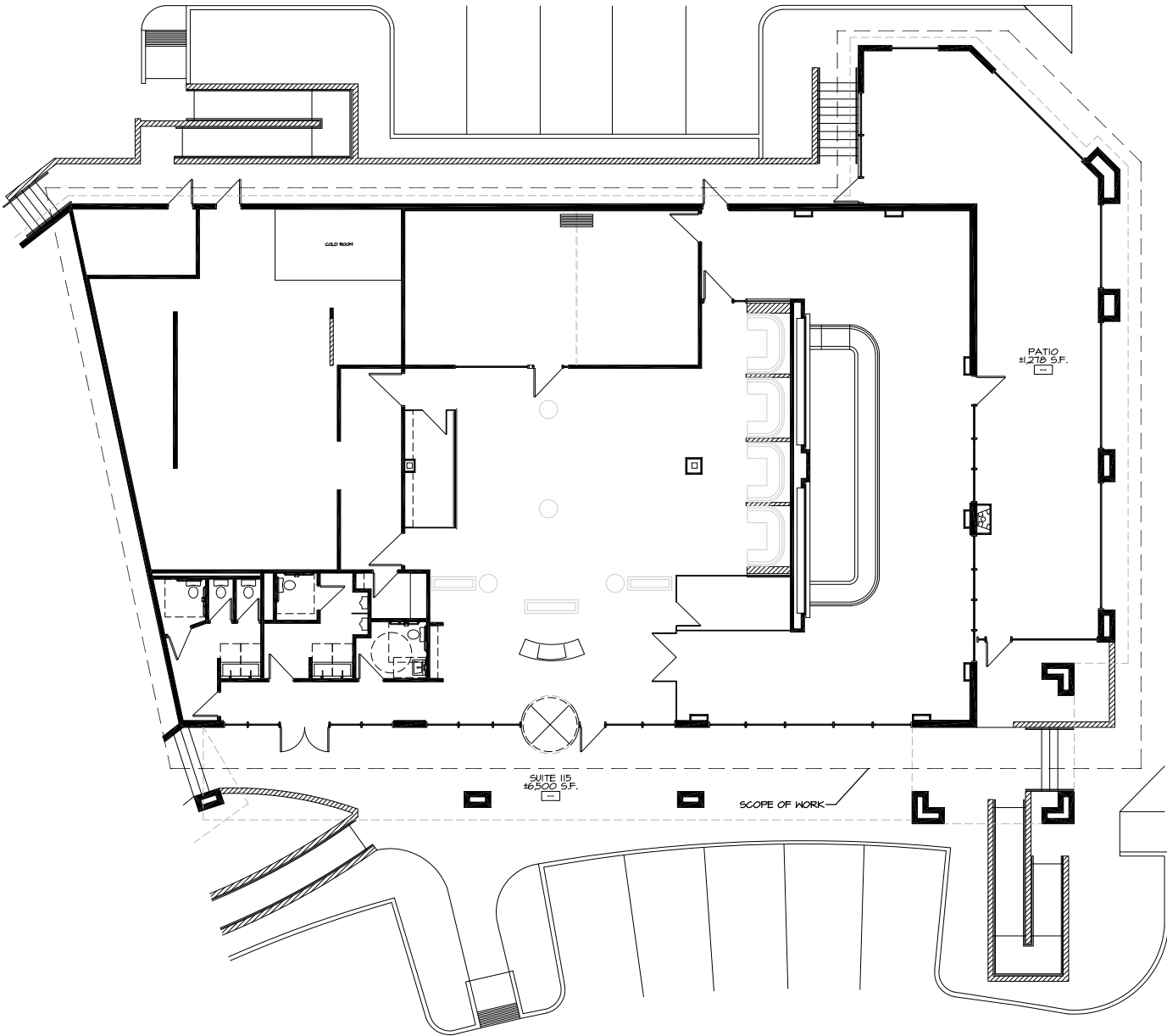


[Click here to view all property photos](#)

Floor plan

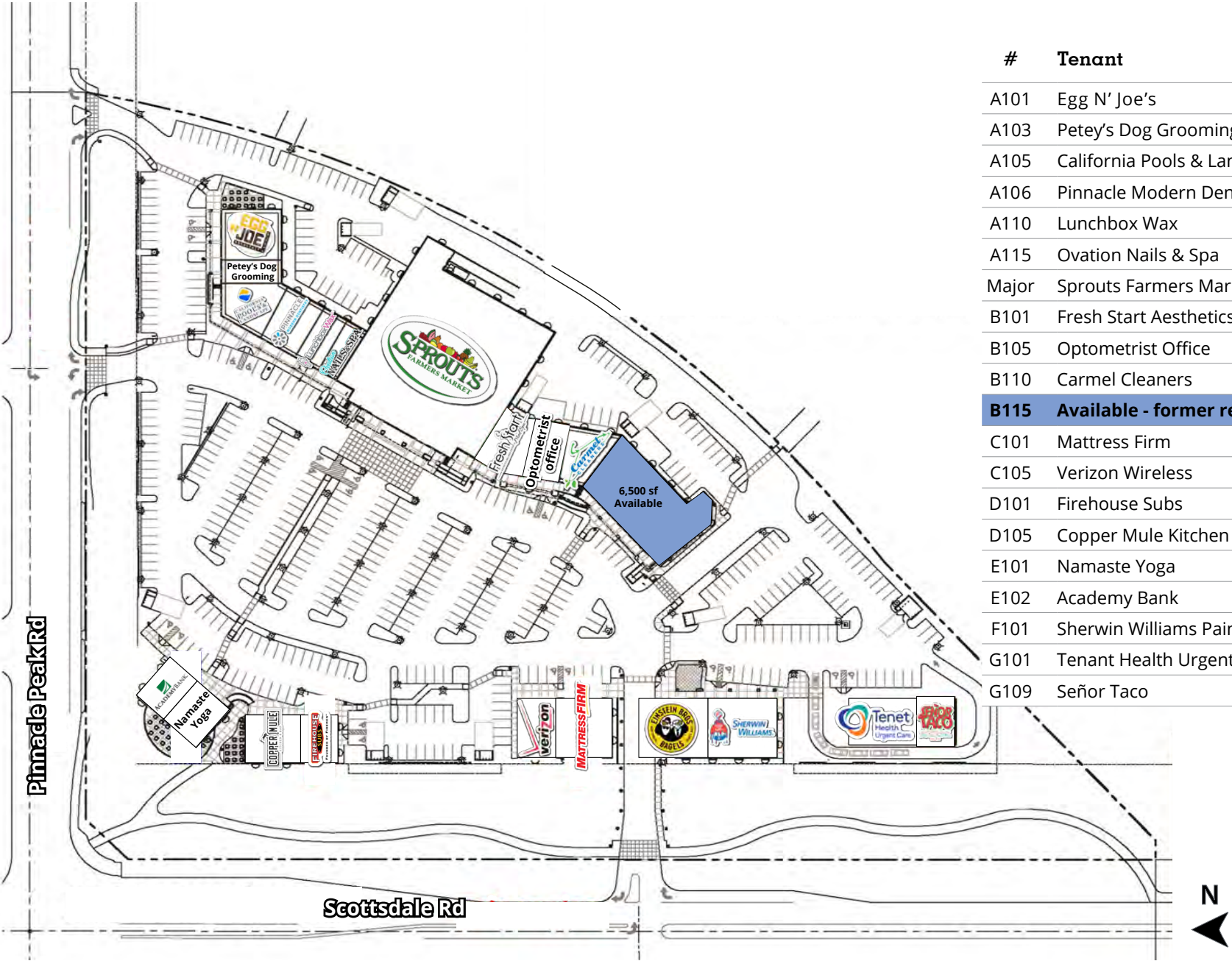
Suite B115

- 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	Namaste Yoga	2,172 sf
E102	Academy Bank	1,800 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

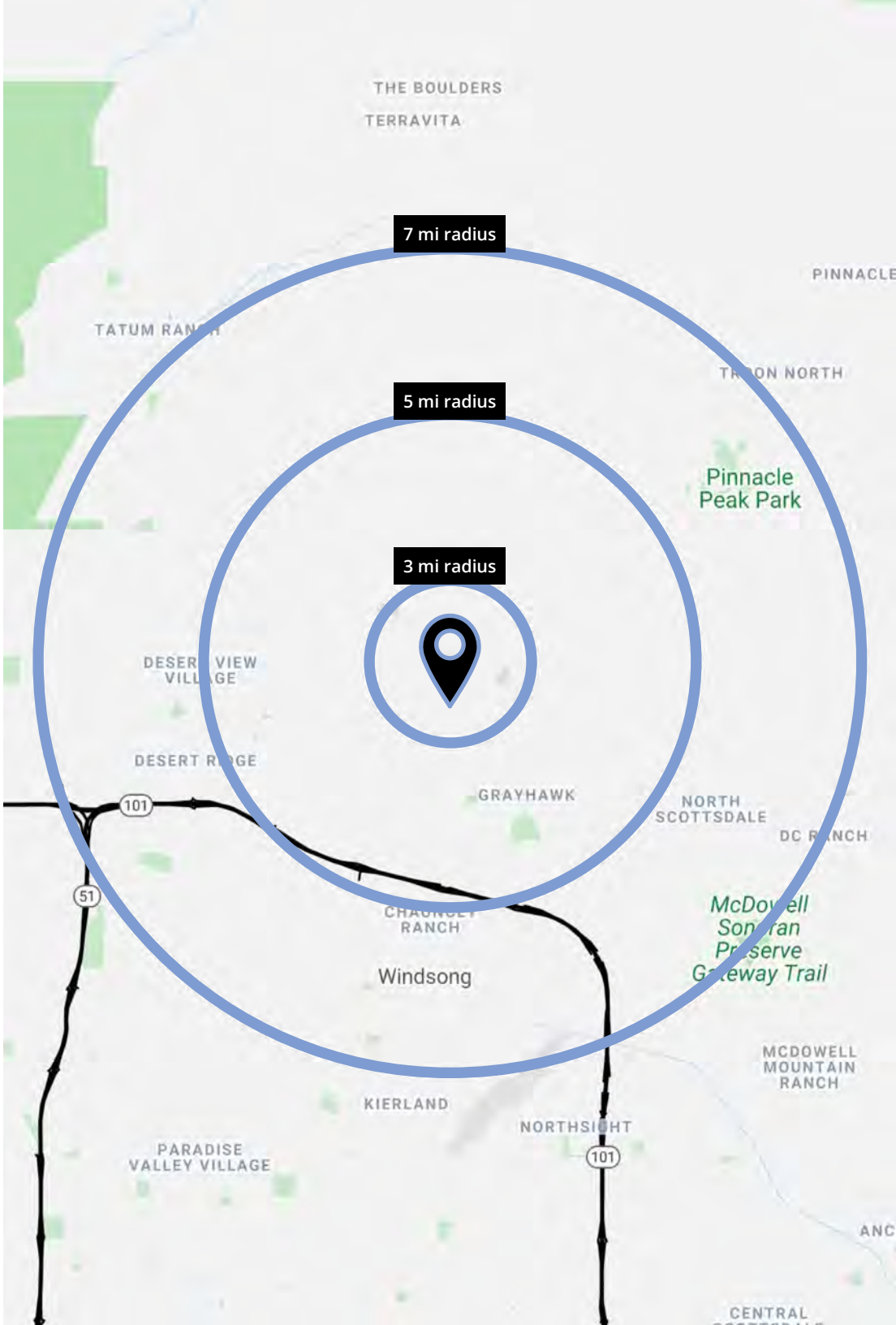
	3-miles	5-miles	7-miles
Daytime employment	16,020	74,673	165,431

	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



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