FOR LEASE

Former Walgreens - Scottsdale, AZ 11475 N 136th St | Scottsdale, AZ



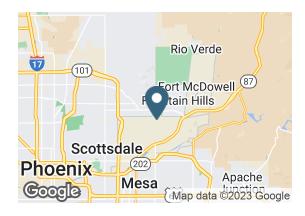


Overview

BUILDING SIZE 12,139 SF (building)

1.67 Acres (premises)

RATE \$11.00 PSF (MG)



Description

- Former Walgreens with drive-thru for sublease: +/- 12,139 SF (building); +/- 72,820 SF (premises)
- Excellent visibility along Via Linda
- Across the street from the Mayo Clinic
- Strong average household income with over \$228,000 within a one mile radius
- Zoned PNC/ESL, City of Scottsdale
- All offers are subject to approval by Walgreens Real Estate Committee

1 MILE	3 MILES	5 MILES
4,495	21,920	67,424
4,772	23,074	71,141
\$228,274	\$180,766	\$157,288
6,569	22,416	64,475
	4,495 4,772 \$228,274	4,495 21,920 4,772 23,074 \$228,274 \$180,766

Year: 2020 | Source: Esri

Contact

CHUCK GIBSON

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ED BEEH

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Traffic Counts

Via Linda	4,646 VPD
136th Street	3,882 VPD

Year: 2020 | Source: MPSI

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16,940 20,329 21,920 23,074 1.84% 0.74% 1.03% 49.2% 50.8% 52.8 6,738 8,744 9,435 9,914 2.64% 0.74% 1.00% 2.32	56,838 61,816 67,424 71,141 0.84% 0.85% 1.08% 48.3% 51.7% 53.3 22,971 26,874 29,490 31,119 1.58% 0.91% 1.08%
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1.00% 2.32	1.08%
2.32	
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10.000	
	34.005
10,809	34,005
7,518	23,174
1,916	6,316
1,374	4,515
88.4%	89.4%
1.7%	1.6%
0.4%	0.5%
5.8%	5.0%
0.1%	0.1%
5.8%	5.6%
\$119,469	\$104,061
\$180,766	\$157,288
\$76,902	\$68,856
17,115	52,998
9.5%	10.5%
0.7%	0.8%
	18.5%
	7.4%
	34.5%
27.9%	26.2%
	64,475
22,416	29,091
22,416 11,013	35,384
	5.8% \$119,469 \$180,766 \$76,902 17,115 9.5% 0.7% 16.8% 8.1% 34.7% 27.9%

Source: Esri, U.S. Census