

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

Demographics

	1 MILE	3 MILES	5 MILES
2020 Est Population	4,495	21,920	67,424
2025 Est Population	4,772	23,074	71,141
Average HH Income	\$228,274	\$180,766	\$157,288
Daytime Population	6,569	22,416	64,475

Year: 2020 | Source: Esri

Contact

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Traffic Counts

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

Year: 2020 | Source: MPSI

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	1 mile	3 miles	5 miles
Population			
2000 Population	3,117	16,940	56,838
2010 Population	4,057	20,329	61,816
2020 Population	4,495	21,920	67,424
2025 Population	4,772	23,074	71,141
2000-2010 Annual Rate	2.67%	1.84%	0.84%
2010-2020 Annual Rate	1.01%	0.74%	0.85%
2020-2025 Annual Rate	1.20%	1.03%	1.08%
2020 Male Population	49.8%	49.2%	48.3%
2020 Female Population	50.2%	50.8%	51.7%
2020 Median Age	53.1	52.8	53.3
Households			
2000 Households	1,113	6,738	22,971
2010 Households	1,599	8,744	26,874
2020 Total Households	1,776	9,435	29,490
2025 Total Households	1,884	9,914	31,119
2000-2010 Annual Rate	3.69%	2.64%	1.58%
2010-2020 Annual Rate	1.03%	0.74%	0.91%
2020-2025 Annual Rate	1.19%	1.00%	1.08%
2020 Average Household Size	2.53	2.32	2.27
Housing Units			
2020 Total Housing Units	1,940	10,809	34,005
2020 Owner Occupied Housing Units	1,637	7,518	23,174
2020 Renter Occupied Housing Units	139	1,916	6,316
2020 Vacant Housing Units	164	1,374	4,515
Race and Ethnicity			
2020 White Alone	88.3%	88.4%	89.4%
2020 Black Alone	1.4%	1.7%	1.6%
2020 American Indian/Alaska Native Alone	0.2%	0.4%	0.5%
2020 Asian Alone	7.2%	5.8%	5.0%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	4.8%	5.8%	5.6%
Income			
2020 Median Household Income	\$152,245	\$119,469	\$104,061
2020 Average Household Income	\$228,274	\$180,766	\$157,288
2020 Per Capita Income	\$89,442	\$76,902	\$68,856
2019 Population 25+ by Educational Attainment			
Total	3,448	17,115	52,998
High School Graduate	8.0%	9.5%	10.5%
GED/Alternative Credential	0.5%	0.7%	0.8%
Some College, No Degree	12.0%	16.8%	18.5%
Associate Degree	8.0%	8.1%	7.4%
Bachelor's Degree	36.3%	34.7%	34.5%
Graduate/Professional Degree	32.6%	27.9%	26.2%
Daytime Population			
2020 Total Daytime Population	6,569	22,416	64,475
Workers	4,265	11,013	29,091
Residents	2,304	11,403	35,384

Source: Esri, U.S. Census