

FOR LEASE | PALO VERDE SQUARE

Scottsdale, AZ

SEC Frank Lloyd Wright Blvd & Desert Cove Ave



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WE ARE
THE CENTER
OF RETAIL

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RETAIL SPACE

±9,242 SF (Former Tuesday Morning)
±1,360 SF

RENT

Call for rates

TRAFFIC COUNTS*

Frank Lloyd Wright Blvd @ Shea Blvd: 21,500 VPD
Via Linda @ Frank Lloyd Wright Blvd: 14,000 VPD
Shea Blvd @ Frank Lloyd Wright Blvd: 39,000 VPD

NEIGHBORING TENANTS

Vitos, Blue Adobe, BBVA Compass, Kona Coffee

COMMENTS

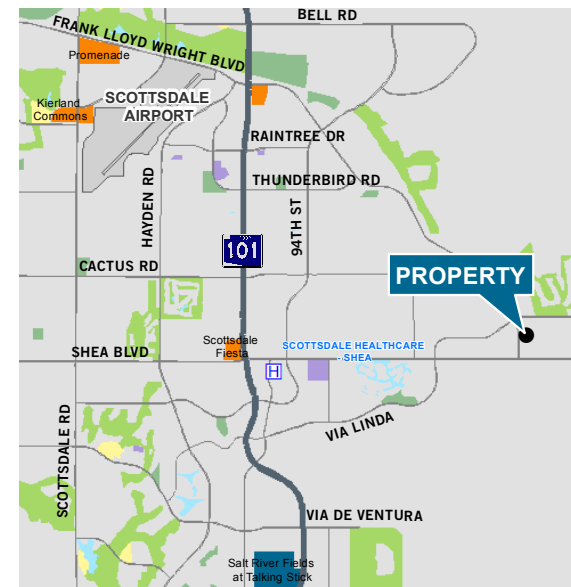
- Strong income levels
- New lower rates
- Servicing McDowell Mountain Ranch / North Scottsdale / East Scottsdale
- Zoned: C-3 (City of Scottsdale)



NEIGHBORHOOD DEMOGRAPHICS**

	POPULATION	AVERAGE HOUSEHOLD INCOME	NUMBER OF HOUSEHOLDS
1 Mile	9,643	\$115,083	4,596
3 Miles	47,037	\$148,994	20,647
5 Miles	96,229	\$139,228	43,611

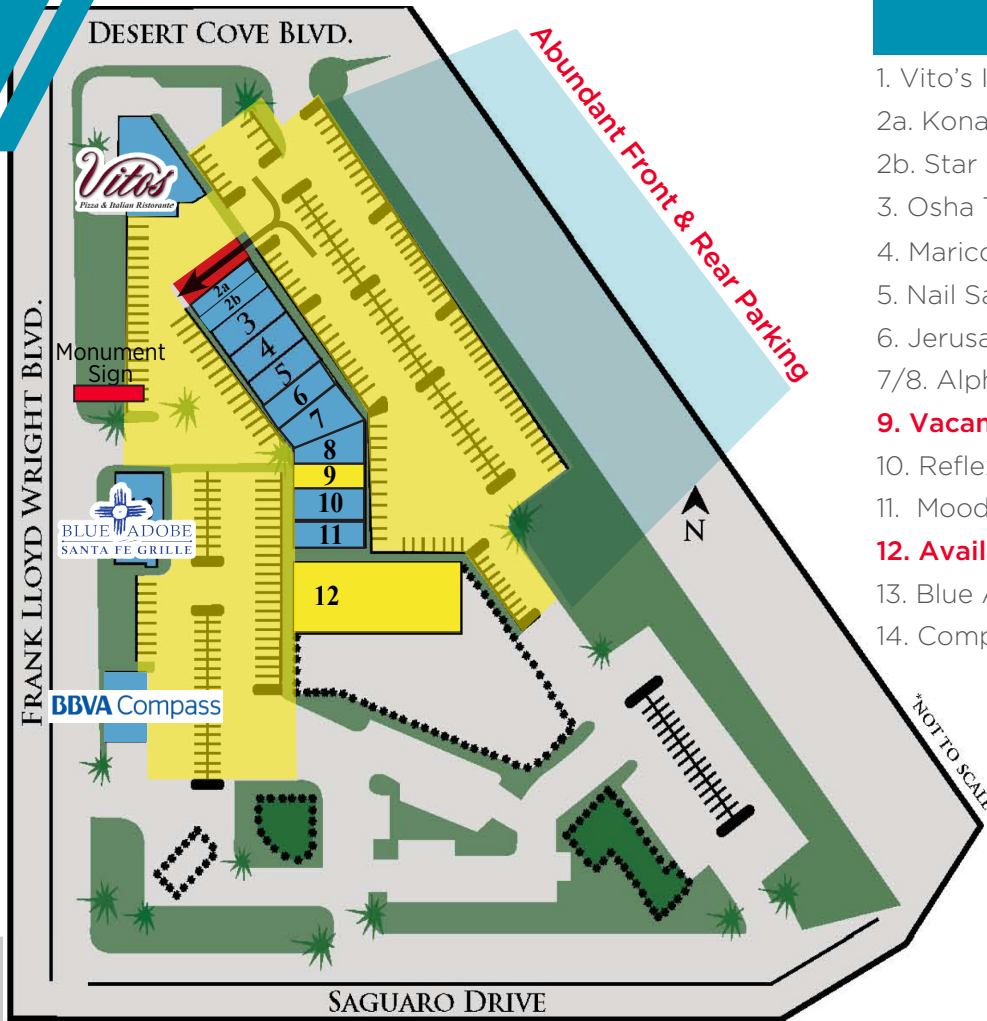
Source:
*CoStar 2017
**ESRI 2018



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Suites

1. Vito's Italian Restaurant	4,612 SF
2a. Kona Coffee	1,432SF
2b. Star Care Pharmacy	1,492 SF
3. Osha Thai	1,628 SF
4. Maricopa Ambulance	1,088 SF
5. Nail Salon	1,359 SF
6. Jerusalem Bakery	1,360 SF
7/8. Alpha Krav Maga	4,010 SF
9. Vacant	1,360 SF
10. Reflexology	1,360 SF
11. Moody's Smoke Shop	1,350 SF
12. Available	9,242 SF
13. Blue Adobe	3,200 SF
14. Compass Bank	1,590 SF

