

FOR LEASE | UNDER NEW OWNERSHIP

SCOTTSDALE RIDGE

NEC Scottsdale Road & Deer Valley Road | Scottsdale, Arizona 85255



DEER VALLEY ROAD 2,600 VPD

SCOTTSDALE ROAD 33,000 VPD



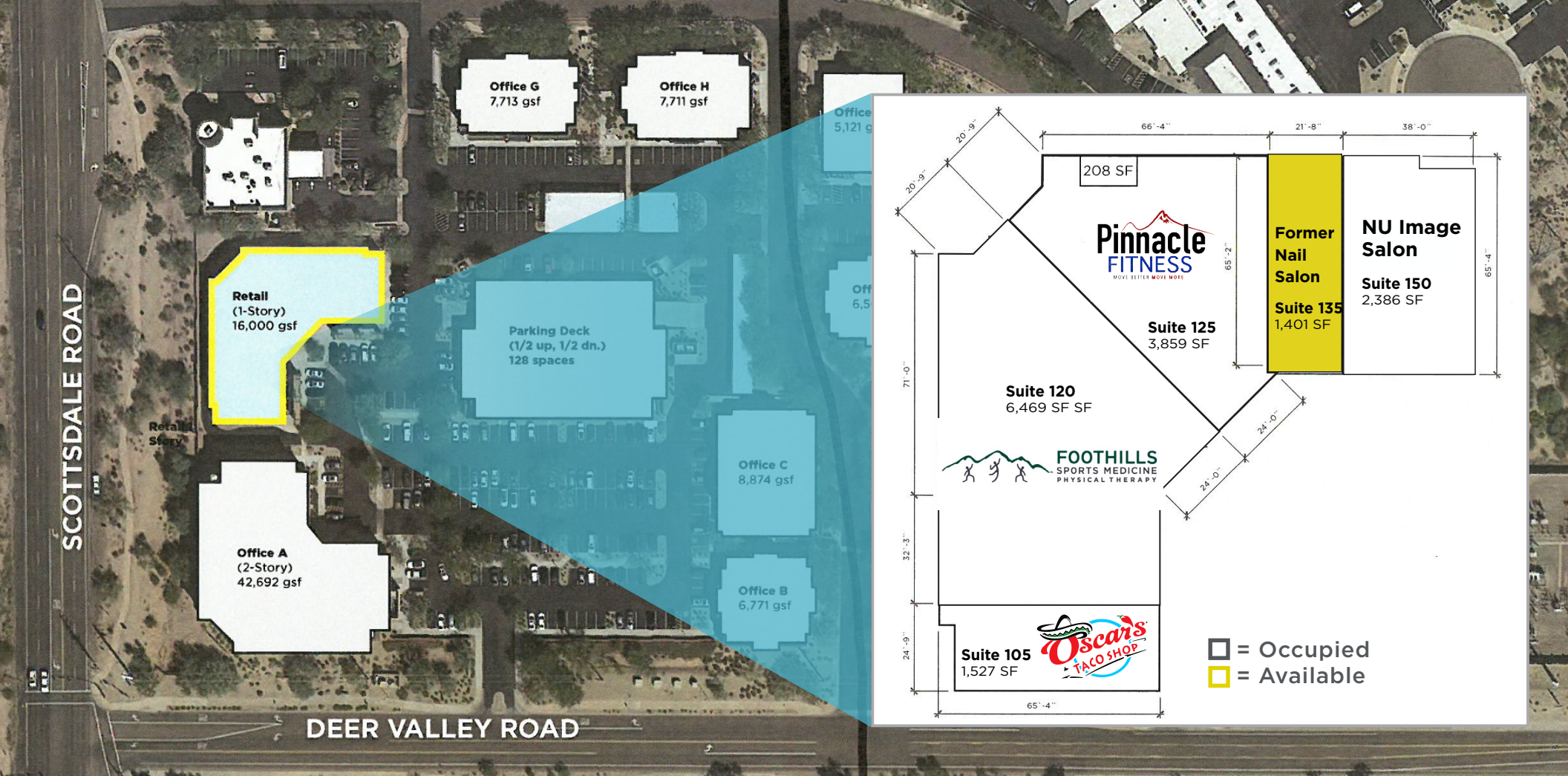
SCOTTSDALE ROAD

Available

ADDRESS	21811 N. Scottsdale Rd. Scottsdale, AZ 85255
TENANCY	Multi-Tenant
PARCEL	212-02-970A
LAND AREA	±1.67 AC
BUILDING GLA	±15,584
YEAR BUILT	2007
ZONING	C-2 City of Scottsdale

PROPERTY OVERVIEW

- Signage facing Scottsdale Road
- Easy access to the Loop 101 Freeway allowing for high traffic heading North & South
- Valuable Scottsdale Road frontage
- Newer construction; built in 2007
- Multiple retail, office, and medical buildings surrounding the subject property
- Over 167,000 daytime employees within 5 miles
- Average Household Income of \$145,211 within 2 miles
- **1,401 SF In-Line Available (former Nail Salon)**





DEMOGRAPHICS

Population*	1 Mile	3 Mile	5 Mile
2019	4,970	32,382	118,030

Households*	1 Mile	3 Mile	5 Mile
2019	1,729	14,945	49,402

Avg Household Income*	1 Mile	3 Mile	5 Mile
2019	\$172,409	\$150,661	\$140,838

Traffic Counts*	N. on Scottsdale Rd: 33,000	E. on Deer Valley Rd: 2,600
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ESRI, 2019

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