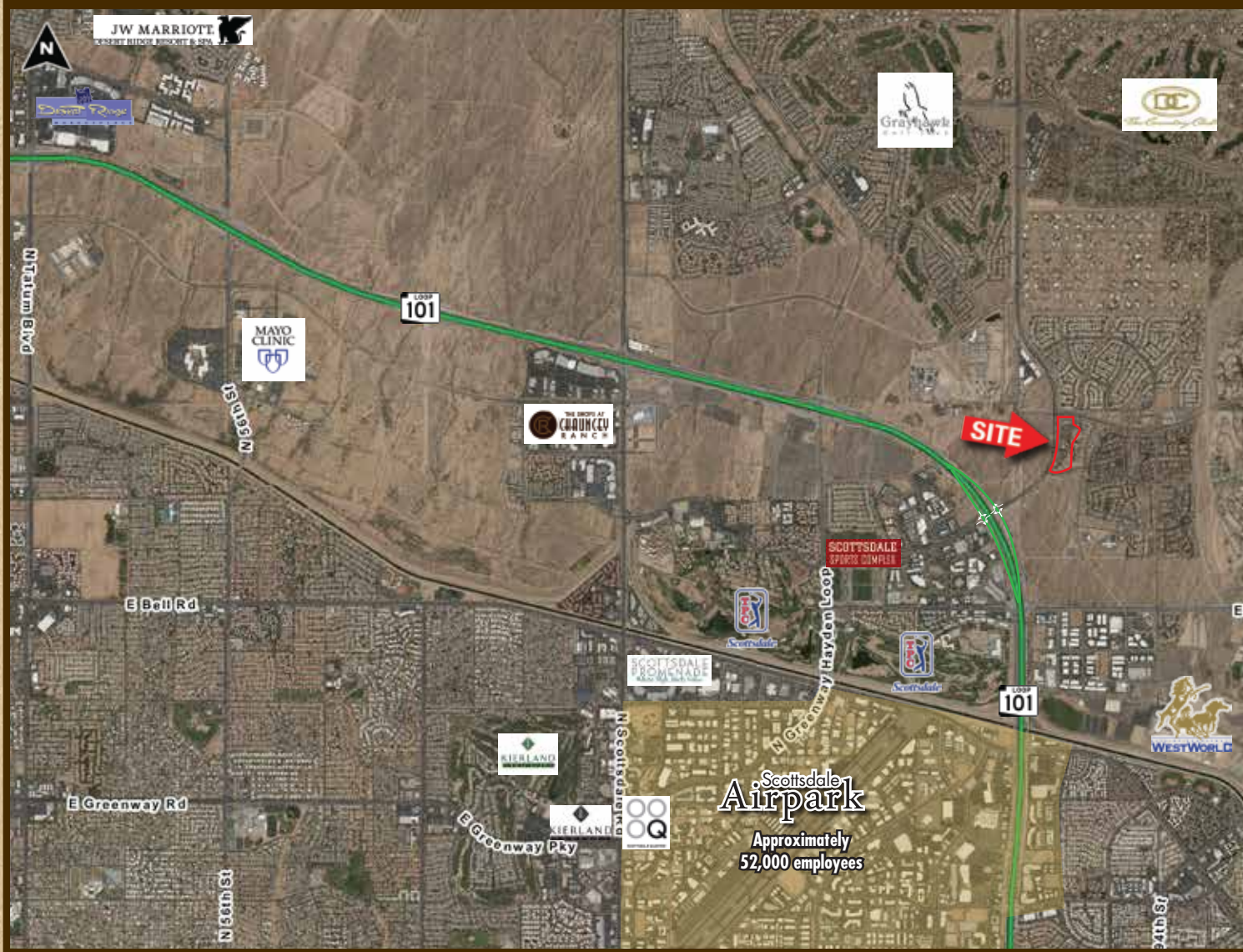


SOUTHEAST CORNER OF PIMA ROAD & UNION HILLS DRIVE - SCOTTSDALE, ARIZONA



DEMOGRAPHICS (SOURCE: SITESUSA)

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION (2017)	4,741	47,988	118,637
PROJECTED POPULATION (2022)	5,168	52,468	129,380
ESTIMATED AVG. HOUSEHOLD INCOME (2017)	\$175,582	\$126,983	\$134,508
PROJECTED AVG. HOUSEHOLD INCOME (2022)	\$223,546	\$158,178	\$169,482
AVERAGE HOUSEHOLD SIZE (2017)	2.51	2.09	2.22
TOTAL DAYTIME EMPLOYEES (2017)	945	37,419	111,205
MEDIAN AGE (2017)	44.8	42.0	43.7

TRAFFIC COUNTS (SOURCES: CITY OF SCOTTSDALE-2012; ARIZONA DEPARTMENT OF TRANSPORTATION-2014)

PIMA RD - LOOP 101 TO UNION HILLS	41,400
PIMA RD - UNION HILLS TO HUALAPAI	35,600
LOOP 101 - PIMA TO BELL	132,031
LOOP 101 - PIMA TO HAYDEN	125,030



DE RITO PARTNERS, INC

The information provided is gathered from sources deemed reliable. However, De Rito Partners makes no representations, warranties or guarantees as to its accuracy. The information has not been independently verified or confirmed by De Rito Partners. The information provided should not be relied upon to make any leasing or purchasing decisions. This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through De Rito Partners.



Ranch Crossing
SHOPPING CENTER

DISTINCTIVE RETAIL SHOPS, SERVICES, AND RESTAURANTS ALL INTIMATELY TIED TOGETHER



RETAIL FOR LEASE

SOUTHEAST CORNER OF PIMA ROAD & UNION HILLS DRIVE - SCOTTSDALE, ARIZONA

PROPERTY AVAILABILITY:

LAST SUITE AVAILABLE - 2,892 SF (CAN BE DIVIDED) SHOP SPACE

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OVERVIEW

DC Ranch Crossing is a ±68,113 square-foot Class "A", mixed-use neighborhood shopping center. **Anchored by AJ's Fine Foods**, the property is located at the gateway to North Scottsdale's prestigious **Master Planned Community of DC Ranch**. As a compliment to AJ's, DC Ranch Crossing offers a variety of distinctive retail shops, services, and restaurants all intimately tied together. Additionally, DC Ranch Crossing is conveniently located **adjacent to the new 220-unit Camden Foothills apartments, and a proposed 130-unit condo/hotel development**. The center is also in proximity to the exclusive communities of Silverleaf, Troon, and Greyhawk.



LOCATION HIGHLIGHTS

DYNAMIC NORTH SCOTTSDALE LOCATION – Strategically located at the southeast corner of Pima Road and Union Hills Drive (Legacy Blvd), just north of the Loop 101 Freeway.

EXCEPTIONALLY AFFLUENT DEMOGRAPHICS – Within a 1-mile radius of DC Ranch Crossing is an affluent neighborhood with an average household income of more than \$192,000 and an average household net worth of greater than \$2,196,000.

EXCELLENT VISIBILITY AND INGRESS/EGRESS – DC Ranch Crossing is located along Pima Road which is one of the two main arterial thoroughfares in and out of North Scottsdale.

HIGH PROFILE NEIGHBORHOOD SHOPPING CENTER – With ± 41,000 cars passing by DC Ranch Crossing per day, the property additionally benefits from its close proximity to local hotels which attract an influx of national and international tourist dollars.