

FOR LEASE

THE BLOCK

NWC VIA DE VENTURA & LOOP 101 | SCOTTSDALE, AZ 85258



SHOP SPACE & PADS AVAILABLE WITH FREEWAY VISIBILITY



THE BLOCK
AT PIMA CENTER

FEATURES:

- Surrounded by significant office density with over 70,000 employees within a 3 mile radius
- Extremely well located in an entertainment hub that exceeds over 9 million annual visits per year
- Unmatched exposure with a traffic count of over 250,000 vehicles per day along Loop 101
- Services one of the strongest demographic's in Phoenix comprised of 3 neighborhoods including Scottsdale Ranch, McCormick Ranch and Gainey Ranch
- Home to the only White Castle in the State of Arizona

NEARBY BUSINESSES:



DEMOS:

2020	3 Mile
Population	75,313
Avg HH Income	\$133,480

Traffic Counts:	Street	Cross Street	VPD
	N Loop 101	E Via de Ventura	25,000
	E Via de Ventura	N Loop 101	35,000
	N Loop 101		200,000

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ZELL COMMERCIAL REAL ESTATE SERVICES INC.

5343 N. 16TH STREET, SUITE 290
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P. 602.248.0600 F. 602.248.0501
WWW.ZELLCRE.COM



This information is given with the understanding that all negotiations relating to the purchase and/or lease of this property shall be conducted through the office of ZELL Commercial Real Estate Services. The information, while not guaranteed, has been secured from sources we believe to be reliable.

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SHOP SPACE AVAILABLE

Shops C

3,900 SF AVAILABLE
End Cap with Patio
(can be demised)

Shops A

5,407 SF AVAILABLE with
opportunity for a large patio

Shops B1

7,417 SF AVAILABLE
(can be demised)
End Caps AVAILABLE

PADS PARCELS AVAILABLE

- PAD 3 ±79,475 SF
- PAD 4 ±79,121 SF
- PAD 5 ±45,560 SF
(Drive-thru Opportunity)

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DEMOGRAPHICS WITHIN 3 MILES

LOCAL ENTERTAINMENT TOURISM ANNUAL VISITS*

Population	50,712
Households	25,418
Average HH Income	\$138,266
Average HH Networth	\$1.43M
Average Family Income	\$181,651
Total Employees	58,970

Talking Stick Resort	3 Millon
Odysea Aquarium	2 Million
Medieval Times	2.5 Million
Salt River Baseball Fields	600,000
Great Wolf Lodge	400,000
Top Golf	435,000

JOIN THESE NOTABLE TENANTS:



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TruHilton & Home 2 Suites by Hilton



Arizona's First White Castle



Shops C Facing North



Texas Roadhouse



Shops A & B1

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AERIAL



PIMACENTER

MAJOR EMPLOYMENT HUB

SITE

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COMMERCIAL MIXED USED LAND USE

Medieval Times
DINNER & TOURNAMENT

SALT RIVER FIELDS

AT TALKING STICK

TALKING STICK GOLF CLUB

GREAT WOLF LODGE

DIAMOND BACKS

COLORADO ROCKIES

TOPGOLF

TALKING STICK RESORT

iFLY INDOOR SKYDIVING

THE PAVILIONS
AT TALKING STICK

MAJOR EMPLOYMENT HUB

ZELL
COMMERCIAL REAL ESTATE SERVICES

