

PINNACLE OF SCOTTSDALE

23425 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85255

RETAIL PROPERTY FOR LEASE

JASON BOWLES

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PINNACLE OF SCOTTSDALE

SAFeway, STARBUCKS, MERRILL LYNCH ANCHORED NEIGHBORHOOD CENTER | 23425 N. SCOTTSDALE RD., SCOTTSDALE, AZ 85255



PROPERTY DESCRIPTION

The Pinnacle of Scottsdale serves the community with the following tenants: Safeway, Ace Hardware, Starbucks, Hornacek's House of Golf, Jalapeño Inferno, Merrill Lynch, Wells Fargo, Superpumper, Italian Daughter, Orange Theory, Elements Massage, Pita Cafe and Jersey Mikes to name a few.

PROPERTY HIGHLIGHTS

- In the heart of North Scottsdale's high income neighborhoods of Grayhawk, Desert Highlands, Estancia and Troon Village
- Anchored by Safeway and Ace Hardware
- Strategically located at the intersection of N. Scottsdale Road and Pinnacle Peak Road
- Pinnacle of Scottsdale features a dynamic mix of popular dining destinations including The Italian Daughter, Jalapeño Inferno, JJ's Deli, Starbucks, and Pita Café.

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OFFERING SUMMARY

Available SF:	Fully Occupied
Lot Size:	17.21 Acres
Building Size:	140,257 SF
Vehicles Per Day:	35,900 via N Scottsdale Rd 15,400 via Pinnacle Peak Rd
Major Tenants:	Safeway, Ace Hardware and Hornacek's House of Golf

DEMOGRAPHICS	5 MIN DT	10 MIN DT	15 MIN DT
Average HH Income	\$ 197,081	\$ 187,745	\$ 160,323
Total Population	12,507	79,983	275,436
Total Households	5,377	35,469	117,489



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Any figures set forth herein are for illustrative purposes only and shall not be deemed a representation by Landlord of their accuracy. This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation, guarantee or warranty as to size, location, identity or presence of any tenant, the suite number, address, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.



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* Demographic data derived from 2023 ESRI Dominant Tapestry Map.

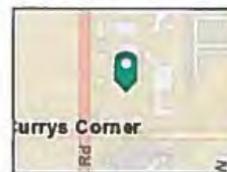
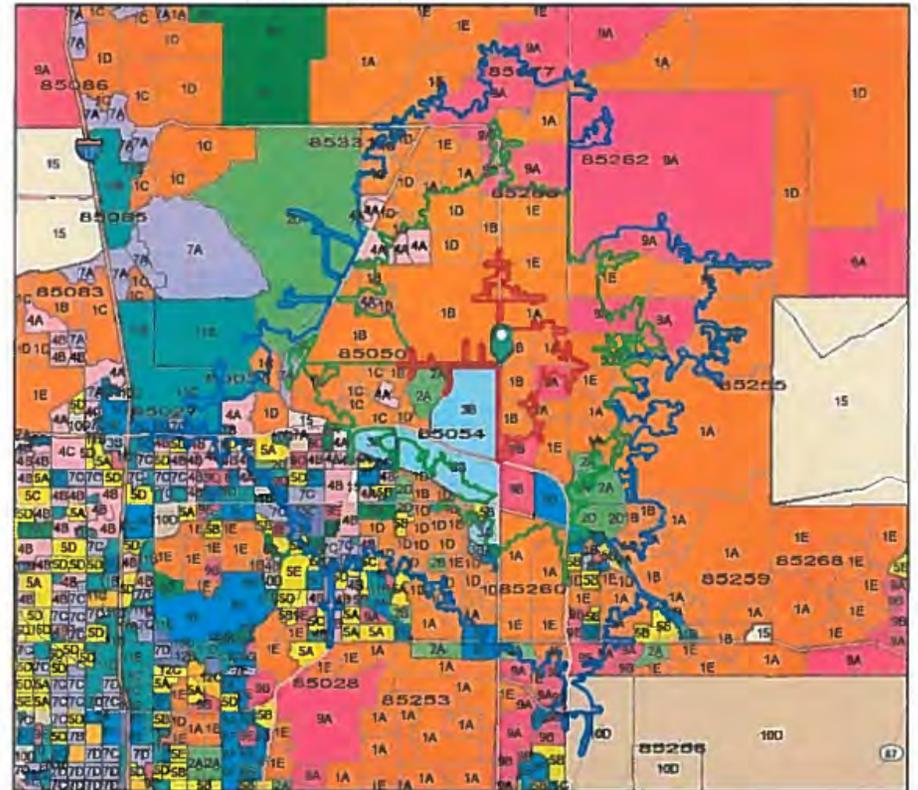
POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total Population	12,507	79,983	275,436
Median Age	45.6	44.7	44.1
Total Households	5,377	35,469	117,489
# of persons per HH	2.33	2.26	2.34
Average HH income	\$197,081	\$187,745	\$110,323
Average house Value	\$751,908	\$741,174	\$630,477

* DT = Driving Time

Dominant Tapestry Map

Pinnacle of Scottsdale
Pinnacle Shopping Center
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 33.69979
Longitude: 111.92406



- Tapestry LifeMode**
- L1: Affluent Estates
 - L2: Upscale Avenues
 - L3: Uptown Individuals
 - L4: Family Landscapes
 - L5: GenUrban
 - L6: Cozy Country
 - L7: Sprouting Explorers
 - L8: Middle Ground
 - L9: Senior Styles
 - L10: Rustic Outposts
 - L11: Midtown Singles
 - L12: Hometown
 - L13: Next Wave
 - L14: Scholars and Patriots



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