

PINNACLE OF SCOTTSDALE

23425 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85255

RETAIL PROPERTY FOR LEASE

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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.

OFFERING SUMMARY

Available SF:	917 SF - 2,844 SF
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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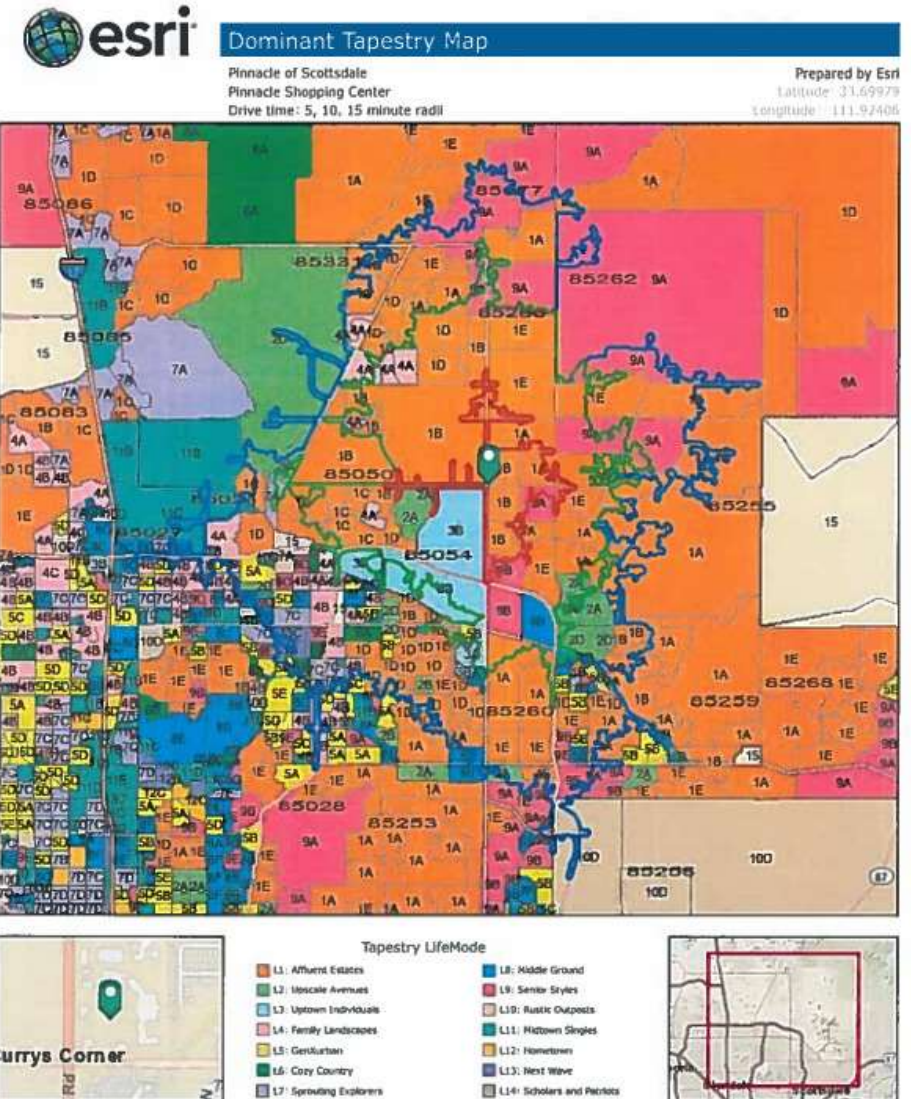
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* Demographic data derived from 2023 ESRI Dominant Tapestry Map.

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



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