

SCOTTSDALE COMMONS

7119 - 7139 E SHEA BLVD. & 10340 - 10392 N SCOTTSDALE RD.
SCOTTSDALE, AZ 85254

RETAIL PROPERTY FOR LEASE

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PROPERTY DESCRIPTION

Scottsdale Commons is a premier shopping destination offering exceptional visibility at the intersection of E Shea Blvd (55,126 VPD) and N Scottsdale Rd (52,431 VPD). The center features a diverse mix of tenants and a modern design that attracts a wide range of customers. With ample parking and high daily traffic, Scottsdale Commons provides an ideal opportunity for retailers and restaurants looking to thrive in one of Scottsdale's most active commercial corridors.

PROPERTY HIGHLIGHTS

- Situated at the second most highly trafficked intersection in Scottsdale, ensuring maximum visibility and exposure for your business.
- Spacious layout and modern architecture at the intersection of E Shea Blvd (55,126 VPD) and N Scottsdale Rd (52,431 VPD) create an inviting environment for retail, dining, and service businesses to thrive.
- Join a community of successful retailers and restaurants, capitalizing on the high foot traffic and visibility that Scottsdale Commons attracts.
- Ample parking available for both tenants and customers, ensuring convenience and ease of access.

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OFFERING SUMMARY

Available SF:	0 - 1,300 SF
Building Size:	270,682 SF
Vehicles Per Day:	55,126 via E Shea Blvd 52,431 via N Scottsdale Rd
Major Tenants:	Prep Kitchens, Bevmo!, U.S. Egg, Green Corner, Cochise Animal Hospital

DEMOGRAPHICS

	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DI
Average HH Income	\$186,113	\$180,603	\$157,796
Total Population	12,671	88,884	270,343
Total Households	5,781	41,381	16,145

Demographics data derived from 2024 ESRI



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LEGEND

Available

Unavailable

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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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WHITESTONE

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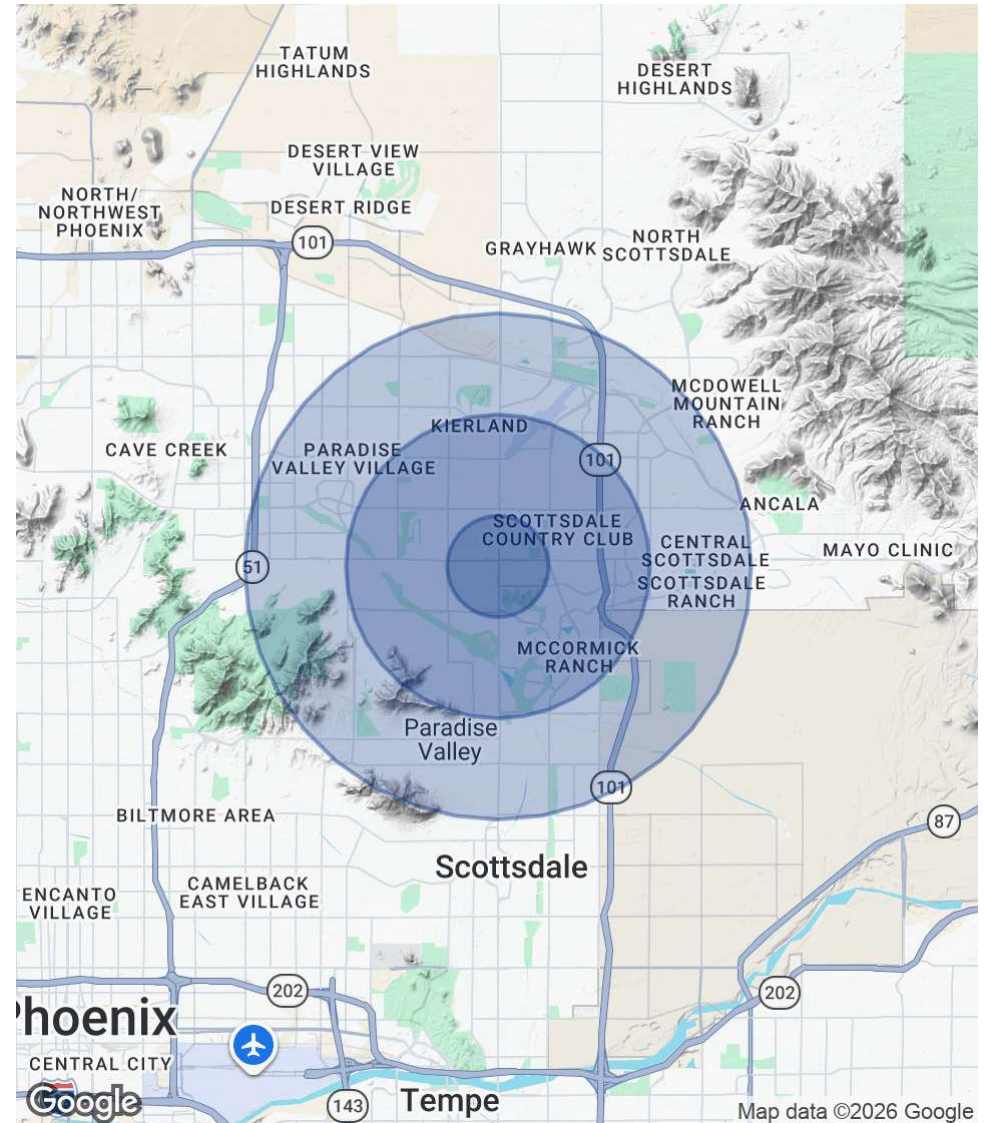


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POPULATION	5 MIN DT	10 MIN DT	15 MIN
Total Population	12,671	88,884	270,343
Median Age	51.7	51.7	46.0
Daytime Population	21,876	170,958	406,272
Workers	15,920	129,433	287,921
Residents	5,956	41,525	118,351
HOUSEHOLD & INCOME	5 MIN DT	10 MIN DT	15 MIN DT
Total Households	5,781	41,381	126,145
# of Person per HH	2.16	2.13	2.12
Average HH Income	\$186,113	\$180,603	\$157,796
Average House Value	\$894,147	\$856,065	\$767,229



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