

TERRAVITA MARKETPLACE

34402-502 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85262

RETAIL PROPERTY FOR LEASE

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TERRAVITA MARKETPLACE

ACE HARDWARE + THE PICKLR ANCHORED NEIGHBORHOOD CENTER | 34402-502 N. SCOTTSDALE RD., SCOTTSDALE, AZ 85262



PROPERTY DESCRIPTION

Terravita Marketplace is a 102,733-square-foot neighborhood center located in North Scottsdale, Arizona. The Center hosts well-recognized tenants including Walgreens, Liberty Station, First Watch, Mattress Firm, Wells Fargo, Subway, Sherwin-Williams, The Picklr, Ace Hardware and UPS. The tenant mix is complimented by a number of small space tenants who provide needed services to the local community.

PROPERTY HIGHLIGHTS

- Located at the strategic intersection of N. Scottsdale Road and Carefree Highway
- Great local restaurants like Liberty Station, First Watch, and Sesame Inn
- Located near the gated up-scale communities of Whisper Rock, the Boulders, and Terravita
- The residential golf course community of Terravita has direct access to the center

OFFERING SUMMARY

Available SF:	1,926 SF - 9,416 SF
Vehicles Per Day:	23,000 via North Scottsdale Road
	15,000 via Carefree Highway
Major Tenants:	Walgreens, Wells Fargo, Mattress Firm, Sherwin Williams, Ace Hardware, The Picklr

DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Average HH Income	\$217,082	\$209,717	\$204,627
Total Population	4,002	34,759	67,868
Total Households	2,034	14,956	28,340

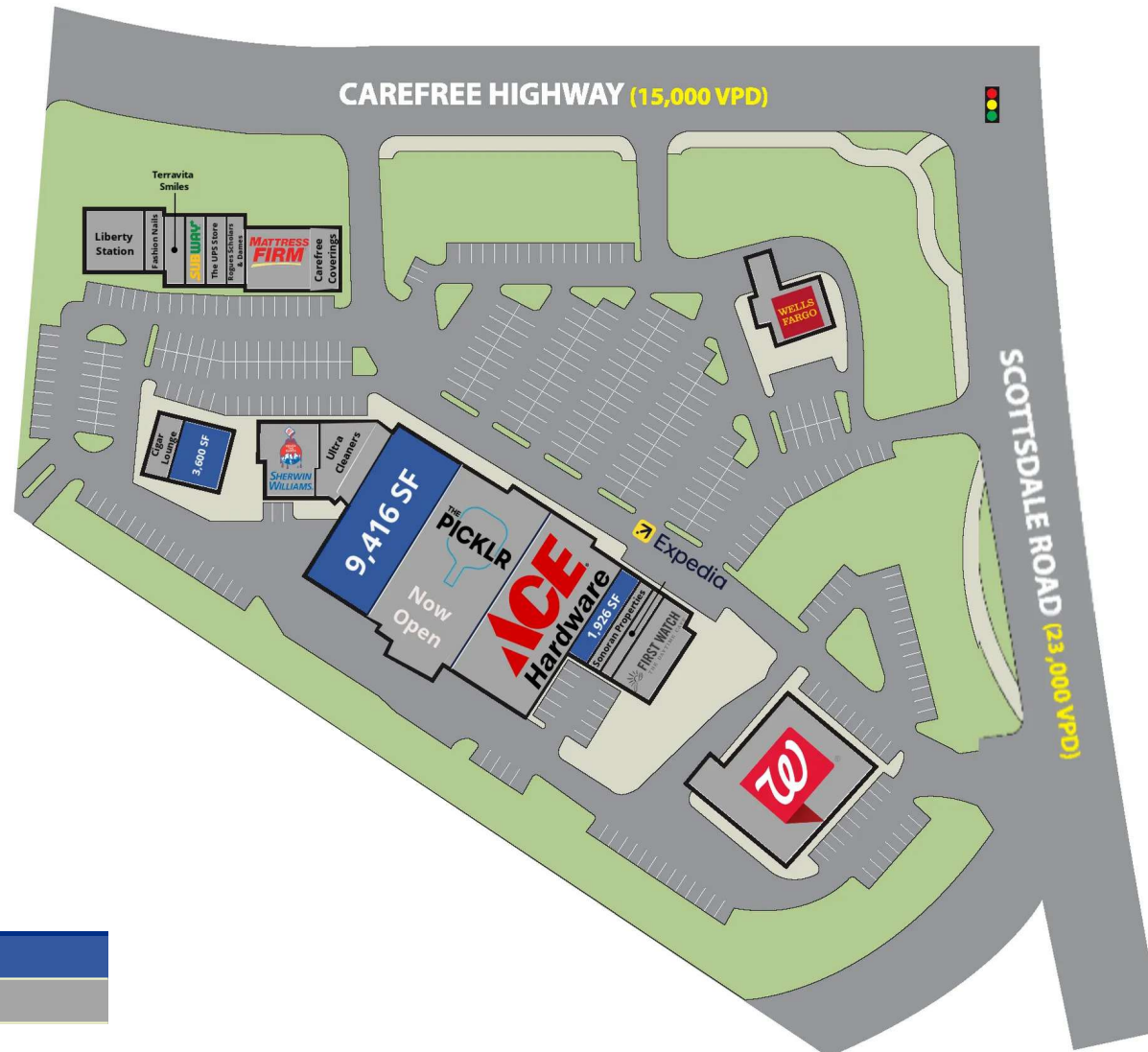
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LEGEND

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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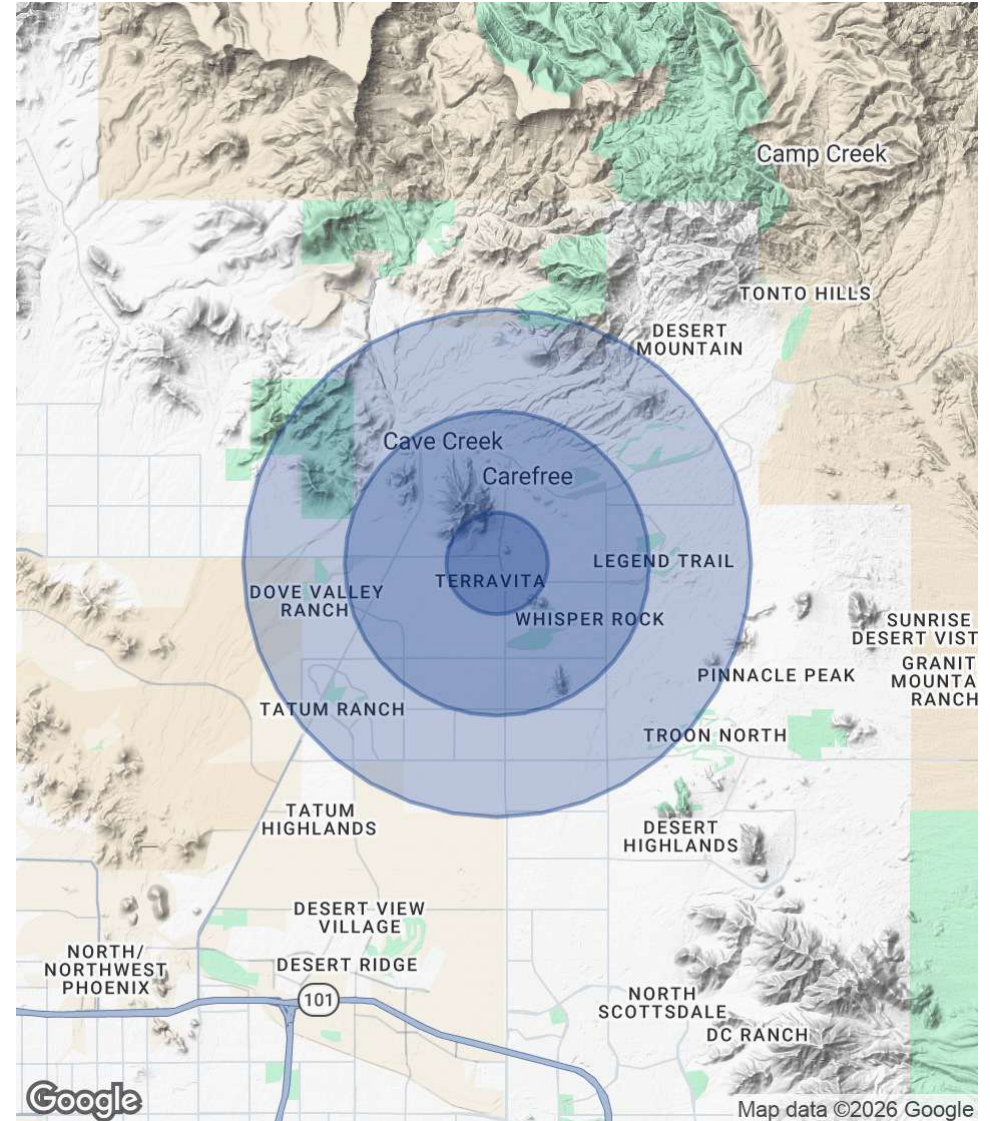


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Demographics derived from 2024 ESRI

POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total Population	4,002	34,759	67,868
Median Age	68.8	57.8	55.2
Daytime Population	8,553	35,879	67,800
Workers	5,861	17,497	33,506
Residents	2,692	18,382	34,294
HOUSEHOLD & INCOME	5 MIN DT	10 MIN DT	15 MIN DT
Total Households	2,034	14,956	28,340
# of Person per HH	1.95	2.31	2.38
Average HH Income	\$217,082	\$209,717	\$204,627
Average House Value	\$890,752	\$857,622	\$840,265



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