

THE CITADEL

8700 E. PINNACLE PEAK RD
SCOTTSDALE, AZ 85255

RETAIL & OFFICE FOR LEASE

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PROPERTY DESCRIPTION

Nestled on the northwest corner of Pinnacle Peak and Pima Road, The Citadel stands as a beacon of sophistication and convenience in the heart of Scottsdale, Arizona. This premier location offers easy access, high visibility, and a highly curated tenant mix of boutiques and salons, ensuring that both residents and visitors are drawn to its dynamic offerings. With its strategic positioning, The Citadel serves as a gateway to upscale neighborhoods, luxury resorts, and renowned golf courses, making it a prime destination for discerning shoppers and tourists alike. Its proximity to major thoroughfares facilitates effortless navigation, allowing patrons to access the center with ease from all corners of the city.

PROPERTY HIGHLIGHTS

- Prestigious leasing opportunity at The Citadel, located at the coveted Northwest corner of Pinnacle Peak and Pima Road, catering to the upscale communities of North Scottsdale.
- Little Snitch brings a playful twist to Scottsdale's cafe scene with fresh pastries, craft coffee, and cocktails in a garden-chic setting.
- Curated selection of health & beauty tenants and service businesses complement the center's offerings,

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OFFERING SUMMARY

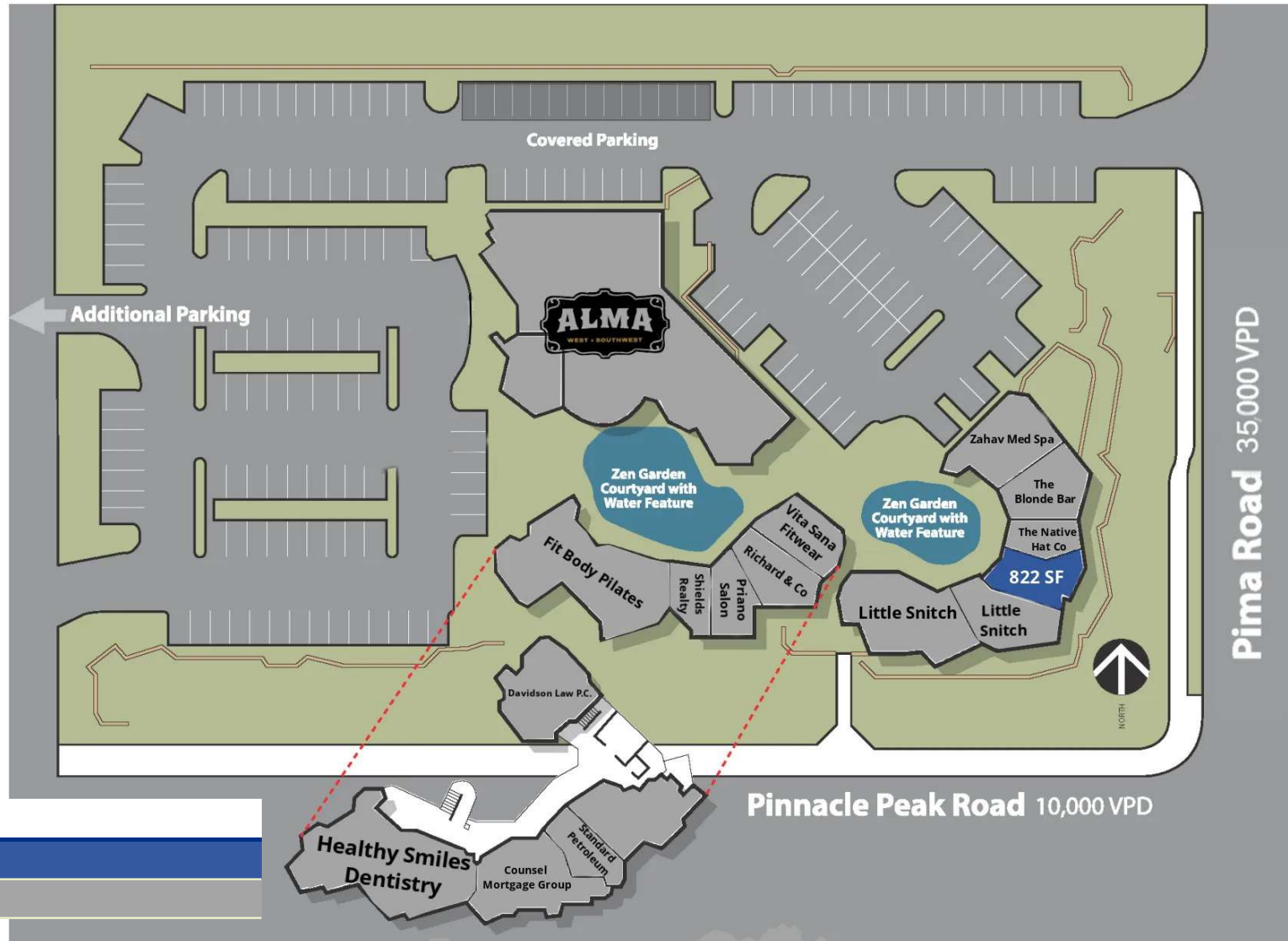
Available SF:	822 SF
Gross leasable area:	28,301 SF
Vehicles Per Day:	35,000 via N Pima Road 10,000 via E pinnacle Road
Signature Tenant:	Little Snitch

DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Average HH Income	\$222,243	\$210,109	\$187,232
Total Population	9,269	46,574	168,530
Total Households	3,903	19,149	69,436



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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.



THE CITADEL

PRESTON'S STEAKHOUSE ANCHORED RESTAURANT | 8700 E. PINNACLE PEAK RD, SCOTTSDALE, AZ 85255



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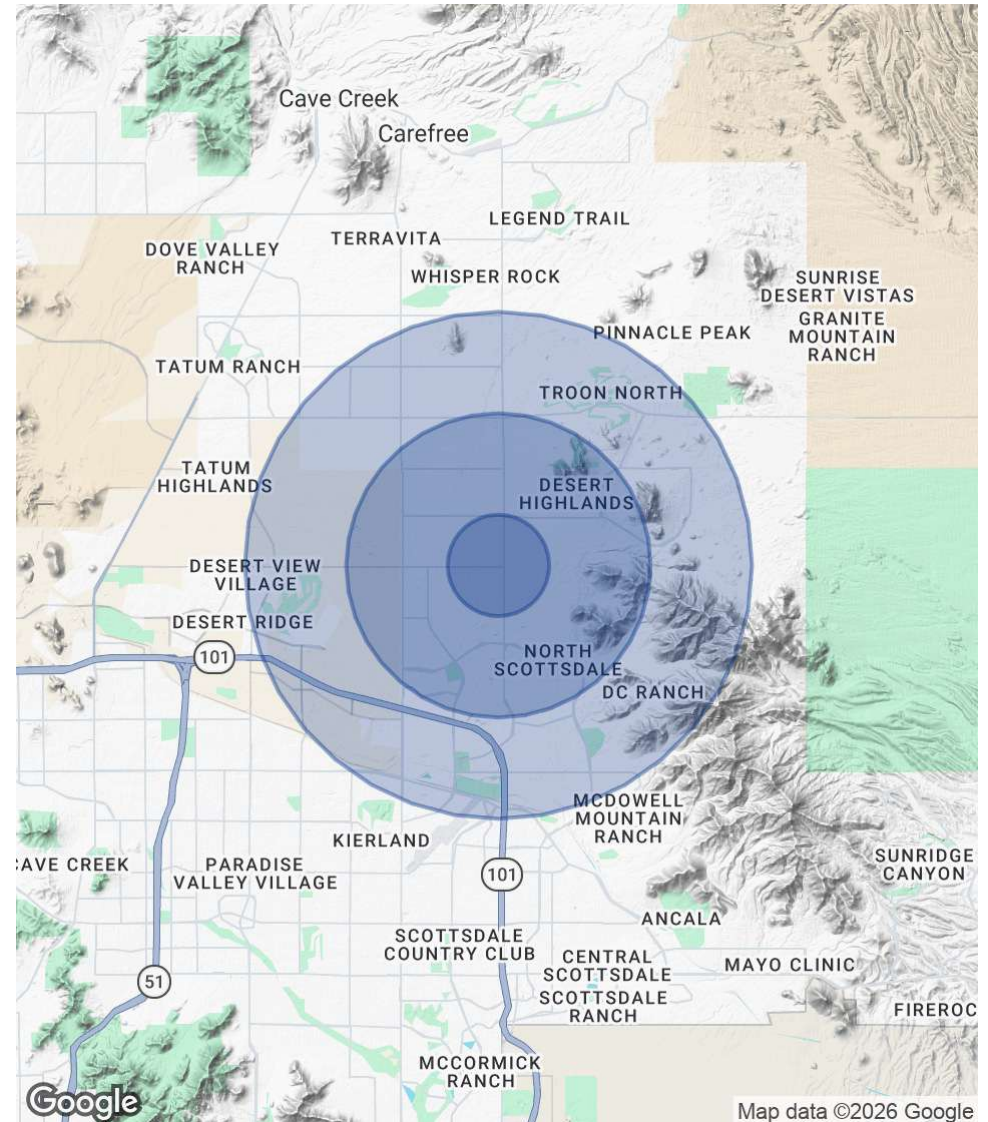


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Demographics data derived from 2024 ESRI

POPULATION	5 MIN DT	10 MIN DT	15 MIN DT
Total Population	9,269	46,574	168,530
Median Age	55.0	51.3	48.4
Daytime Population	12,563	77,919	260,129
Workers	7,752	54,001	181,379
Residents	4,811	23,918	78,750
HOUSEHOLDS & INCOME	5 MIN DT	10 MIN DT	15 MIN DT
Total Households	4,084	20,555	74,794
# of Person per HH	2.22	2.25	2.23
Average HH Income	\$222,243	\$210,109	\$187,232
Average House Value	\$251,239	\$233,165	\$210,942



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