



For more information, contact:

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Building Features

- Available
 - Two suites at 1,360 SF each
 - One suite at 4,010 sf (divisible and expandable to 5,370 sf)
- Zoned: C-3, City of Scottsdale
- Strong income levels
- New lower rental rates
- Servicing McDowell Mountain Ranch/North Scottsdale/East Scottsdale

Demographics:

Population *

1 mile	3 miles	5 miles
9,314	45,757	92,525

Average Household Income *

1 mile	3 miles	5 miles
\$107,714	\$137,307	\$127,772

Traffic Counts **

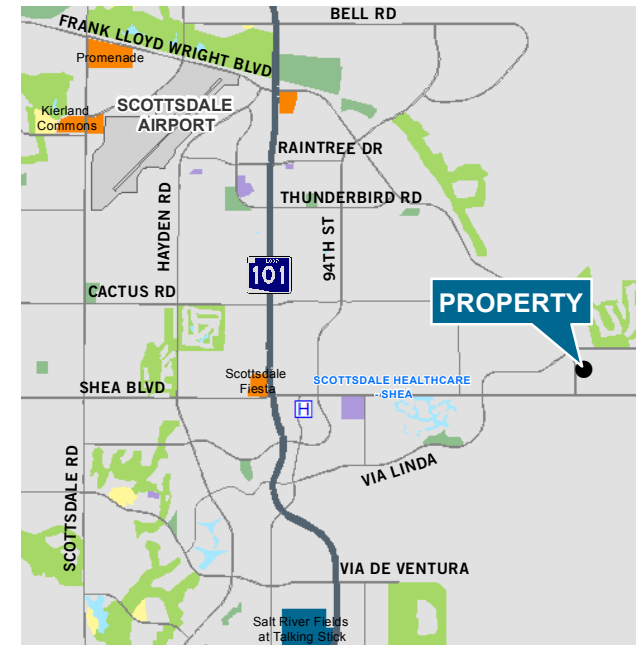
Via Linda

East: 13,200 West: 14,000

Frank Lloyd Wright

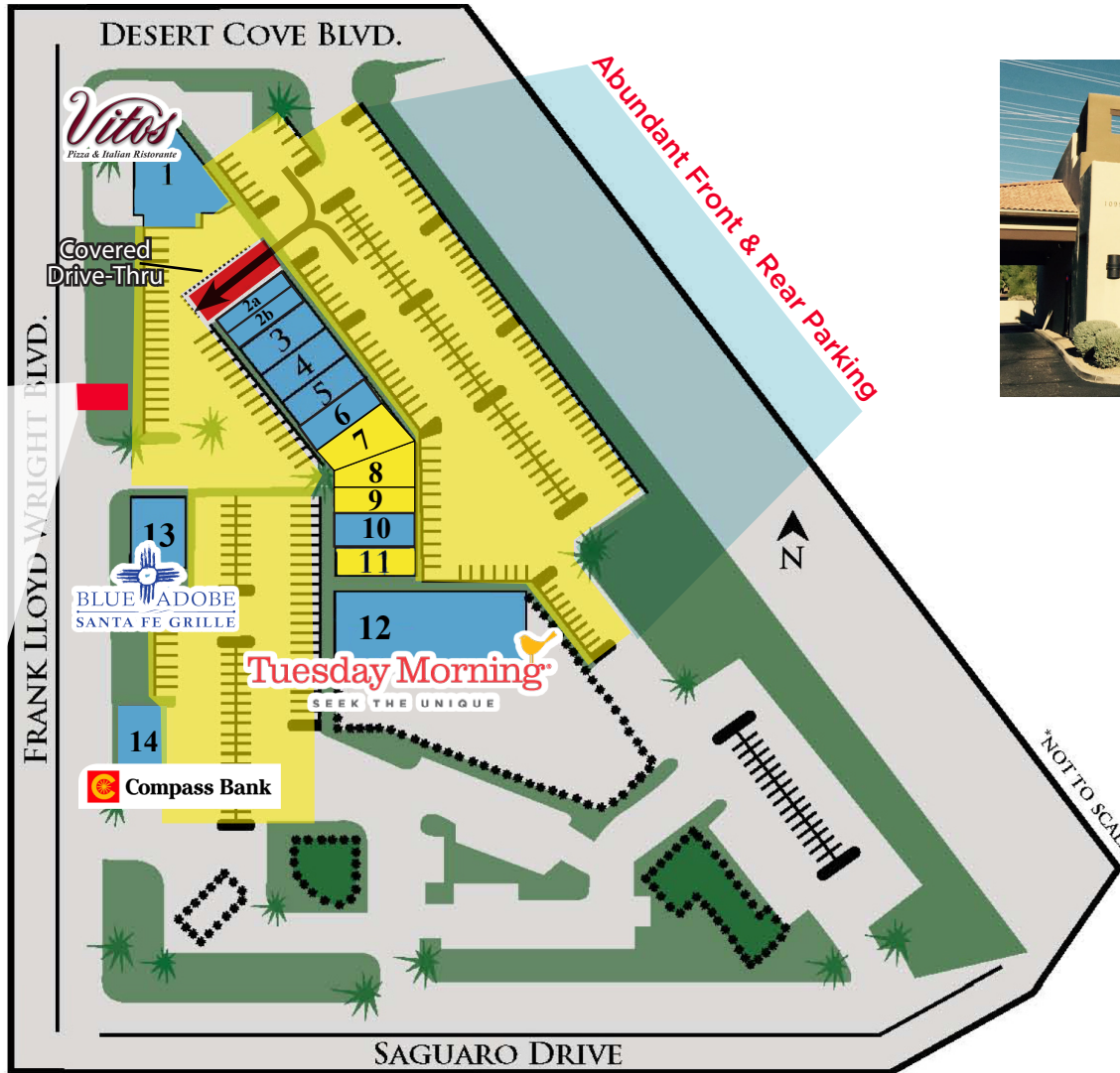
North: 30,100 South: 21,500

Source: ESRI 2016* City of Scottsdale 2014**





Monument Signage



Suites

1. Vito's Italian Restaurant	4,612 SF
2a. Kona Coffee	1,432 SF
2b. Summit Cleaners	1,492 SF
3. Osha Thai	1,628 SF
4. PMT Ambulance	1,088 SF
5. Nail Salon	1,359 SF
6. Jerusalem Bakery	1,360 SF
7/8. Vacant	4,010 SF
9. Vacant	1,360 SF
10. Reflexology	1,360 SF
11. Vacant (Former Office)	1,360 SF
12. Tuesday Morning	9,242 SF
13. Blue Adobe	3,200 SF
14. Compass Bank	1,590 SF

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