

For Lease | Palo Verde Square

SEC Frank Lloyd Wright Blvd & Desert Cove Ave, Scottsdale, AZ







For more information, contact:

Cliff Johnston Managing Director +1 602 224 4445 cliff.johnston@cushwake.com

2555 E. Camelback Rd, Suite 400 Phoenix, Arizona 85016 ph: +1 602 954 9000 fx: +1 602 468 8588

cushmanwakefield.com

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 *
 Average Household Income *

 1 mile 3 miles 5 miles
 1 mile 3 miles 5 miles

 9,314 45,757 92,525
 \$107,714 \$137,307 \$127,772

Traffic Counts **

<u>Via Linda</u> <u>Frank Lloyd Wright</u>

East: 13,200 West: 14,000 North: 30,100 South: 21,500

Source: ESRI 2016* City of Scottsdale 2014**





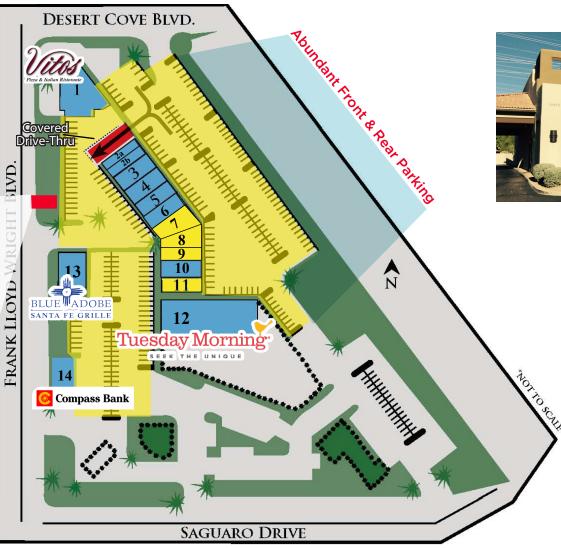
CUSHMAN & For Lease | Palo Verde Square WAKEFIELD SEC Frank Lloyd Wright Blvd & Desert Cove Ave, Scottsdale, AZ



Monument Signage







Ocha Printe

Suites	
1. Vito's Italian Restaurant	4,612 SF
2a. Kona Coffee	1,432SF
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

1.590 SF

14. Compass Bank

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