

FOR LEASE

7116 East 1st Avenue

Scottsdale, Arizona 85251



Subject Property

E. INDIAN SCHOOL ROAD - 24,697 VPD

N. SCOTTSDALE ROAD - 23,051

E. 1ST AVENUE

LEVROSE
COMMERCIAL REAL ESTATE



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Click: [Retail Team Site](#)

7116 EAST 1ST AVENUE

PROPERTY HIGHLIGHTS



BUILDING SIZE
±7,206 SF

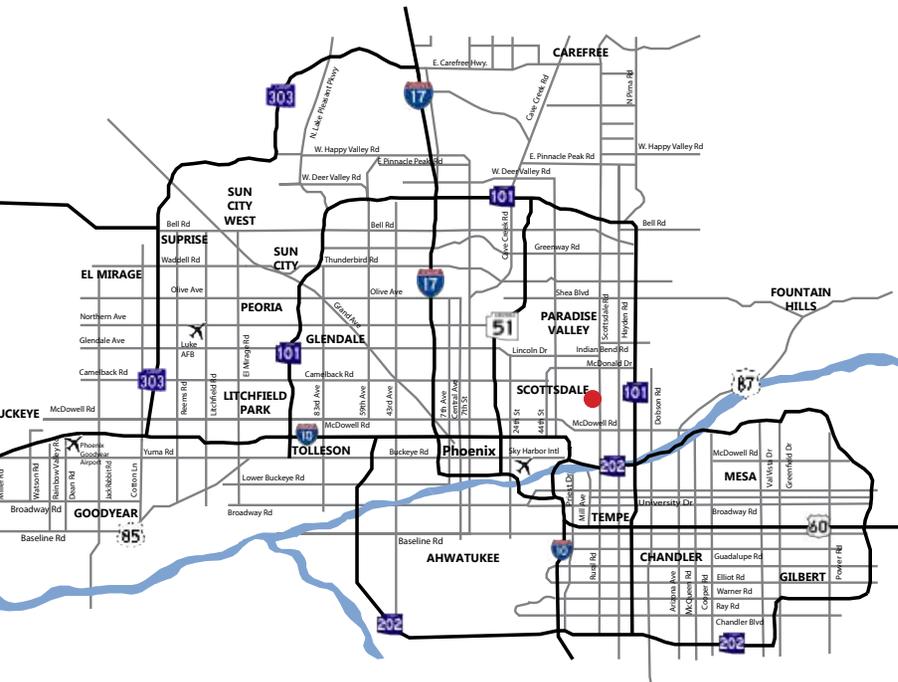


AVAILABLE
±1,130 SF



ZONING
C-2/DO

- 1,130 SF fully fixtured salon space with excellent building signage
- 18 on-site parking spaces with an additional 80 adjacent spaces
- Over 3,000 new luxury multifamily residential units recently completed within a 3-mile radius.
- Located just minutes away from Scottsdale Stadium, home of the San Francisco Giants Spring Training



SITE PLAN



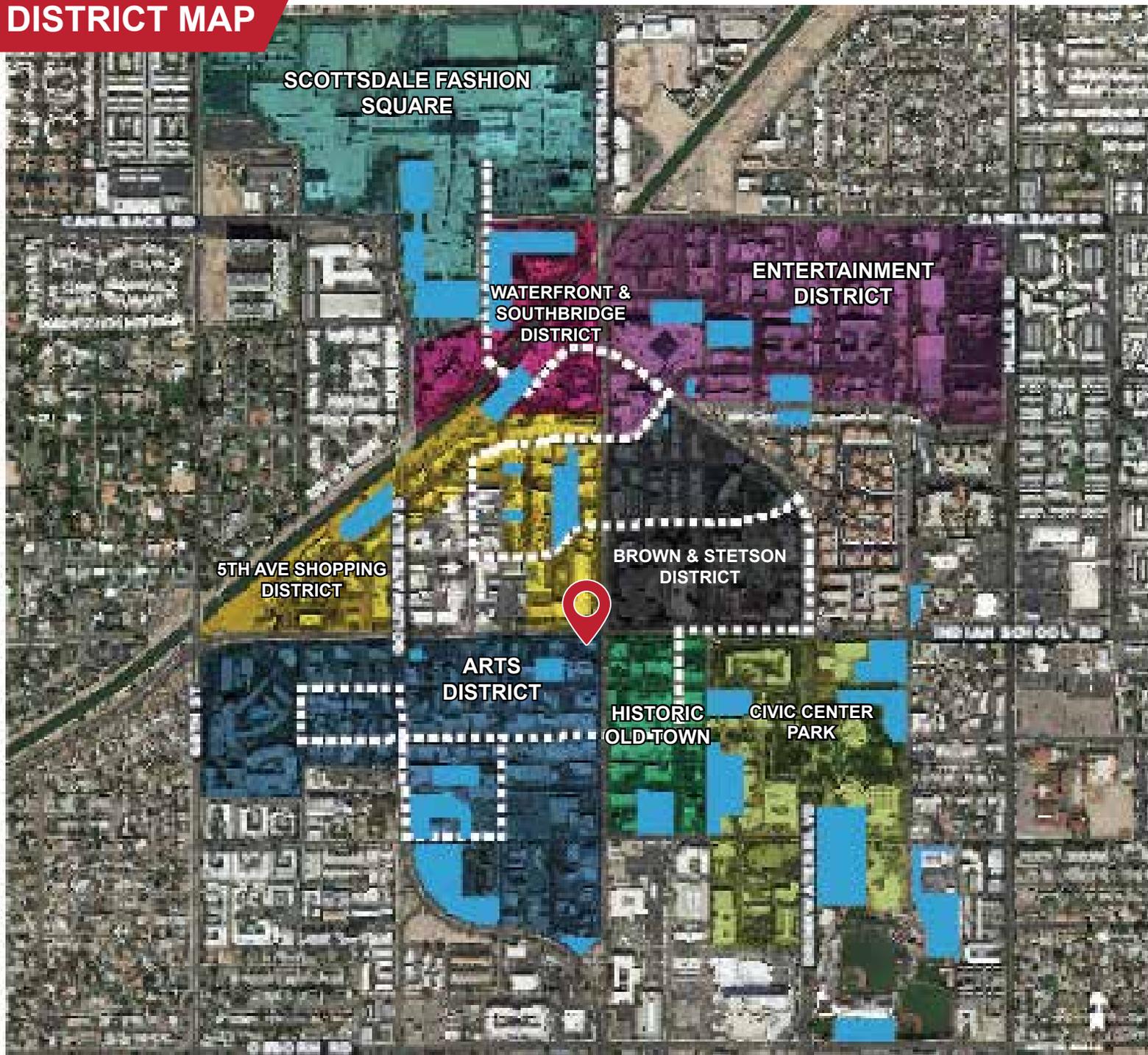
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DISTRICT MAP



■ FREE PARKING

□ SCOTTSDALE TROLLEY

OLD TOWN SCOTTSDALE

SCOTTSDALE FASHION SQUARE

The largest shopping destination in the Southwest, Fashion Square is home to more than 250 premium retailers, a Harkins luxury cinema and multiple restaurants.



BROWN & STETSON DISTRICT

This mixed-use district houses restaurants, bars and numerous hair salons, which may come in handy if you're planning a night on the town in the downtown Entertainment District.

WATERFRONT & SOUTHBRIDGE DISTRICT

These districts on the north and south banks of the Arizona Canal, respectively, house some of the city's most popular restaurants and boutiques.



ARTS DISTRICT

Fine art galleries, wine-tasting rooms, Scottsdale's Museum of the West, the Scottsdale Artists' School & the Thursday night ArtWalk all call this district home.

ENTERTAINMENT DISTRICT

The laidback daytime energy of this district explodes after dark, with celebrity deejays, live bands and master mixologist showing off their talents at upscale nightclubs and bars.



HISTORIC OLD TOWN

This historic corner of downtown is fun and funky, with a decidedly Old West flair. Western wear boutiques, Native American jewelry and historic sites are a few of the treasures you'll find here.

5TH AVENUE SHOPPING DISTRICT

This long-time local favorite boasts dozens of unique shops, award-winning restaurants and the famous Bob Parks Horse Fountain.



CIVIC CENTER PARK

The park's ±21 acres of lush lawns, public art and bubbling fountains also house the Scottsdale Museum of Contemporary Art & Scottsdale Center for the Performing Arts.

SCOTTSDALE OVERVIEW

Known as the “West’s most western town,” Scottsdale is a combination of cowboy culture and haute couture. Situated near the center of the Phoenix metropolitan area, Scottsdale is considered one of the most prestigious and livable cities in the country. Home to nearly 218,000 people, Scottsdale offers an enviable quality of life with abundant outdoor recreation and entertainment, luxury resorts, worldclass events, arts and culture, and shopping with a scenic backdrop of the city’s surrounding natural beauty. With a highly developed workforce, comprehensive business infrastructure and transportation links, including a world-class executive airport, Scottsdale is where a thriving economy and desirable lifestyle converge, making the city the premier location for business.



87%
WALK-ABILITY



17.2%
OF DOWNTOWN SCOTTSDALE
JOBS ARE SALES JOBS



40.5%
OF DOWNTOWN SCOTTSDALE
POPULATION IS 21-44 YEARS OLD

CORPORATE NEIGHBORS

clearlink.

EMC²

nGage Labs

weebly

ca
technologies



webFilings

nrg[®]

ZocDoc

yelp

GENERAL
DYNAMICS

indeed[™]
and search of jobs.

workiva

HomeLight
Find the Perfect Real Estate Agent



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Total Population:	25,291	109,623	224,569
2025 Population:	28,121	118,602	242,976
Pop Growth 2020-2025:	2.2%	1.6%	1.6%
Average Age:	37.2	40.8	38.3
HOUSEHOLDS			
2020 Total Households:	13,059	51,693	101,418
HH Growth 2020-2025:	2.1%	1.6%	1.6%
Avg Household Income:	\$99,787	\$100,791	\$96,180
Median Home Value:	\$371,679	\$351,717	\$366,960



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