

JOIN THE NEWEST BRUSTER'S REAL ICE CREAM LOCATION IN SCOTTSDALE! SWC OF HAYDEN RD. & OSBORN RD

AVAILABILITY: 1,200 SF AVAILABLE FOR SUBLEASE



PROPERTY HIGHLIGHTS

- Positioned in a premier, high-traffic location within the heart of the Old Town Scottsdale trade area
- Frontage along Hayden road with 66,547 VPD
- Scottsdale is ranked as the fastest-growing wealth hub in the US by Henley & Partners.
- Join covenants such as Starbucks, Dollar Tree, Harbor Freight, Big 5 Sporting Goods, and the UPS Store.



AVERAGE HH INCOME
\$159,256 (3-mile radius)



POPULATION
96,730 (3-mile radius)



DAYTIME EMPLOYMENT
145,808 (3-mile radius)



TRAFFIC COUNTS
Hayden Rd: **66,547 VPD**
Osborn Rd: **25,117 VPD**

* Demographics ©ESRI 2026

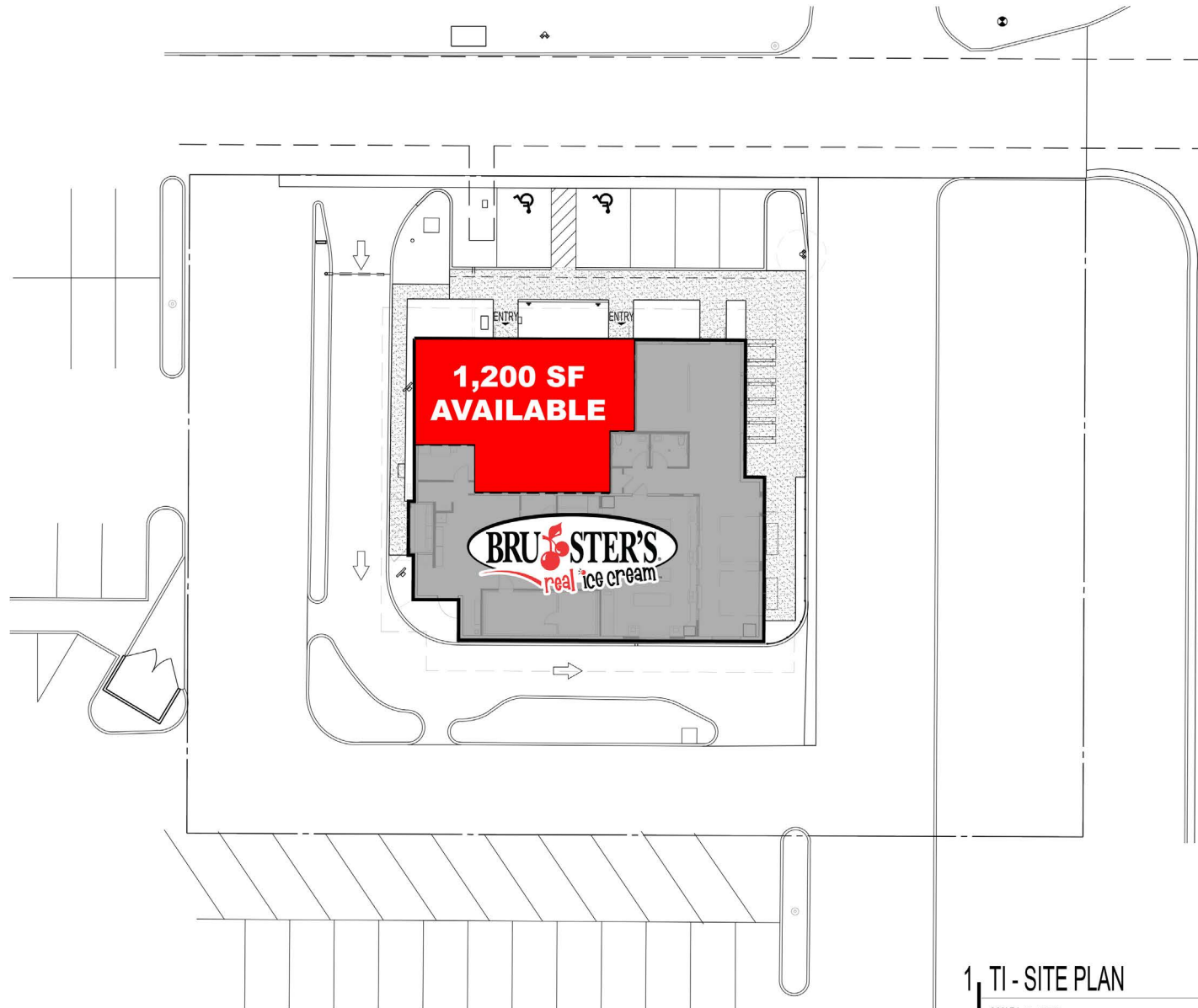
DANIEL TARTAKOVSKY ASSOCIATE ■ 646.623.5640 ■ danielt@ignite-cre.com

JESSE ROZIO FOUNDER & CEO ■ 480.603.6892 ■ jesse@ignite-cre.com

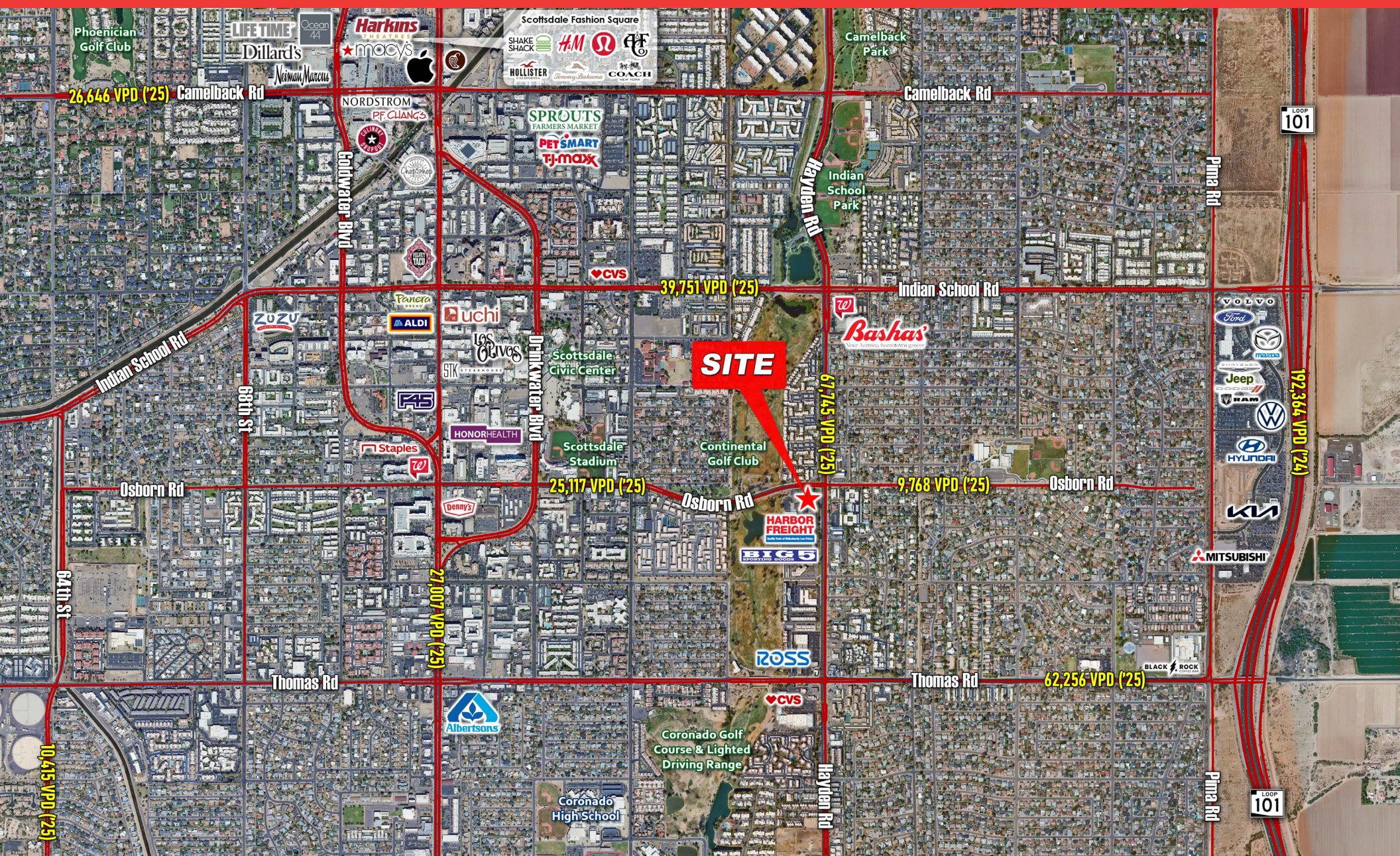
IGNITE CRE LLC ■ 9383 E. Bahia Drive, Suite 140, Scottsdale, AZ 85260 ■ ignite-cre.com



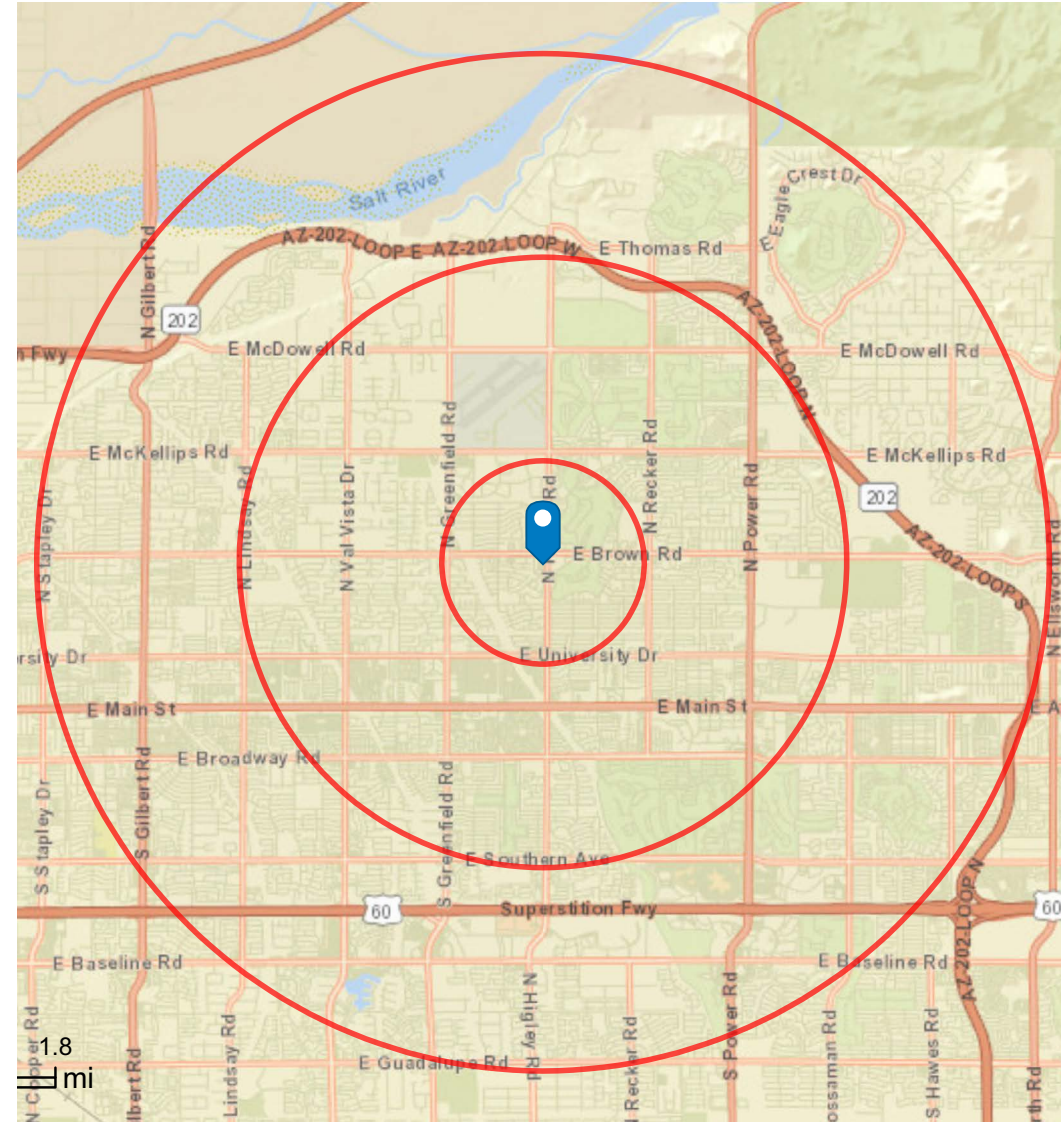




1 TI - SITE PLAN
SCALE | 1" = 20'-0"



	1 mile	3 mile	5 mile
POPULATION SUMMARY			
2026 Total Population	18,771	96,730	217,204
2031 Total Population	18,988	100,557	233,260
2026 Total Daytime Population	25,267	145,808	316,539
Workers	18,554	107,392	227,382
Residents	6,713	38,416	89,157
HOUSEHOLD SUMMARY			
2026 Total Households	10,204	49,931	104,753
2026 Average Household Size	1.80	1.91	2.02
2031 Total Households	10,453	52,672	114,184
2031 Average Household Size	1.78	1.88	1.99
HOUSING UNIT SUMMARY			
2026 Housing Units	11,672	57,151	119,182
Owner Occupied Housing Units	46.9%	53.7%	45.3%
Renter Occupied Housing Units	53.1%	46.3%	54.7%
HOUSEHOLD INCOME & VALUE			
Average Household Income	\$146,652	\$159,256	\$143,132
Average Home Value	\$620,748	\$682,326	\$741,954
POPULATION BY RACE/ETHNICITY			
White Alone	72.4%	71.4%	62.9%
Black Alone	3.4%	3.2%	5.2%
American Indian Alone	1.9%	3.4%	4.4%
Asian Alone	4.0%	4.0%	6.3%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	7.0%	7.3%	9.3%
Two or More Races	11.1%	10.6%	11.7%
Hispanic Origin	18.1%	18.2%	22.0%
2025 POP 25+ BY EDUCATIONAL ATTAINMENT			
Total	15,064	76,560	154,551
Less than 9th Grade	1.2%	1.5%	2.5%
9th - 12th Grade, No Diploma	3.0%	2.0%	3.1%
High School Graduate	14.5%	11.9%	13.0%
GED/Alternative Credential	1.3%	1.8%	2.5%
Some College, No Degree	15.6%	17.4%	16.7%
Associate Degree	5.9%	7.1%	7.7%
Bachelor's Degree	43.6%	38.8%	35.3%
Graduate/Professional Degree	14.9%	19.7%	19.3%



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