

# 5 FOR LEASE

## 712 E 5TH AVENUE STUDIO #30

SCOTTSDALE, AZ 85251



**LEVROSE**  
COMMERCIAL REAL ESTATE

**TCN**  
COMMERCIAL REAL ESTATE SERVICES



# CONTACT

**Danielle Davis, Partner**  
ddavis@levrose.com  
480.294.6017

**Branden Mondragon, Vice President**  
bmondragon@levrose.com  
480.289.4234

**LEV ROSE**  
COMMERCIAL REAL ESTATE



leela market	1
purple saguaro	3
hactus jock	7
hactus jock experience	11
the candle company	15
d3 studio	16
earthen rare	17
the estate watch & jewelry co.	21
entourage salon	22
hair on 5th ave	24
bs west	30
FmB	31

# OFFERING DETAILS

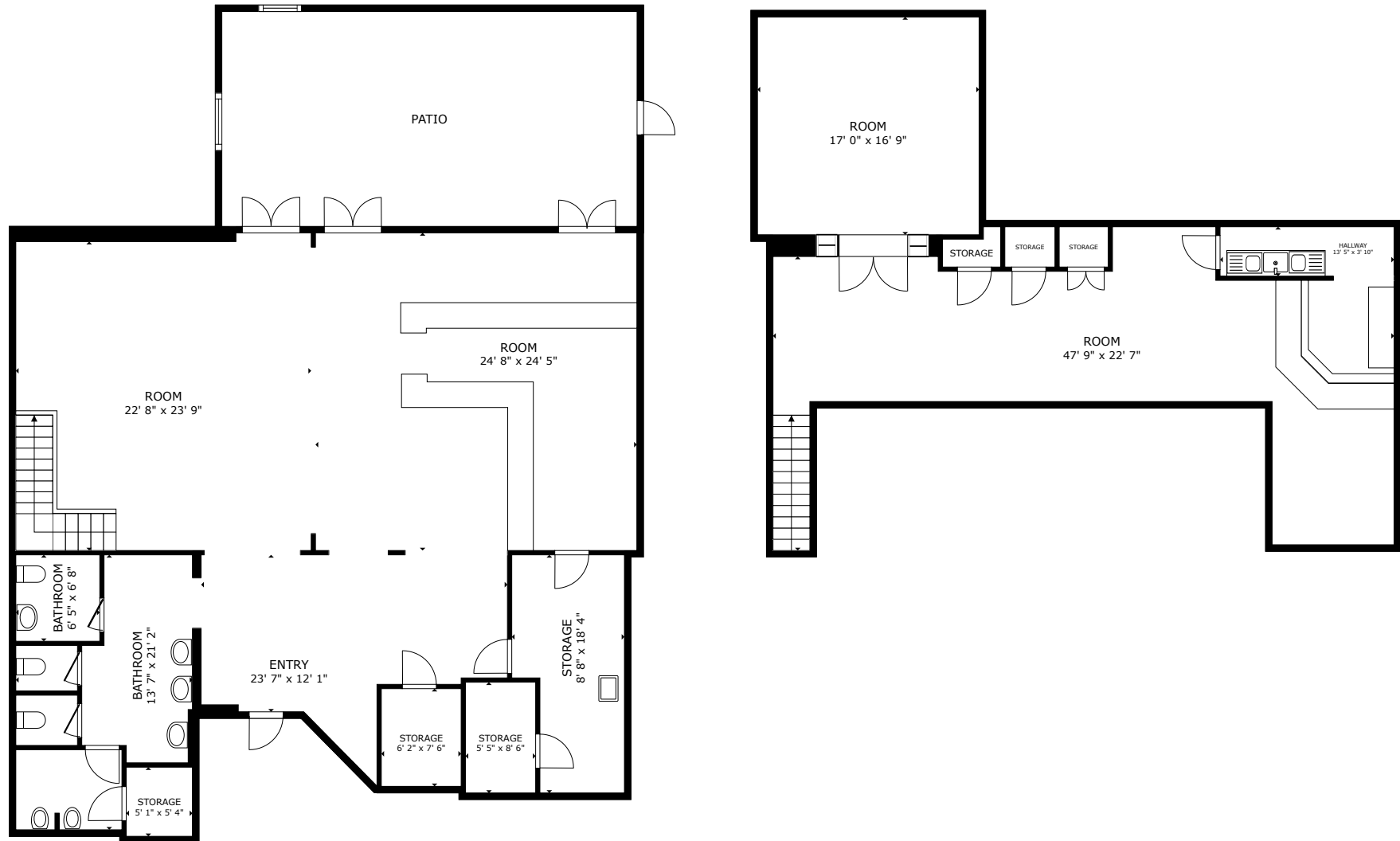
<b>LEASE RATE</b>	Inquire for Pricing
<b>AVAILABILITY</b>	±3,052 SF
<b>PARCEL</b>	173-50-105
<b>ZONING</b>	C-C, Scottsdale
<b>SUBMARKET</b>	Central Scottsdale

## PROPERTY HIGHLIGHTS:

- Located in the heart of Old Town next to FnB Restaurant
- Former Bar with outdoor patio
- Adjacent to public parking lot



# FLOOR PLAN



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2023</b>	21,158	97,732	205,182
<b>2028</b>	22,248	99,022	207,805



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
<b>2023</b>	11,830	46,825	94,042
<b>2028</b>	12,425	47,408	95,161



## AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
<b>2023</b>	\$113,540	\$110,879	\$104,469



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
<b>2023</b>	31,087	72,133	170,414



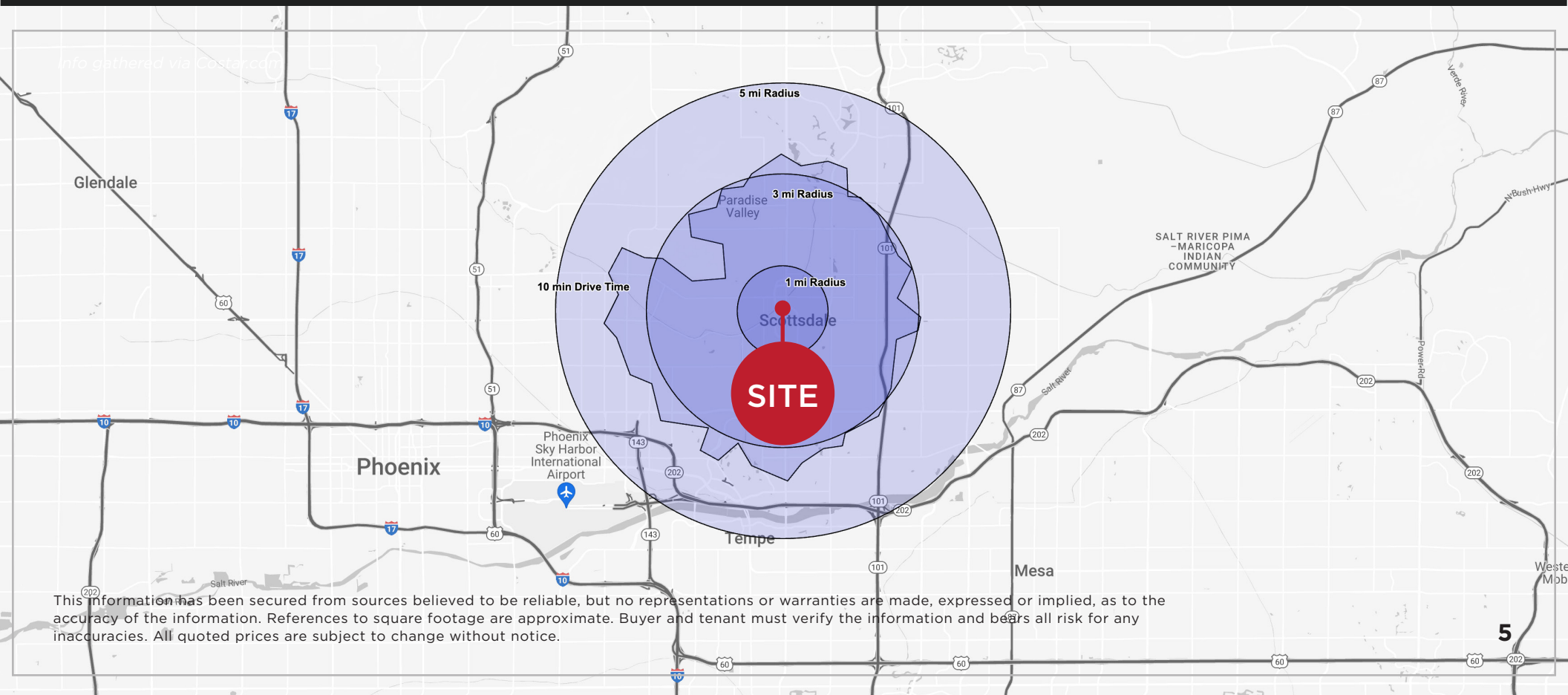
## BUSINESSES

	1 MILE	3 MILES	5 MILES
<b>2023</b>	3,284	6,706	13,625



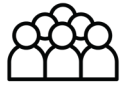
## HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
<b>2023</b>	\$520,246	\$423,756	\$436,894



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

# SCOTTSDALE CITY OVERVIEW



**240K +**  
TOTAL POPULATION



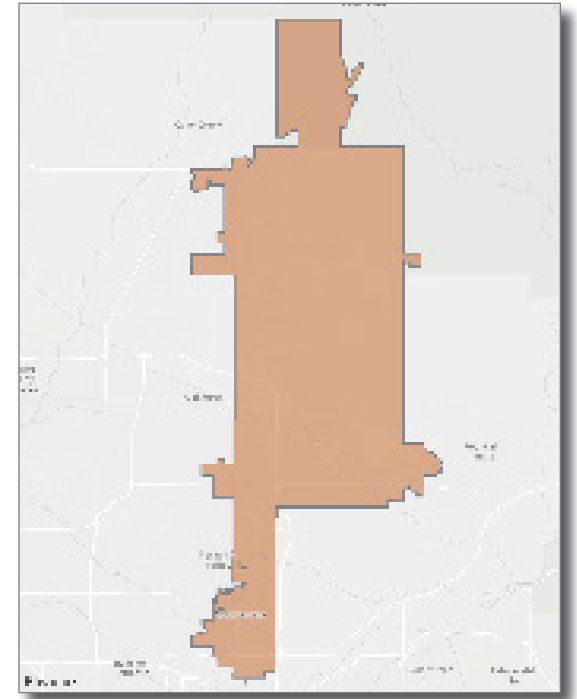
**\$157K +**  
AVG HH INCOME

## DESIRABLE COMMUNITY

Scottsdale, Arizona is the 7th largest city in the state of Arizona and one of the most popular suburbs in Phoenix Metro. It is located in the beautiful Sonoran Desert and is bordered by Phoenix to the West, the and the McDowell Mountains to the East. Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. One of the biggest workforce industries is tourism, which services the 11 million plus tourists that visit the city each year.

## THE WEST'S MOST WESTERN TOWN

Scottsdale leaders made a conscious effort to promote a special identity, linked to the Old West, as a reflection of the city's roots and as a draw for tourists. The Chamber of Commerce established a Western design theme for the downtown and adopted the "West's Most Western Town" as Scottsdale's slogan. Old Town Scottsdale is considered the finest urban center in Arizona. It is home to more than 90 restaurants, 320 retail shops and more than 80 art galleries.



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

# LEV ROSE

COMMERCIAL REAL ESTATE

TCN   
WORLDWIDE  
REAL ESTATE SERVICES