

Village at Pinnacle Peak

Leasing Opportunities in North Scottsdale

8711 East Pinnacle Peak Road
Scottsdale, Arizona 85255

Lease Rate:	\$28.00 PSF (Full Service)
Availability:	2,233- 6,373 SF
Total GBA:	45,124 SF
Year Built:	1974
Zoning:	C-2, Scottsdale
Parking:	4.00/1,000 SF
Cross Streets:	Pinnacle Peak Road and Pima Road (40,257 VPD)

Space Available:

Suite:	Size
F-207	2,233 SF
D-200	6,373 SF
Total:	8,606 SF



Please Contact for More Information:

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Lease Highlights:

- Multiple Office Suites Available for Lease in Prestigious North Scottsdale Pinnacle Peak Neighborhood
- Rare Freestanding Retail Opportunity Ideal for a Wellness Center
- Surrounded by Affluent, Master-Planned Communities Including DC Ranch, Desert Mountain, Troon, Estancia, Grayhawk, Silverleaf and more
- One Mile Average Household Income of \$295,725
- High Visibility Frontage on Pinnacle Peak Road (15,625 VPD)





INTERIOR PHOTOS

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8711 East Pinnacle Peak Road
Scottsdale





DESERT RIDGE MARKETPLACE

AMC DINE-IN

Marshall's

JOANN

Chirsky's

DSW

Flower Child

Designer Shoe Warehouse

Target

Kohl's

HomeGoods

Albertsons

Barnes & Noble

Pinnacle Peak Road

Village at Pinnacle Peak

GRAYHAWK GOLF CLUB

36 Holes. Tour Tested. Open to Everyone.

Pima Road

DC Ranch

McDowell Mountain Regional Park

MAYO CLINIC

Patient Care Expansion and the Development of a Biotechnology Corridor

DICK'S SPORTING GOODS

Ashley HOMESTORE

Harkins THEATRES

BED BATH & BEYOND

HOBBY LOBBY

Bowlero

Silverleaf

WHOLE FOODS MARKET

LIFE TIME

PET SMART

Fairmont

SCOTTSDALE PRINCESS

TPC

Scottsdale

WM PHOENIX OPEN

PROMENADE

TRADER JOE'S

PET SMART

LOWE'S

Michael's

WORLD MARKET

OLD NAVY

TILLYS

rack

LIVING SPACES

KIERLAND COMMONS

Back Birdie

alo

Crate & Barrel

LUCKY BRAND

Madewell

NORTH ITALIA

Queen Creek

t. caya

OLIVE MILL

AVEDA

Tommy Bahama

POSTINO

ZING BISTRO

ANTHROPOLOGIE

SCOTTSDALE AIRPORT

WESTWORLD OF SCOTTSDALE

Barnett-Jackson

TARGET

SCOTTSDALE QUARTER

Obon

Sushi Bar Ramen

TRUE FOOD KITCHEN

Eddie V's

FABLETICS

Levi's

GAP

Bath & Body Works

GRIMALDI'S

Zinburger

CULINARY DROPOUT

WAL-MART SUPERCENTER

at home

Egg FITNESS

KOHL'S

BEST BUY

COSTCO WHOLESALE

Chick-fil-A

FEI WEI

Panera

Party City

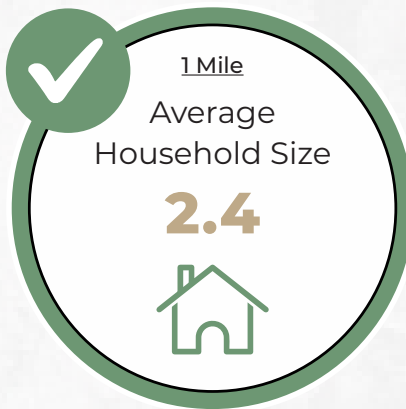
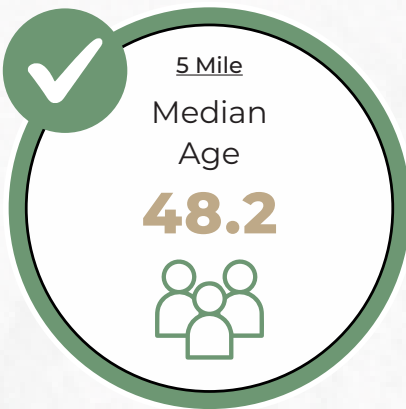


The City of Scottsdale is one of Arizona's 10 largest cities with a population of more than 240,000. Scottsdale continues to be recognized nationwide as one of the top markets for business performance, job growth, livability and friendly culture. Scottsdale is dedicated to the success of its residents and business community. The city's progressive leadership has kept taxes low for both families and corporations.

With a rich history in tourism, Scottsdale is visited by more than 11 million people annually, generating an economic impact of \$3.3 billion. Home to Arizona's finest shopping and dining, Scottsdale offers ranches, hiking trails, award-winning resorts and acclaimed art galleries. While millions of visitors come to experience the best in art, sports, special events and the natural beauty of the Sonoran Desert, residents stay for so much more. Before becoming a global destination for business, Scottsdale was - and remains - renowned for its exceptional recreational amenities.



Sunny Scottsdale is annually rated among the nation's most desirable communities to live and do business in with an average 314 days of sunshine per year and more than 90 restaurants, 320 retail shops and more than 80 art galleries. Scottsdale ranks highly in a wide spectrum of categories. Scottsdale is not only a Fiscally-Fit and desirable community, but a fun one too. Home to Fashion Square Mall, Kierland Commons, Scottsdale Quarter, Troon Golfing, Fine Art Galleries, The Phoenician, and The Old Town Shops, Scottsdale citizens enjoy some of the best shopping, galleries, and golfing in the state. Additionally, on the same land as Scottsdale's Butterfly Wonderland, a 14-Acre "OdySea Aquarium," designed with the latest theme park technology, has recently opened. The OdySea in the Desert is continuing its massive, seemingly nonstop expansion with a new \$3 million dinosaur exhibit: Pangaea Land of the Dinosaurs.



2026 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	6,726	42,056	146,342
Estimated Population:	3,505	28,466	76,804
Average Household Income:	\$295,725	\$250,426	\$220,199
Median Age:	54.4	51.6	48.2
Average Household Size:	2.4	2.2	2.1
Total Annual Retail Expenditures:	\$118.93 M	\$796.03 M	\$1.95 B
Housing Units:	1,650	14,403	41,209
Total Households:	1,479	12,845	36,673
Total Employees:	3,221	13,590	69,538

