

HURD

THE CENTER AT TROON NORTH

28150 N ALMA SCHOOL PKWY, SCOTTSDALE, AZ 85262

**EXCLUSIVELY
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PROPERTY SUMMARY

THE CENTER AT TROON NORTH

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PROPERTY DESCRIPTION

Four premier office suites available at Troon North's most established retail and office destination. One retail space coming available in April of 2027.

Enjoy mountain views, signage, and a relaxing office work environment on the second floor.

LOCATION DESCRIPTION

The Center at Troon North, located at the southwest corner of Dynamite Road & Alma School Parkway, is the largest and most dynamic retail and office destination in the trade area. High-end housing developments such as Troon, Troon North, Whisper Rock and Estancia are right at your doorstep. Benefit from being on Dynamite Road which is the main east-to-west thoroughfare connecting North Scottsdale to Rio Verde. Join a great tenant mix which includes Walgreens, Wells Fargo, Circle K, The UPS Store, Rosati's, and many more.

The Troon Center is the only development in the Troon area that allows residents to pick up prescription drugs (Walgreens), buy gas (Circle K) and purchase basic grocery items (Walgreens). There is a high demand for a grocery store in the Troon area with the closest option being 7 miles away.

Contact us today to schedule a tour.

PROPERTY HIGHLIGHTS

- Immediate availability with TI for qualified tenants
- Easily accessible from N. Alma School and E. Dynamite
- Underserved retail trade area
- Private outdoor patios on select suites — rare in the submarket
- Average age of 63 within 3 miles - serving one of North Scottsdale's most affluent and established residential communities



OFFERING SUMMARY

Lease Rate:	Negotiable
NNN Charges:	\$8.40 per square foot
Available SF:	Various Sizes Available - See Floor Plans
Lot Size:	5.68 Acres
Shopping Center Size:	40,808 SF

DEMOGRAPHICS

	3 MILES	7 MILES	10 MILES
Total Population	8,633	61,175	182,099
Average HH Income	\$259,207	\$229,085	\$186,465
Pop Growth 2019-2024	12.32%	10.19%	8.20%

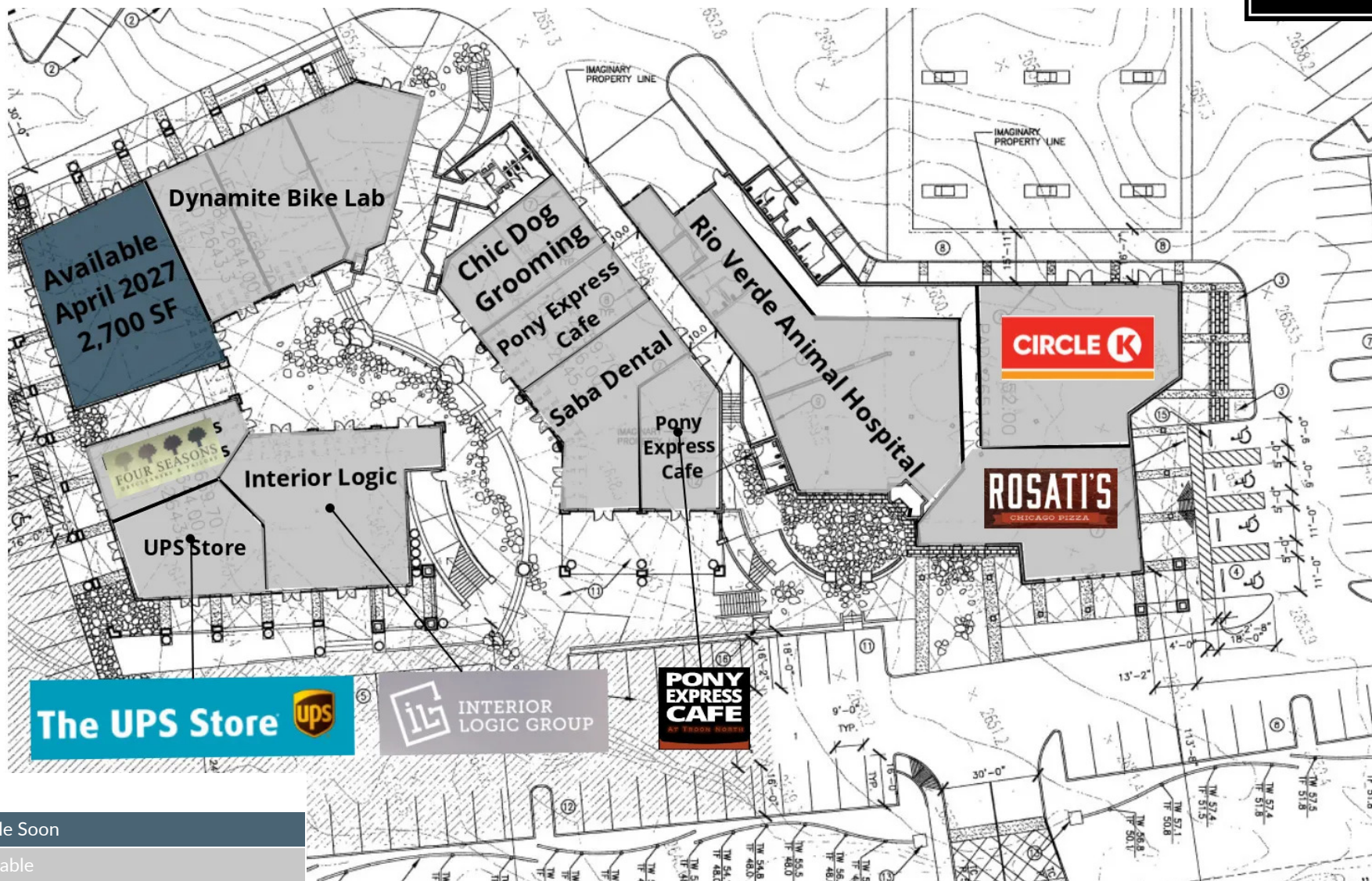
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FLOOR PLANS CENTER AT TROON NORTH

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LEGEND

Available Soon

Unavailable

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FLOOR PLANS

CENTER AT TROON NORTH



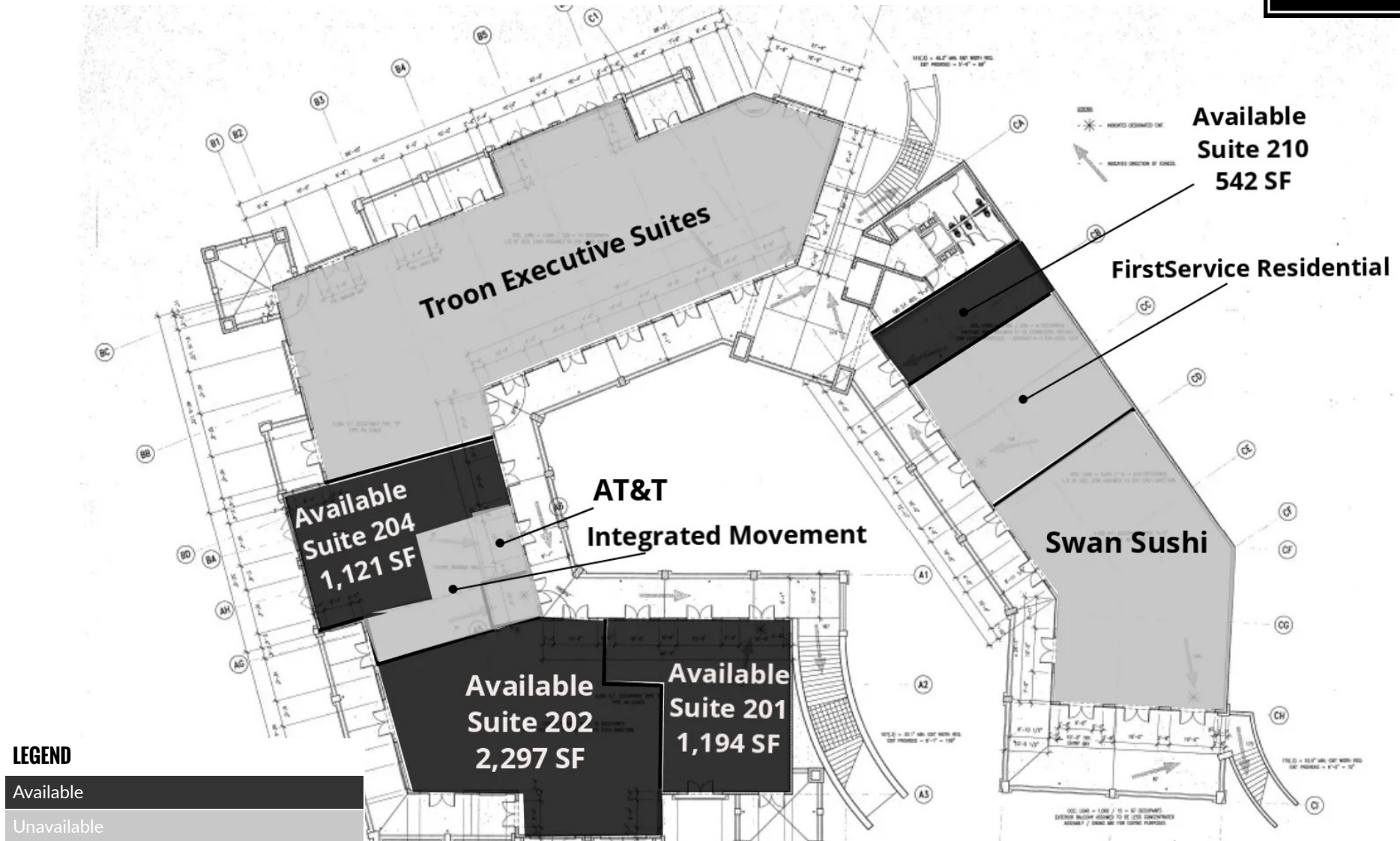
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 105	Available Soon	2,700 SF	NNN	Negotiable	Available April 1, 2027. Ideal for tenants planning a 2027 opening — allows time for permitting and build-out.

FLOOR PLANS

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FLOOR PLANS

CENTER AT TROON NORTH



AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 202	Available	2,297 SF	NNN	Negotiable	Turn-key office space with private outdoor patio. Signage opportunity.
Suite 201	Available	1,194 SF	NNN	Negotiable	Turn-key office space with private outdoor patio. Signage opportunity.
Suite 210	Available	542 SF	NNN	Negotiable	Turn-key office space. Ideal for a solo practitioner, satellite office, or licensed professional.
Suite 204	Available	1,121 SF	NNN	Negotiable	Turn-key office space with private outdoor patio. Signage opportunity.

AERIAL SITE PLAN

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ADDITIONAL CENTER PHOTOS THE CENTER AT TROON NORTH

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RETAILER MAP THE CENTER AT TROON NORTH

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DEMOGRAPHICS MAP & REPORT

THE CENTER AT TROON NORTH

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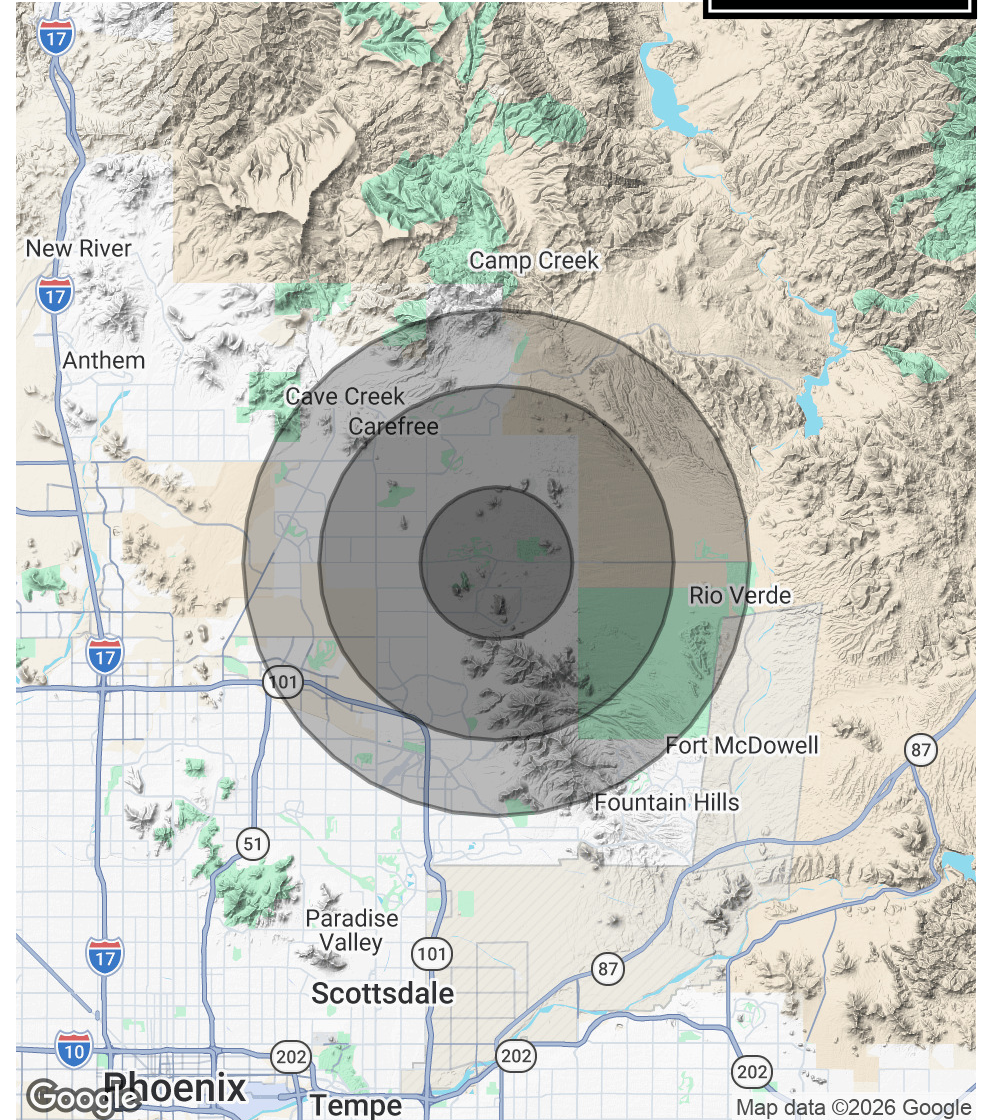
POPULATION

	3 MILES	7 MILES	10 MILES
Total Population	8,633	61,175	182,099
Average Age	64.3	55.4	49.3
Average Age (Male)	65.4	54.9	48.4
Average Age (Female)	64.2	55.8	49.8

HOUSEHOLDS & INCOME

	3 MILES	7 MILES	10 MILES
Total Households	4,055	26,398	79,668
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$259,207	\$229,085	\$186,465
Average House Value	\$1,489,174	\$1,223,495	\$953,926

2023 American Community Survey (ACS)



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