

# RIO AT SCOTTSDALE

7607 EAST MCDOWELL RD, SCOTTSDALE, AZ 85257

## FOR LEASE

**±991 - ±1,190 SQUARE FOOT RETAIL SUITES - \$18.00 NNN PER SQUARE FOOT**



**FOR MORE INFORMATION CONTACT**

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**PATRIOT**  
COMMERCIAL PROPERTIES

Patriot Commercial Properties | 2833 North 48th Street, Phoenix, AZ 85008 | [www.patriotcommercialproperties.com](http://www.patriotcommercialproperties.com)

Information contained herein was obtained from sources believed to be reliable, however Patriot Commercial Properties, LLC, makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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(SEC MILLER ROAD AND MCDOWELL ROAD)**

## HIGHLIGHTS

**Size:** ±991 - ±1,190 SF Suites

**Term:** 3-5 Years

**Rental Rate:** \$18.00 per SF/YR NNN\*

*\*Rental rate does not include rental tax, utilities, property expenses or building services*

- **Join Other National & Local Known Tenants: Peter Piper Pizza, Duke's Sports Bar, Burn Boot Camp & More**
- **Abundant Parking**
- **Zoned C-3, Scottsdale**
- **Close to Old Town Scottsdale, SkySong, and Densely Populated Multifamily Apartments and Homes**
- **Direct Access to Indian Bend Wash Greenbelt**
- **± 1.0 Miles from Loop 101**



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## AVAILABILITY

- Suite 103**      **Inline - ±1,190 Square Feet**  
**Former Tattoo/Piercing Studio**
- Suite 114:**      **Inline - ±991 Square Feet**  
**Former Physical Therapist Use**

## DEMOGRAPHICS:

Average Household Income - 3-mile

**±\$102,000**

Traffic: McDowell Road and Scottsdale Road

**±38,000 VPD**



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