

\$2.00 - \$2.25 PSF (\$0.70 NNN PSF) | For Lease

# SCOTTSDALE PLAZA



NEC MARYLAND PARKWAY & EAST PEBBLE ROAD, LAS VEGAS, NV 89123

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**CAST**  
CAPITAL PARTNERS

# PROPERTY HIGHLIGHTS

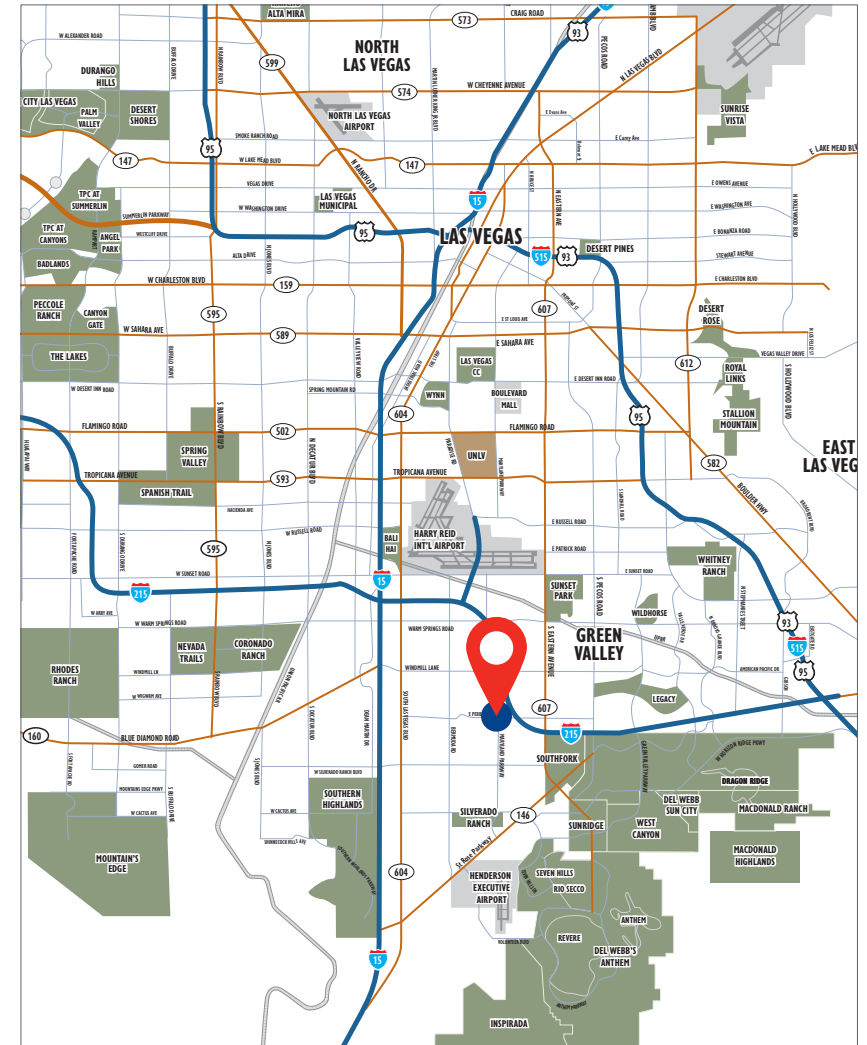
Scottsdale Plaza is located on the northeast corner of South Maryland Parkway and East Pebble Road, less than one mile from the I-215 beltway in the Silverado Ranch submarket.

## PROPERTY FEATURES

- Recently Renovated Shopping Center and Pylon Signs
- Retail/Office space available from 1,186 SF to 3,599 SF
- Zoning: Local Business (C-1)
- Retail pads available for ground lease or build-to-suit
- Landlord Offering Free Rent & Tenant Improvement Dollars
- 24 Tesla Supercharging Stations Now Open
- 12 Ionna Charging Stations (Under Construction)
- 272 New Multifamily Units Under Construction Directly Adjacent to Property

## DEMOGRAPHICS Claritas 2026

|                       | 1 MILE   | 3 MILES  | 5 MILES  |
|-----------------------|----------|----------|----------|
| <b>POPULATION</b>     | 19,811   | 146,939  | 321,426  |
| <b>HOUSEHOLD</b>      | 7,522    | 58,109   | 125,088  |
| <b>AVG. HH INCOME</b> | \$92,827 | \$95,255 | \$99,723 |



Conveniently located off Interstate 215, users are only moments from surrounding high-end master-planned communities.



**IONNA**  
12 IONNA CHARGING STATIONS  
(UNDER CONSTRUCTION)

**elysian** LIVING  
272 MULTIFAMILY UNITS (UNDER CONSTRUCTION)

AVAILABLE  
1,186 SF

TURN KEY RESTAURANT  
(Please Do Not Disturb Tenant)  
3,915 SF

AVAILABLE  
1,327 SF

AVAILABLE  
1,263 SF

AVAILABLE  
2,402 SF

AVAILABLE  
1,197 SF

la-la PHOTOGRAPHY

Gentle Dental

GLAMOUR NAILS

CHICAGO'S BEST

PAW SH PALACE

18,200  
Cars Per Day - 2024

16,000  
Cars Per Day - 2024



MARYLAND PARKWAY

PEBBLE ROAD

# AMENITIES MAP



Close proximity to many nearby restaurants and retail amenities, and minutes from St. Rose Hospital, Green Valley Ranch and The District making it the ideal location to do business.

# AERIAL MAP



Retail Buildings

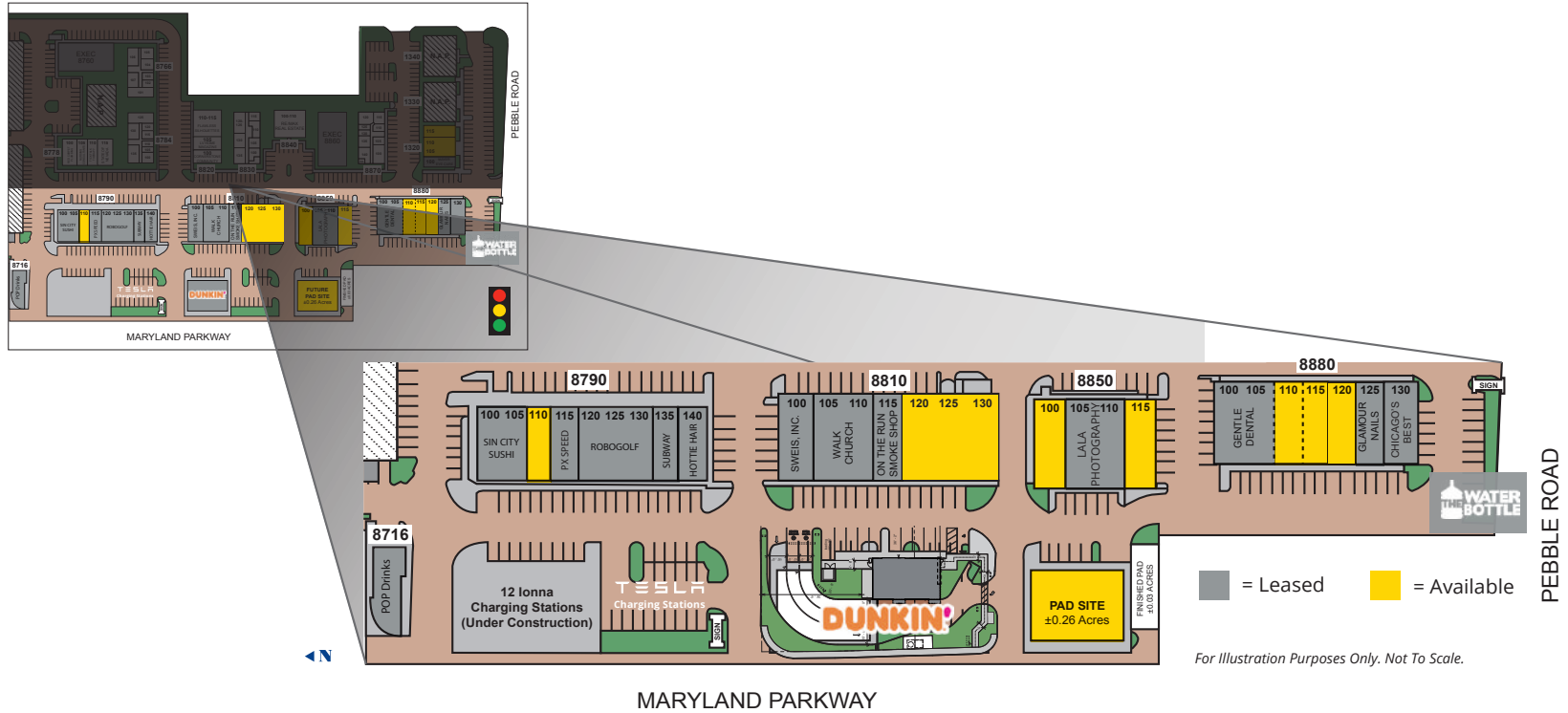
Office Buildings

Development Pad Sites

Future Multi-Family

Not A Part

# SITE PLAN



| BUILDING 8790 |        |          |        |
|---------------|--------|----------|--------|
| Suite         | SF     | Rate PSF | NNN    |
| 110           | ±1,186 | \$2.00   | \$0.81 |

| BUILDING 8880 |        |          |        |
|---------------|--------|----------|--------|
| Suite         | SF     | Rate PSF | NNN    |
| 110           | ±1,201 | \$2.00   | \$0.81 |
| 115           | ±1,201 | \$2.00   | \$0.81 |
| 120           | ±1,197 | \$2.00   | \$0.81 |

| PAD SITES  |                              |
|------------|------------------------------|
| Acre       | Comments                     |
| ±0.26 Acre | Ground Lease / Build to Suit |

| BUILDING 8850 |        |          |        |
|---------------|--------|----------|--------|
| Suite         | SF     | Rate PSF | NNN    |
| 100           | ±1,327 | \$2.00   | \$0.81 |
| 115           | ±1,263 | \$2.00   | \$0.81 |

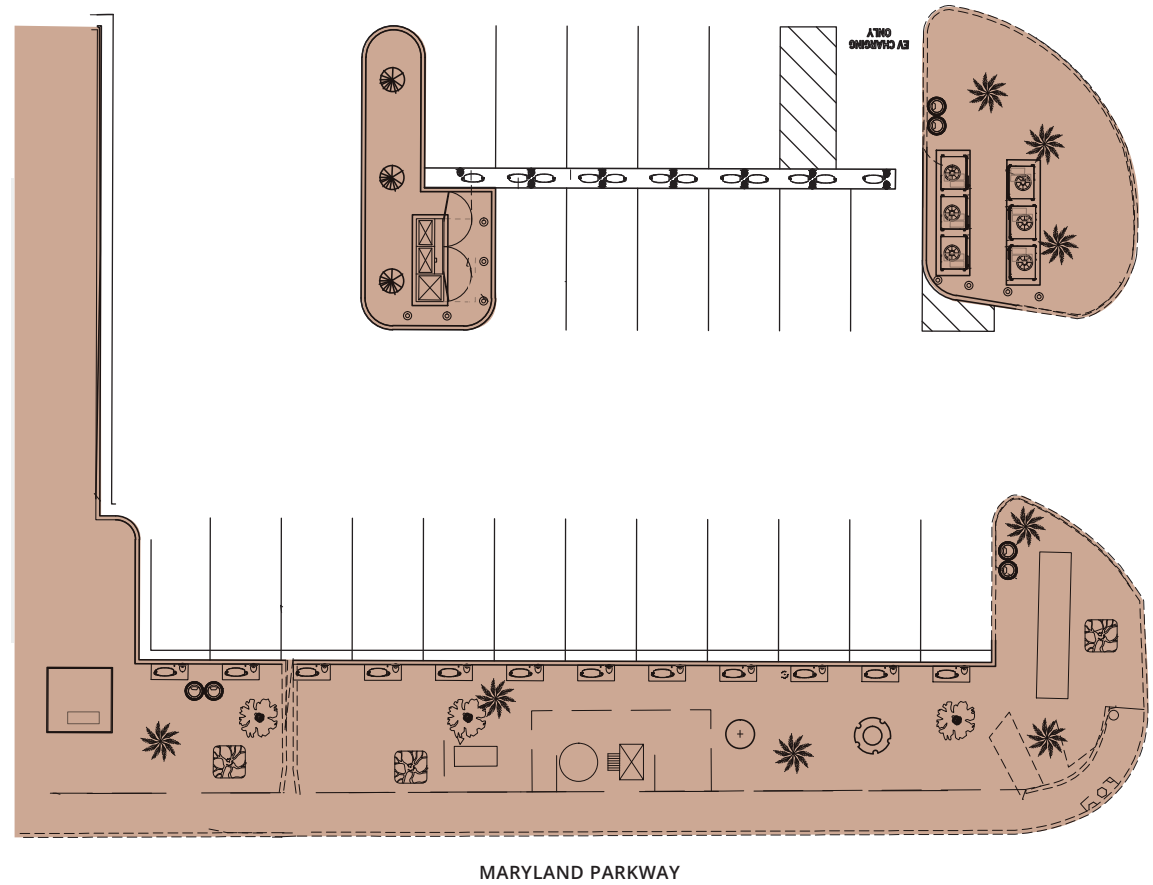
| BUILDING 8810 |        |          |        |
|---------------|--------|----------|--------|
| Suite         | SF     | Rate PSF | NNN    |
| 120/125/130   | ±3,915 | \$2.25   | \$0.81 |


(Please Do Not Disturb Tenant)

# SITE FEATURES

## TESLA

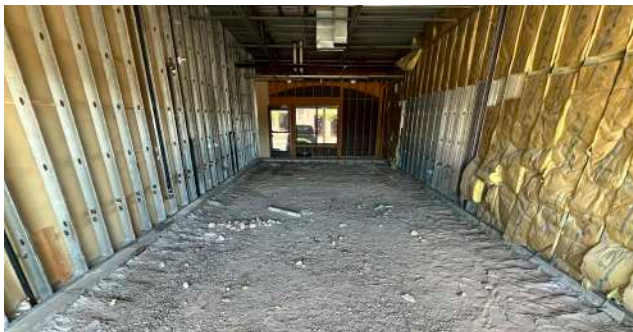
### 24 TESLA SUPERCHARGING STATIONS OPERATIONAL!



For illustration purposes only. Not to scale 

Building 8790  
Suite 110

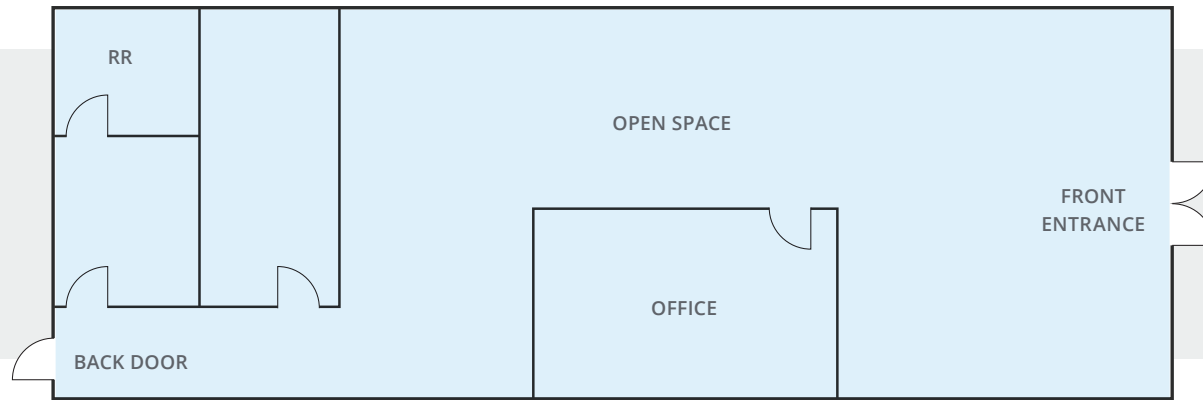
±1,186 SF



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Building 8850  
Suite 100

±1,327 SF

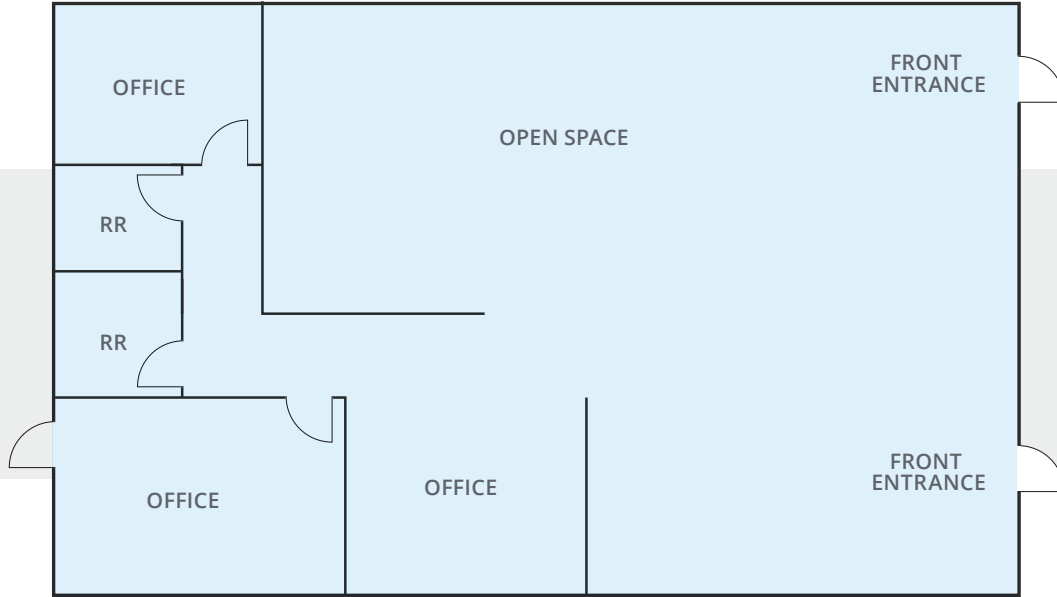


For Illustration Purposes Only. Not To Scale. 

# Building 8880 Suite 110-115

## ±2,402 SF

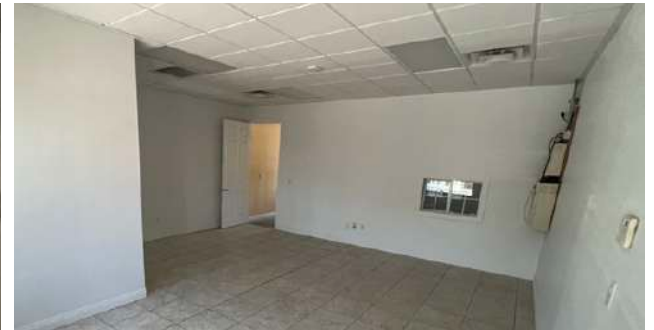
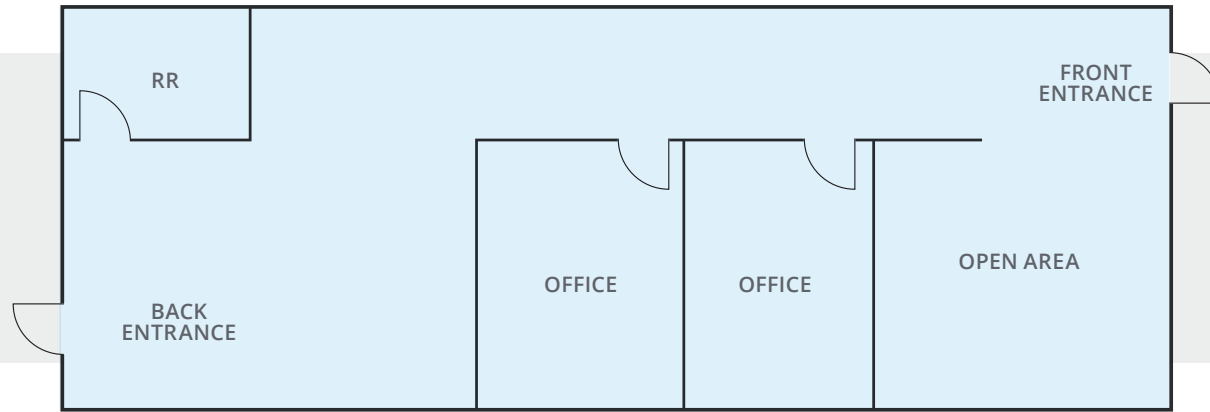
Divisible to  
±1,201 SF - ±2,402 SF



For Illustration Purposes Only. Not To Scale. 

# Building 8880 Suite 120

# ±1,197 SF





**SCOTTSDALE PLAZA RETAIL**

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