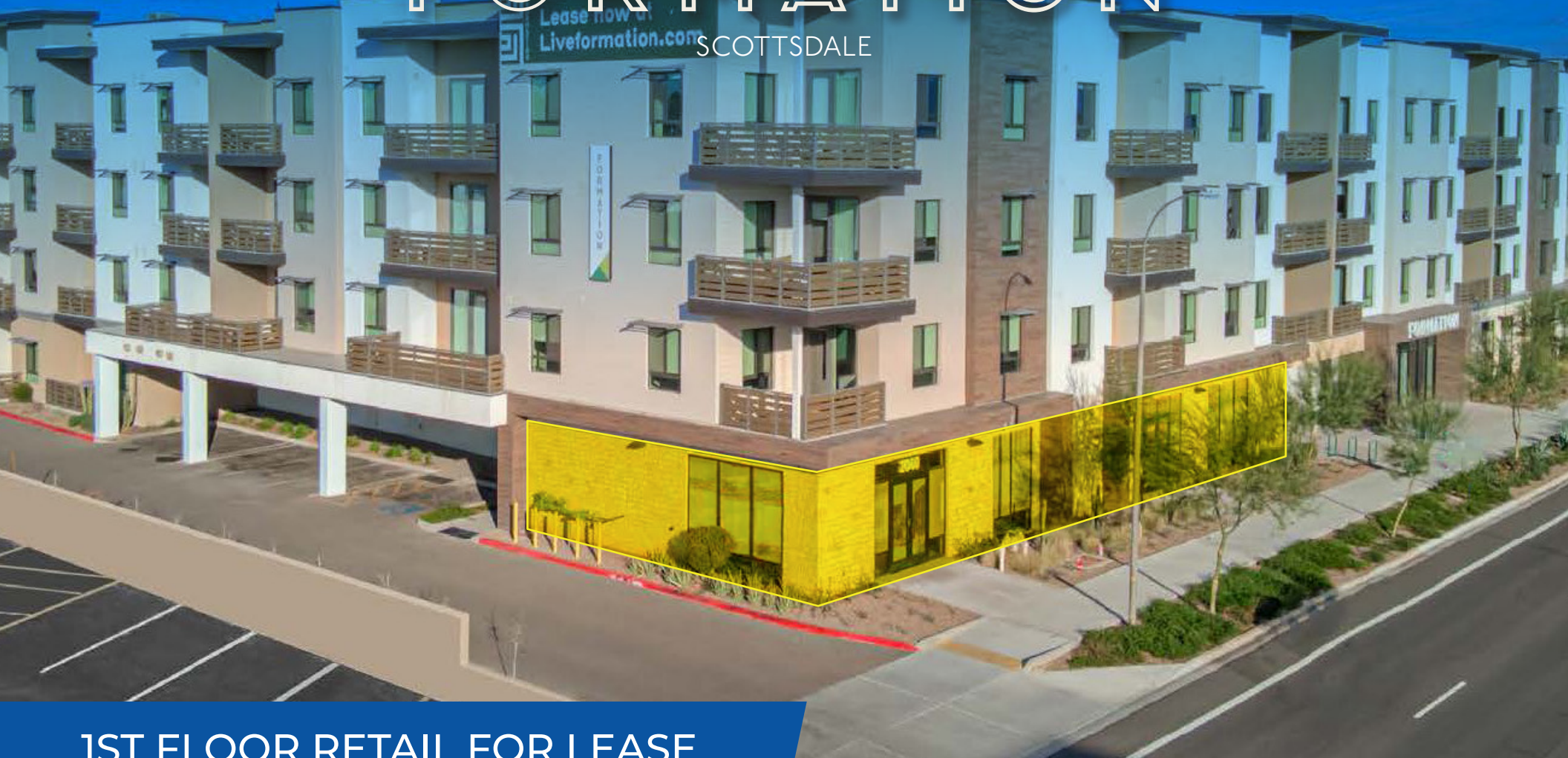


FORMATION

Lease now at
Liveformation.com
SCOTTSDALE



1ST FLOOR RETAIL FOR LEASE

SWC

**SCOTTSDALE RD
& OAK ST**

2040 N SCOTTSDALE ROAD | SCOTTSDALE, AZ 85257

MACK | REAL ESTATE GROUP

PCA
PHOENIX COMMERCIAL ADVISORS

property highlights

AVAILABLE ±3,453 SF

TOTAL UNITS 170 Units

TARGET USES Retail, Medical, Office, Services

PRICING Call for Pricing

LOCATION HIGHLIGHTS

- » Retail + Creative Office + Designer Showroom
- » Patio/outdoor space available adjacent to the space
- » Retail parking adjacent + retail garage spaces available
- » 776 multifamily units under construction within 3 miles
- » Eastern facing store front glass
- » Scottsdale Road frontage of ±39,604 VPD

TRAFFIC COUNTS

Scottsdale Rd

N ±39,558 VPD (NB & SB)

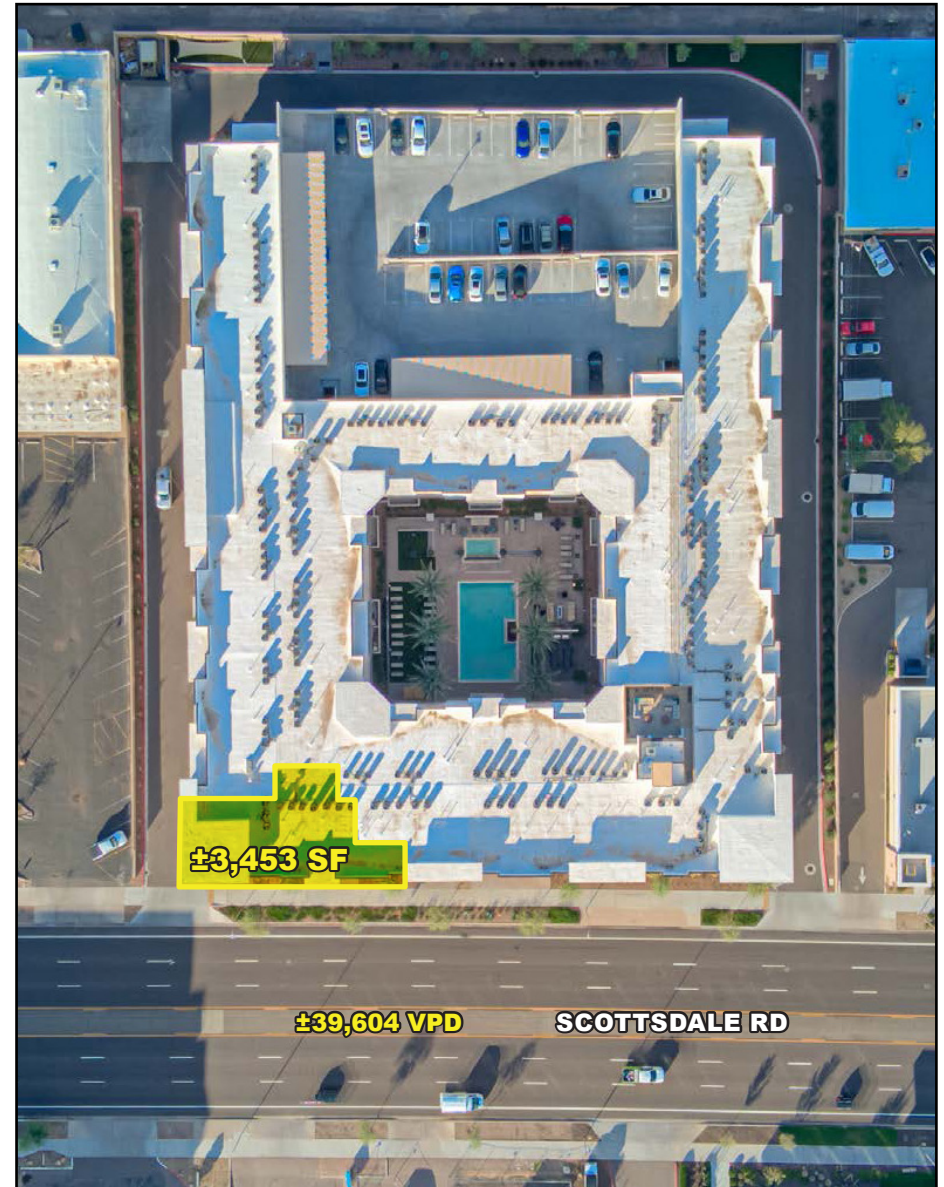
S ±39,604 VPD (NB & SB)

Oak St

E ±2,543 VPD (EB & WB)

W ±2,864 VPD (EB & WB)

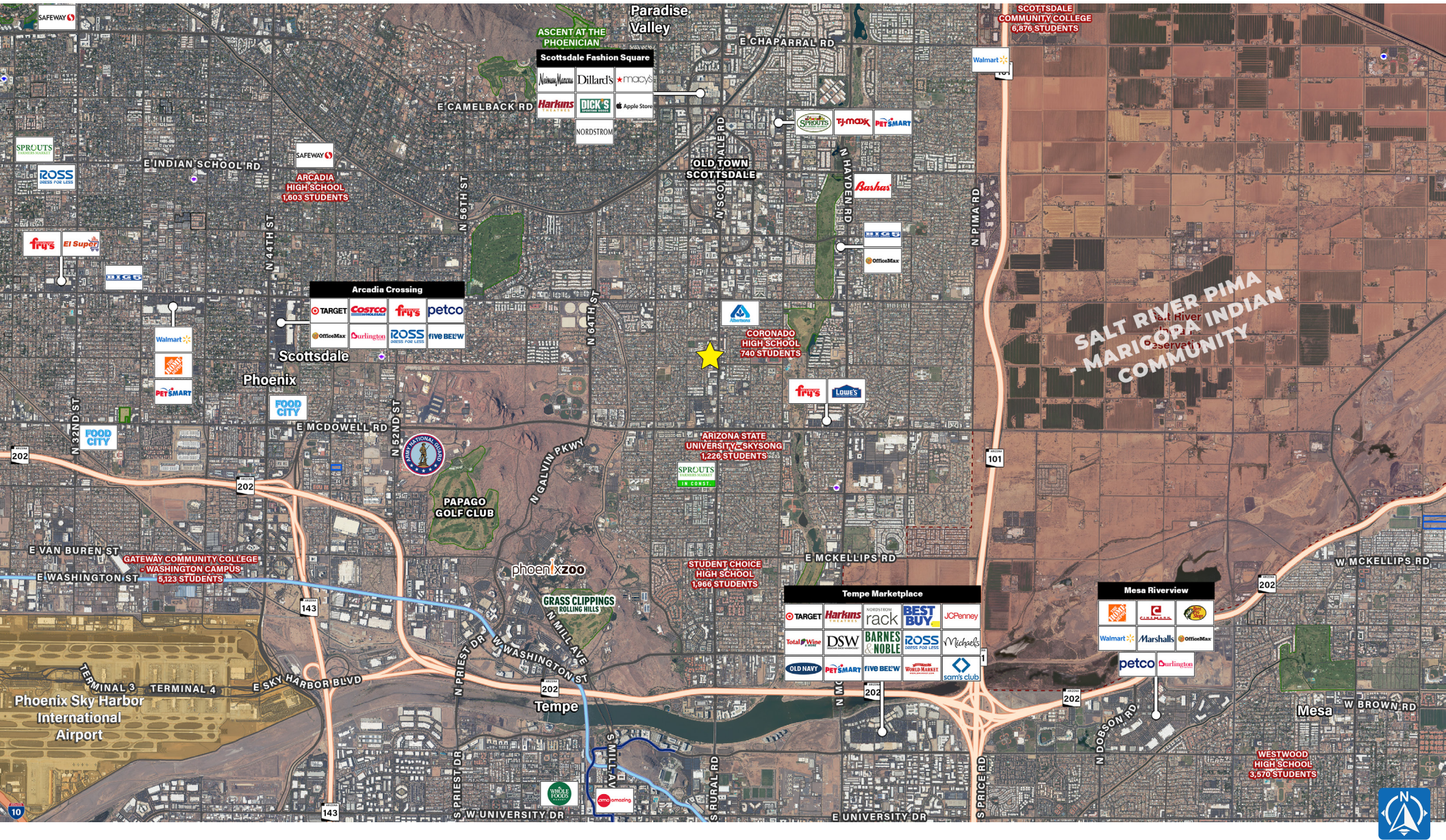
Intrix 2024



zoom aerial



wide aerial



1ST FLOOR RETAIL FOR LEASE
 SCOTTSDALE RD & OAK ST | SCOTTSDALE, AZ

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demographics

2025 ESRI

2025 DAYTIME POPULATION



TOTAL

WORKERS

RESIDENTS

	TOTAL	WORKERS	RESIDENTS
1 MILE	15,212	7,870	7,342
3 MILE	173,804	131,788	42,016
5 MILE	401,816	281,427	120,389

2025 HOUSEHOLD INCOMES



MEDIAN

AVERAGE

PER CAPITA

	MEDIAN	AVERAGE	PER CAPITA
1 MILE	\$107,148	\$146,872	\$68,659
3 MILE	\$88,550	\$136,481	\$69,403
5 MILE	\$81,012	\$123,342	\$56,744

2025 HOUSING UNITS



10,302

1 MILE

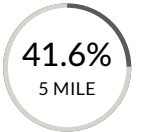
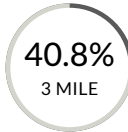
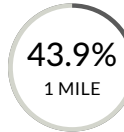
64,799

3 MILE

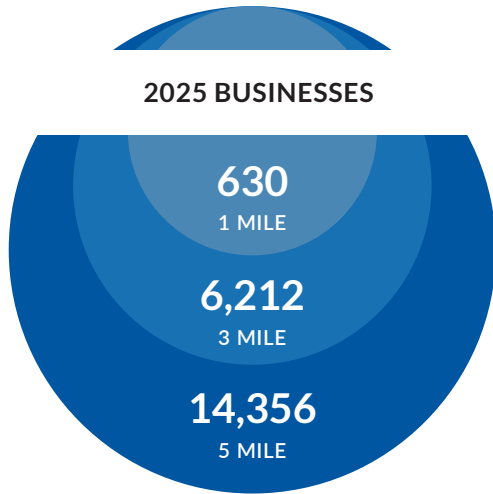
148,692

5 MILE

OWNER OCCUPIED



2025 BUSINESSES



1 MILE 3 MILE 5 MILE

2025 POPULATION

19,756 110,901 288,675

2030 POPULATION

20,957 120,415 306,662



1 MILE 3 MILE 5 MILE

2025 HOUSEHOLDS

9,238 56,399 132,313

2030 HOUSEHOLDS

9,893 62,206 142,857

FORMATION

SCOTTSDALE



exclusively listed by

TEALE BLOOM

(602) 288.3476
tbloom@pcaemail.com

NICK DEDONA

(602) 734.7208
ndedona@pcaemail.com

MACK REAL ESTATE GROUP



PHOENIX COMMERCIAL ADVISORS

A MEMBER OF CHAINLINKS RETAIL ADVISORS

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P. (602) 957-9800
phoenixcommercialadvisors.com
3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016