

RETAIL PROPERTY FOR LEASE

AGUA CALIENTE

6990 E Shea Blvd | Scottsdale, AZ 85254

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PROPERTY HIGHLIGHTS

- **2,858 SF First Floor Space Available - Amazing Patio Opportunity!**
- Located in the heart of central Scottsdale, just minutes from Paradise Valley, Gainey Ranch and McCormick Ranch.
- Dynamic mix of restaurants, retailers and business services.
- Shopping Center caters to an affluent demographic and significant tourist population.
- Approximately 1/2 of a mile north of Chaparral High School with more than 2,200 students.
- Over 85K VPD at the intersection of Scottsdale Rd & Shea Blvd.
- 196 Unit High End Multi-Family Project Planned Adjacent to the Center
- New Modern Paint Scheme just completed!



AREA CO-TENANTS



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LEGEND

Available

Unavailable

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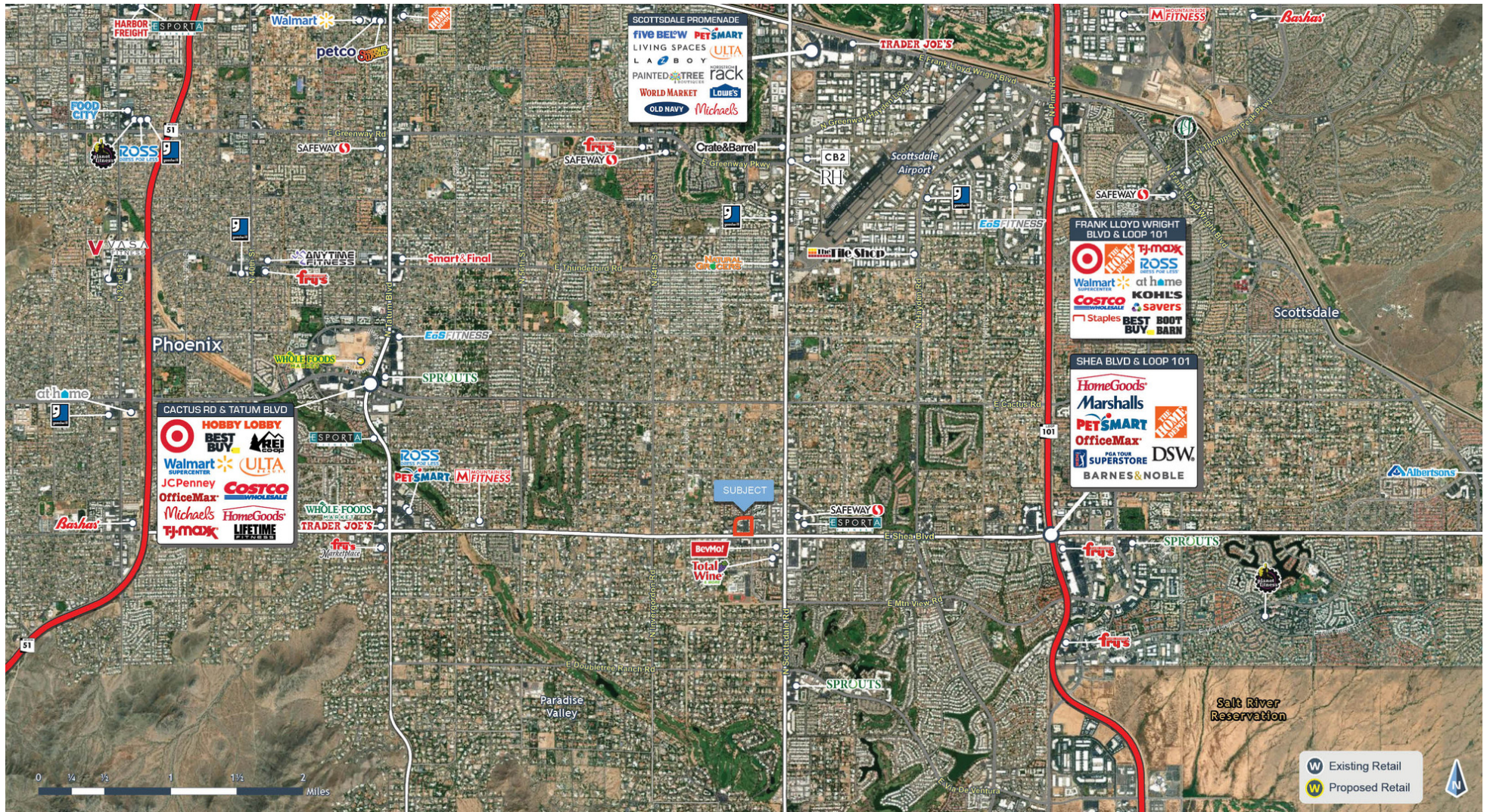
AVAILABLE SPACES

SUITE	TENANT	SIZE	DESCRIPTION	PLANS/PHOTOS
101	EGGSTASY	4,000 SF	-	-
102	KIDSTOP TOYS & BOOKS	3,866 SF	-	-
104	PHOENIX CHILDREN'S HOSPITAL	5,900 SF	-	-
106	ALLORA GELATO	565 SF	-	-
107	WULFENITE TEA & ELIXIR	975 SF	-	-
108	KARMA LAGREE AND LIFESTYLE STUDIO	4,060 SF	-	-
110	Available	2,858 SF	AMAZING PATIO OPPORTUNITY	View Here
111	FIRST IMPRESSION IRONWORKS	1,656 SF	-	-
112	ARCTIC ELEVATION	1,997 SF	-	-
114	STRICTLY CHIROPRACTIC	881 SF	-	-
116	ZAK'S CHOCOLATE	2,442 SF	-	-
120	BRIGHTMONT ACADEMY	7,476 SF	-	-
124	BRIGHTMONT ACADEMY	2,604 SF	-	-
125	HAUTE HAIR EXTENSIONS	943 SF	-	-
126	AJO AL'S MEXICAN CAFE	4,383 SF	-	-
215	ARTHUR MURRAY DANCE STUDIO	2,646 SF	-	-
217	ARTHUR MURRAY DANCE STUDIO	505 SF	-	-
218	EGGSTASY OFFICE	998 SF	-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	7,343	59,514	191,561
Median Age	49.2	50.7	47.2



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$104,743	\$142,428	\$119,238
Average	\$193,776	\$217,889	\$183,355



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	782	6,973	14,471
Employees	6,675	73,311	164,537



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	68.04%	70.92	67.97%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	76.06%	82.17%	80.50%
Services	9.83%	8.40%	10.30%
Blue Collar	14.09%	9.43%	9.20%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	3,421	25,902	87,425
Median Home Value	\$857,091	\$818,303	\$699,483

* 2025 Demographic data derived from ESRI

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