

# Palo Verde Square SEC Frank Lloyd Wright Blvd & Desert Cove Ave, Scottsdale, AZ

# FOR LEASE



For more information, contact:

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## Building Features

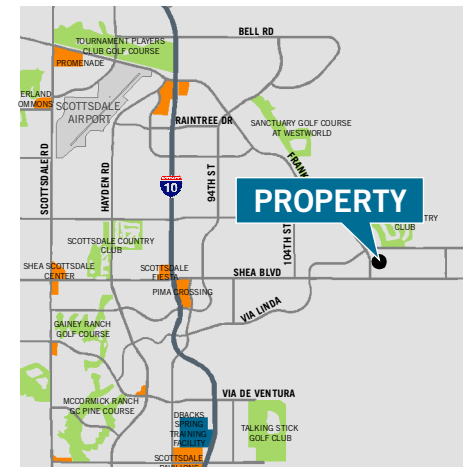
- Available: 1,360 SF\* 1,360 SF\* 1,390 SF\* (\*Contiguous to 4,110 SF)  
1,316 SF 1,360 SF 2,884 SF
- Rental Rate: \$15.00 PSF
- NNN: \$5.47
- **Zoned: C-3, City of Scottsdale**
- Strong income levels
- New lower rental rates
- Servicing McDowell Mountain Ranch / North Scottsdale/East Scottsdale

## Demographics:

- Population
 

1 mile	3 miles	5 miles
10,341	50,840	97,443
- Average Household Income
 

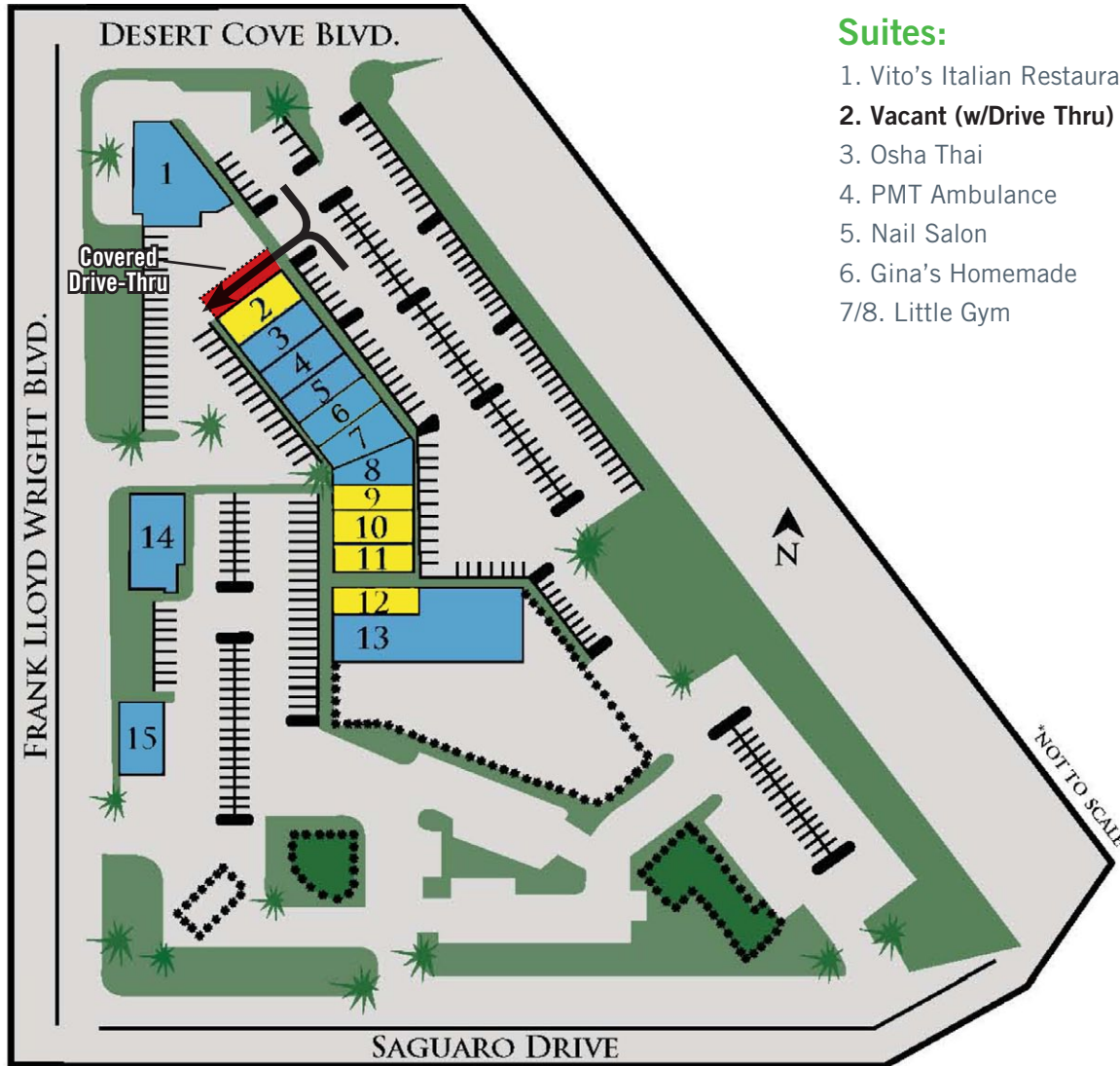
1 mile	3 miles	5 miles
\$111,256	\$136,076	\$127,219
- Traffic Counts: 58,400 VPD Combined



**Cassidy Turley** / BRE Commercial

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## Suites:

1. Vito's Italian Restaurant	4,612 SF	9. Vacant (Former Pet Groomer)	1,360 SF
2. Vacant (w/Drive Thru)	2,884 SF	10. Vacant (Former Tanning)	1,360 SF
3. Osha Thai	1,628 SF	11. Vacant (Former Office)	1,390 SF
4. PMT Ambulance	1,088 SF	12. Vacant (Former Massage)	1,316 SF
5. Nail Salon	1,359 SF	13. Tuesday Morning	7,926 SF
6. Gina's Homemade	1,360 SF	14. Blue Adobe	3,200 SF
7/8. Little Gym	4,010 SF	15. Boomerang Baby	1,590 SF



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