

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

FOR LEASE



For more information, contact:

Cliff Johnston
 Managing Director
 602.224.4445
 Cliff.Johnston@cassidyturley.com

John Appelbe
 Managing Director
 602.224.4447
 John.Appelbe@cassidyturley.com

2375 E. Camelback Rd, Suite 300
 Phoenix, Arizona 85016
 ph: 602.954.9000
 fx: 602.468.8588

Cassidy Turley
 www.cassidyturley.com

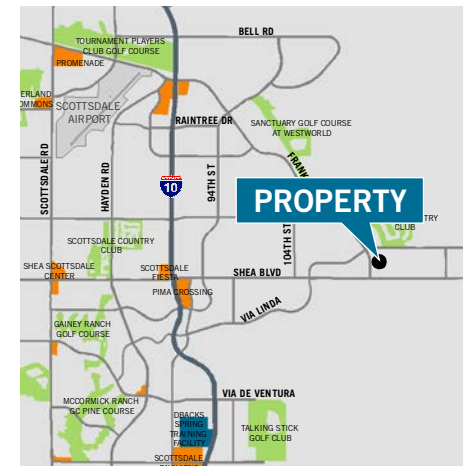
Building Features

- Available: 1,360 SF, and 1,360 SF*, 1,360 SF* 1,390 SF* (*Contiguous to 4,110 SF)
- Rental Rate: \$16.00-\$18.00 PSF
- NNN: \$5.30
- Zoned: C-3, City of Scottsdale
- Strong income levels
- New lower rental rates
- Servicing McDowell Mountain Ranch / North Scottsdale/East Scottsdale

Demographics:

• Population			• Average Household Income		
1 mile	3 miles	5 miles	1 mile	3 miles	5 miles
10,341	50,840	97,443	\$111,256	\$136,076	\$127,219

- Traffic Counts: 58,400 VPD Combined



Cassidy Turley Commercial Real Estate Services

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Suites:

1. Vito's Italian Restaurant	4,612 SF	7/8. Little Gym	4,010 SF
2a. Kona Coffee	1,392 SF	9. Vacant	1,360 SF
2b. Summit Cleaners	1,492 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. Tuesday Morning	9,242 SF
5. Nail Salon	1,359 SF	13. Blue Adobe	3,200 SF
6. Vacant (Former Kitchen)	1,360 SF	14. Boomerang Baby	1,590 SF



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