

90TH STREET & VIA LINDA | SCOTTSDALE, AZ



ACRES:
±11.96

ADDRESS:
8900 E VÍA LINDA, SCOTTSDALE, AZ 85258

SQUARE FEET:
±32,717

ZONING:
C-3
HIGHWAY COMMERCIAL
DISTRICT

SUMMARY:

This Fry's marketplace anchored neighborhood center is located on a high traffic intersection with traffic counts of over 60,000 vehicles per day. The center is adjacent to the 101 freeway as well as the Pima Medical Center and boasts a 5-mile daytime population in excess of 200,000. Additionally, the surrounding neighborhood consists of well educated white collar workers with an average household income of over \$120,000 within a 5-mile radius.



2415 E Camelback Rd, Suite 900
Phoenix, Arizona, 85016
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OVERVIEW

TRAFFIC COUNTS

Via Linda: ± 25,300 VPD

90th Street: ± 24,915 VPD

DEMOGRAPHICS

Average Household Income

1 Mile	3 Miles	5 Miles
\$105,391	\$131,320	\$128,586

Total Population

1 Mile	3 Miles	5 Miles
7,023	65,585	149,345

Daytime Population

1 Mile	3 Miles	5 Miles
26,089	68,896	239,226

Total Households

1 Mile	3 Miles	5 Miles
3,513	28,322	69,372

AVAILABLE

Suite C110: ±1,120 sf



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AERIAL MAP



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DEMOGRAPHICS (3 MILES)

ANNUAL HOUSEHOLD SPENDING



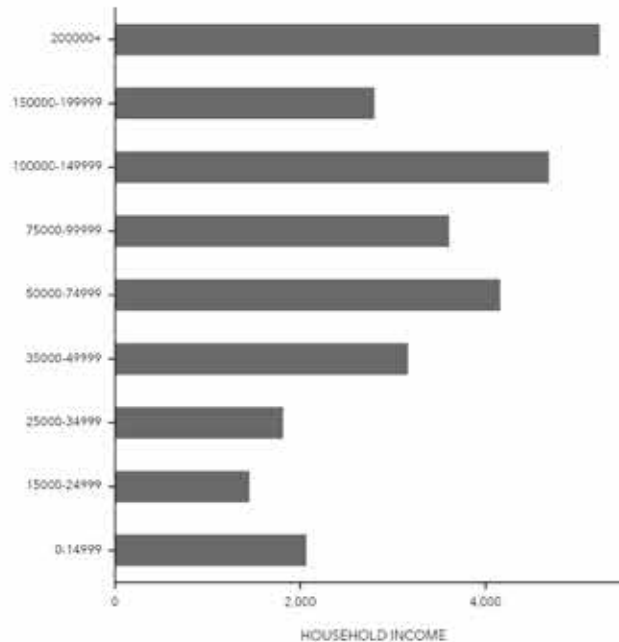
INCOME



Tapestry Segments



KEY FACTS

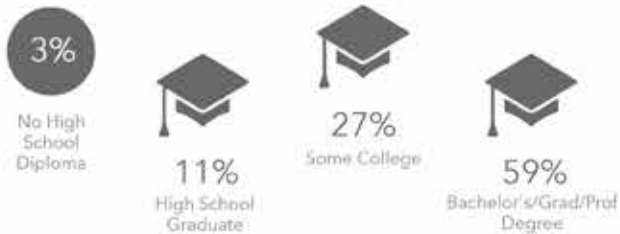


Average Household Size for this area

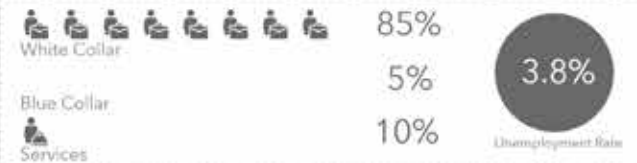
2.11 which is less than the average for United States

Area	Value	0.00	4.00
Maricopa County	2.69		
Arizona	2.64		
United States	2.59		
This area	2.11		

EDUCATION



EMPLOYMENT



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