

# 90TH STREET & VIA LINDA | SCOTTSDALE, AZ

**ACRES:**

±11.96

**SQUARE FEET:**

±32,717

**ZONING:**

C-3  
HIGHWAY COMMERCIAL  
DISTRICT

**ADDRESS:**

8900 E VÍA LINDA, SCOTTSDALE, AZ 85258

**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  
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# OVERVIEW

## TRAFFIC COUNTS

Via Linda:  $\pm 25,300$  VPD

90th Street:  $\pm 24,915$  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:  $\pm 1,120$  sf



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## AERIAL MAP



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# DEMOGRAPHICS (3 MILES)

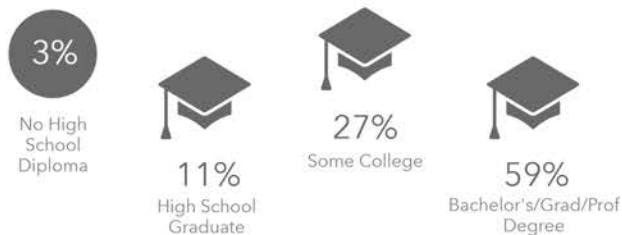
## ANNUAL HOUSEHOLD SPENDING



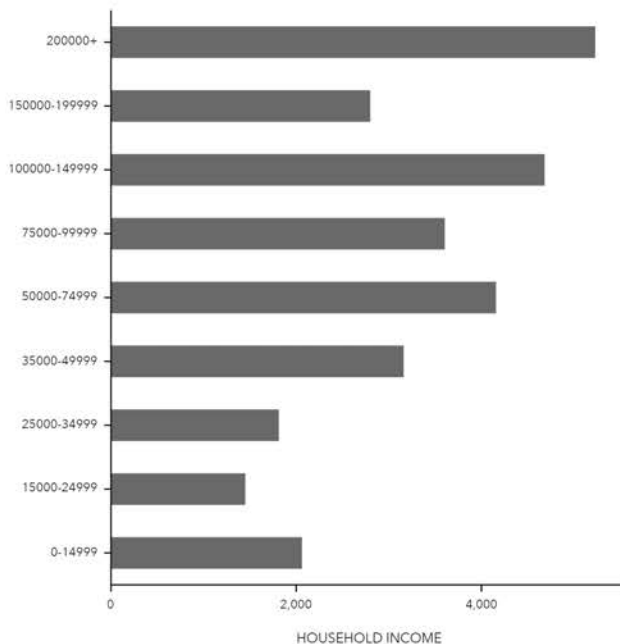
## KEY FACTS



## EDUCATION



## INCOME



## Tapestry Segments



## 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		

## EMPLOYMENT

