



Village at Via Linda

SWC of Via Linda and 90th St. - Scottsdale, AZ 85258



FEATURES:

- * Zoning: C-3, City of Scottsdale
- * Strategically located to entrance on the Loop 101 Freeway in Scottsdale
- * Affluent trade area with strong demographics
- * Immediate area is rich in daytime employment, medical, and retail
- * 2nd floor office with great views & street visibility
- * Excellent visibility and high traffic counts
- * Located one mile south of Scottsdale Healthcare Shea Campus and surrounding medical buildings

DEMOGRAPHICS:

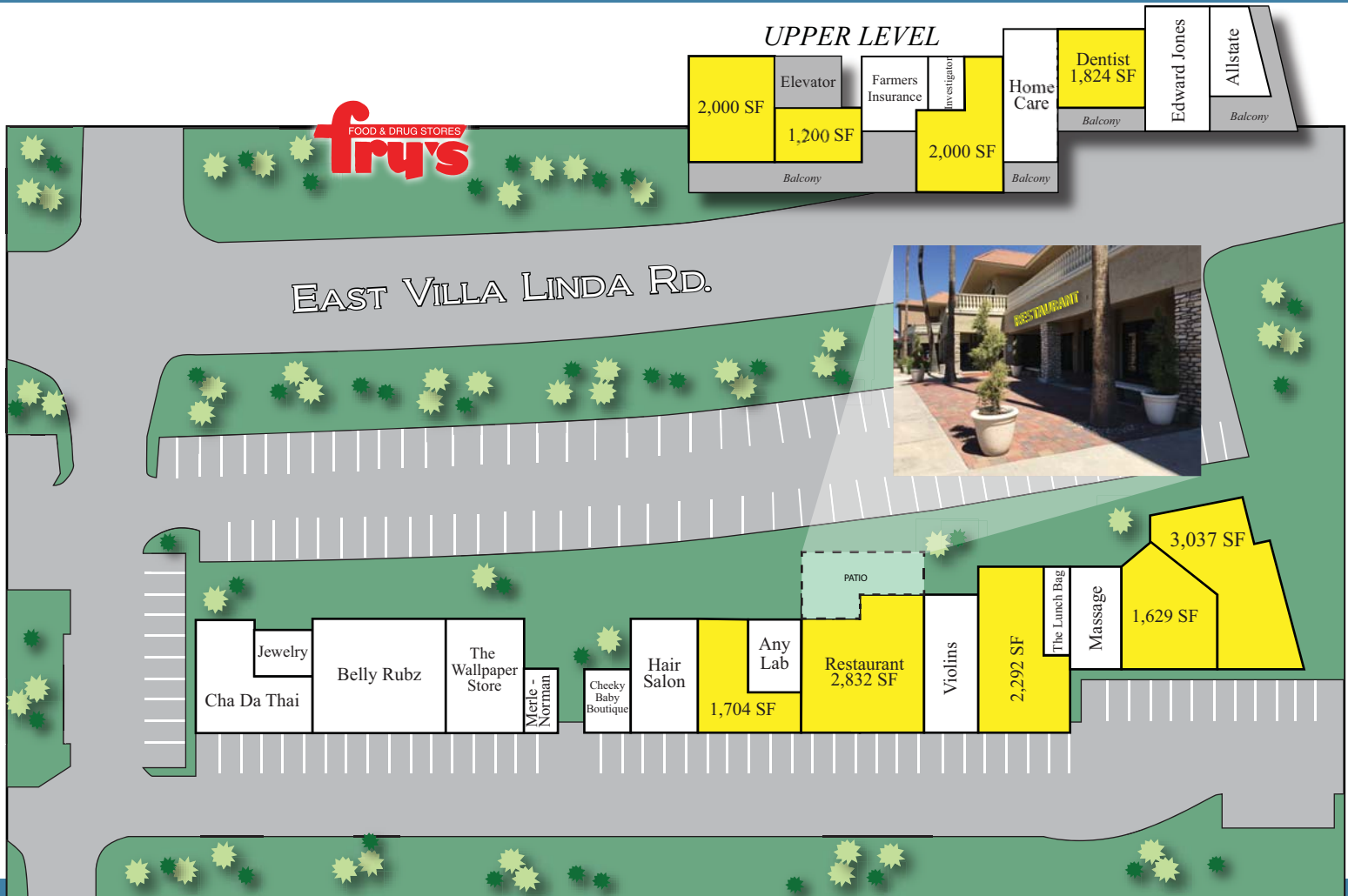
Radius:	1 Mile	3 Mile	5 Mile
Population:	6,225	56,054	137,637
House Hold Income:	\$80,570	\$99,275	\$97,878
Daytime Employment	18,880	65,822	151,989

Traffic Counts: 22,000 VPD North/South 90th St.
25,300 VPD East/West Via Linda



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SUITE	TENANT	SF
101	Cha DA Thai Cuisine	1973
102	Jewelry MD	485
103	Belly Rubz Doggie Day Care	3,060
106	Wallpaper & More	1,148
107	Merle - Norman	540
108	Cheeky Chic Baby Boutique	539
109	Hair Salon	1,273
110	AVAILABLE	1,704
111	Any Lab Test Now	754
112/113	AVAILABLE Restaurant	2,832
114	VIOLINS	1,560
115	AVAILABLE	2,292

SUITE	TENANT	SF
116	The Lunch Bag	720
117	Massage	1,057
117B	AVAILABLE	1,629
118	AVAILABLE	3,037
211	AVAILABLE	2,000
212	AVAILABLE Former Yoga Studio	1,200
213	Farmers Insurance	792
214A	Grayhawk Investigations	360
214B	AVAILABLE-Fully Built-Out Office	2,000
215	Home Care of Scottsdale	1,303
216	AVAILABLE Formal Dental Office	1,824
217B	Edward Jones & Co	942
218	Allstate Insurance	917

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