

Seville

UPSCALE LIFESTYLE CENTER

NEC SCOTTSDALE & INDIAN BEND ROADS



7001 North Scottsdale Road
Scottsdale, Arizona 85250

**Turn-Key
Restaurant
Space
Available**

- **\$125,041** average household income within 1 mile
- Located in **Scottsdale's Resort Corridor** directly across from the McCormick-Stillman Railroad Park
- **90,074 Square Foot** community lifestyle center

- **Excellent Visibility and Traffic Counts**
- Zoned C-2, City of Scottsdale

Demographics	1 mile	3 miles	5 miles
Population (2016)	4,643	57,190	162,197
Avg. HH Income (2016)	\$125,041	\$117,482	\$115,605

Traffic Counts

Scottsdale Road north/south
Indian Bend Road east/west

46,400 vehicles per day
16,000 vehicles per day

For information: David Mitroff
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BUILDING A

Suite	Tenant	SF
A100	Jamba Juice	1,222
A101	Starbucks Coffee	1,479
A102	Betteridge Jewelers	1,210
A103	Duxiana	1,468
A105	Rumors Hair & Nail Salon	3,909
A107	C&F Cabinets	1,899

BUILDING B

B120	AVAILABLE	1,423
B121	AVAILABLE	1,227
B124	AZADI International	7,462
B125	AVAILABLE	665
B127	AVAILABLE (Former Restaurant)	1,409

BUILDING C

C135	Beal Bank	2,100
C136	Hypoxi	2,213
C140	AVAILABLE	1,921

BUILDING C, cont.

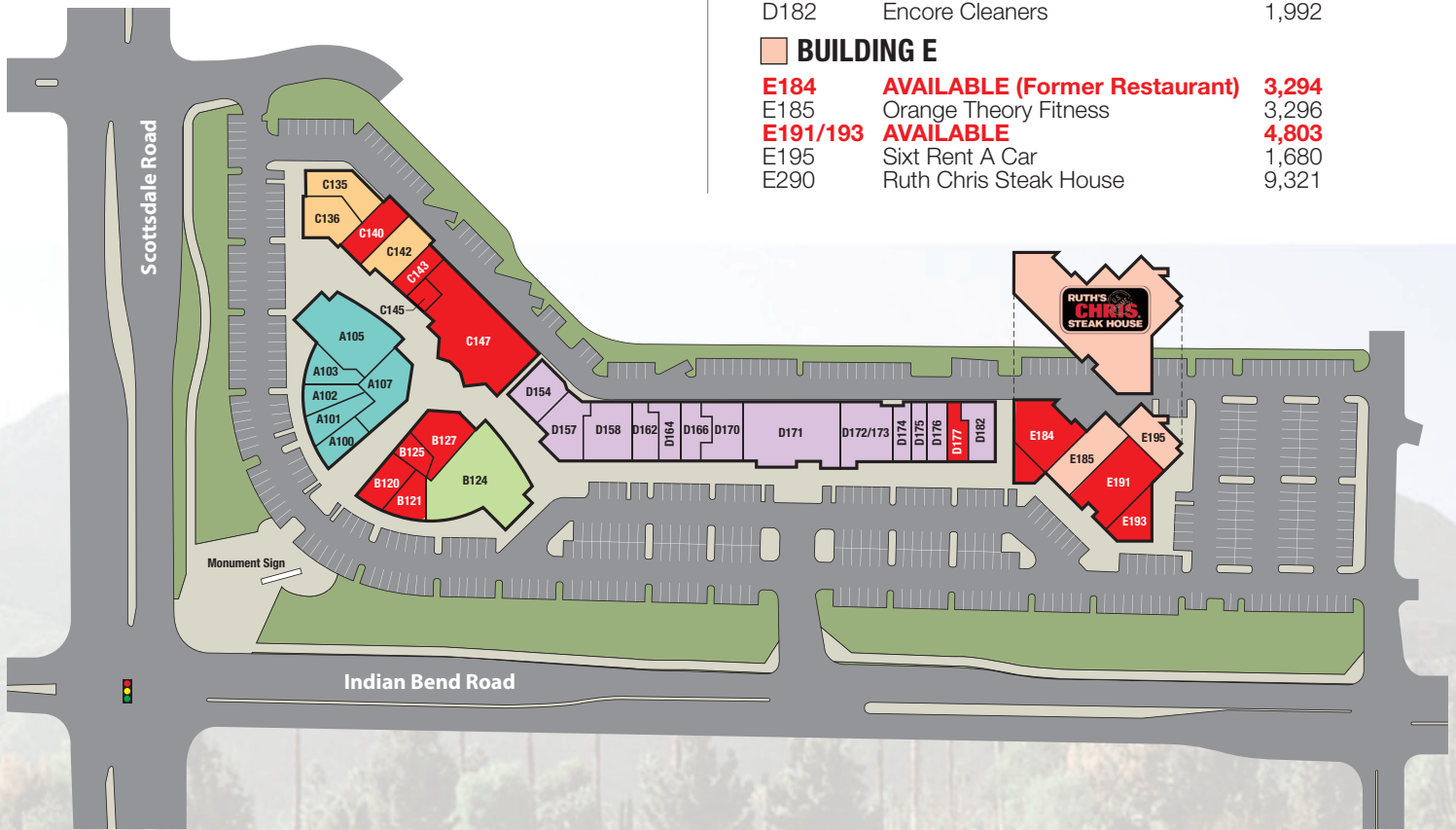
C142	Destiny's Bride	2,189
C143	AVAILABLE	1,052
C145	AVAILABLE	601
C147	AVAILABLE (Turn-Key Restaurant)	6,280

BUILDING D

D154	Sushi Sen	1,956
D157	Terroir Wine Pub	2,894
D158	Massage Envy Spa	2,809
D162	Papa John's Pizza	1,392
D164	Beverly Hills Rejuvenation Center	1,350
D166	20 Lounge Nail Bar	1,551
D170	Sole Sports	2,112
D171	Wildflower Bread Company	5,100
D172/173	Cycle Bar	3,154
D174	Wild Birds Unlimited	1,394
D175	21 Cakes	1,089
D176	Davinci Luxe	1,095
D177	AVAILABLE	1,258
D182	Encore Cleaners	1,992

BUILDING E

E184	AVAILABLE (Former Restaurant)	3,294
E185	Orange Theory Fitness	3,296
E191/193	AVAILABLE	4,803
E195	Sixt Rent A Car	1,680
E290	Ruth Chris Steak House	9,321



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Future



The Ritz-Carlton®
Paradise Valley

- 105 acres
- 352,000 Square Feet
- 200 luxury hotel rooms
- 136 resort villas



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