

7502 E Pinnacle Peak Rd #117

Scottsdale, AZ 85255

Retail / Office
Opportunity
For Lease
Leasing Brochure



MATTHEWS™

PINNACLE PEAK RD ±12,487 VPD

Exclusively Listed By

Point Of Contact



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PROPERTY OVERVIEW

7502 E Pinnacle Peak
Rd #117
Scottsdale, AZ 85255



PROPERTY OVERVIEW

Rare opportunity to lease a move-in-ready 700 SF suite in North Scottsdale's affluent Pinnacle Peak corridor. The space offers an efficient layout, strong surrounding demographics, and a professional business environment ideal for service-oriented and office users seeking a prestigious Scottsdale address.

± 700 sf zoned C-2

GLA

\$24/SF

Asking Rate

\$12/SF

Estimated Triple Nets

Ground Level

Suite



PROPERTY HIGHLIGHTS

Property Highlights

- **Turn-Key Salon or Personal Services Opportunity** – Former hair salon with existing plumbing and layout suitable for salon, esthetics, wellness, beauty, massage, medical aesthetics, or professional office users.
- **Efficient ±700 SF Floor Plan** – Ideal size for owner-operators, boutique service providers, and small businesses seeking a professional presence without excessive overhead.
- **Affluent North Scottsdale Demographics** – Located in one of Arizona's most affluent trade areas, surrounded by high-income residential communities including Grayhawk, Troon, Estancia, and Desert Highlands.
- **Excellent Visibility & Accessibility** – Situated along Pinnacle Peak Road with convenient access to Scottsdale Road, one of North Scottsdale's primary commercial corridors.
- **Established Professional Business Environment** – Surrounded by complementary medical, wellness, dental, and professional office users including Scottsdale Skin & Holistic Health, Linda Khoshaba - Natural Endocrinology Specialists, Wilson Ralph DDS, and other professional service providers.
- **Strong Daytime Population & Consumer Base** - Over 33,500 daytime workers within 3-mile radius.
- **Strong income** - Average Household income in a 3-mile radius is ± \$198,000
- **Great Infill** - Over 12,000 households in a 3-mile radius.
- **Strong Co-tenancy** - Adjacent to high-end retailers, executive offices and professional suites.





Pinnacle Of Scottsdale

SAFeway **tropical CAFE**

ACE Hardware **J's**

Jersey Mike's **WELLS FARGO** **ups**

Subject Property

Scottsdale Skin & Holistic Health

nes **SCOTTSDALE CENTER FOR ORTHODONTIC DENTISTRY**

AZPerio

La Mirada Center

Pima North Animal Hospital **MASTRO'S RESTAURANTS** **LAMP PIZZERIA**

Surrounding Neighborhoods

Troon
±1,500 Homes | Median Home Price: \$1.6 Million

Estancia
±230 Homes | Median Home Price: \$4.4 Million

Desert Highlands
±560 Homes | Median Home Price: \$3.25 Million

Silverstone Marketplace

SPROUTS FARMERS MARKET **SENIOR YAGO Express**

EGG'N'JOE **PINNACLE MODERN DENTISTRY**

Banner Health **DR. HORTON** **NORTH Scottsdale DENTAL**

America's Builder Platinum Hearing

Pinnacle Peak Preparatory
±457 Students

Desert Village Shopping Center

my sister's closet **State Farm** **GOLFTEC**

San Portales Apartments
±262 Units

Grayhawk Golf Course

The Country Club at DC Ranch Golf Course

HONORHEALTH™

Walgreens

PEI WEI **DUTCH BROS**

N Scottsdale Rd ±33,000 VPD

N Pima Rd ±13,500 VPD

Grayhawk
4,000 Residential Units
Median Home Price: ±\$1.3 Million

Copper Ridge School
±600 Students

HOBBY LOBBY **EoS** **pure barre** **PGA TOUR SUPERSTORE**

DICK'S SPORTING GOODS **ASHLEY** **Harkins THEATRES**

Trevor's **Starbucks** **PINO** - SINCE 1958 -

fray's **Sourdough & Co** **STRETCH LAB**

HonorHealth Scottsdale Thompson Peak Medical Center
±120 Beds

The Silverleaf Club Golf Course

Courtyards at Desert Parks
±89 Units

WHOLE FOODS MARKET **BUCK & RIDER**

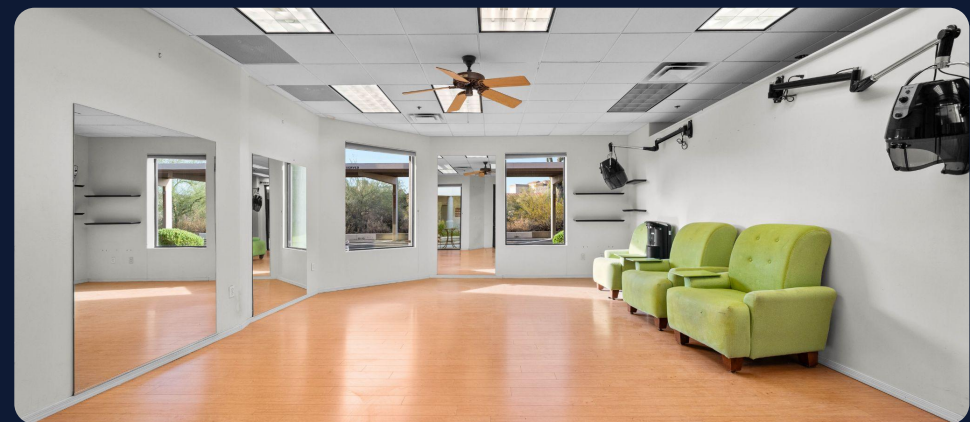
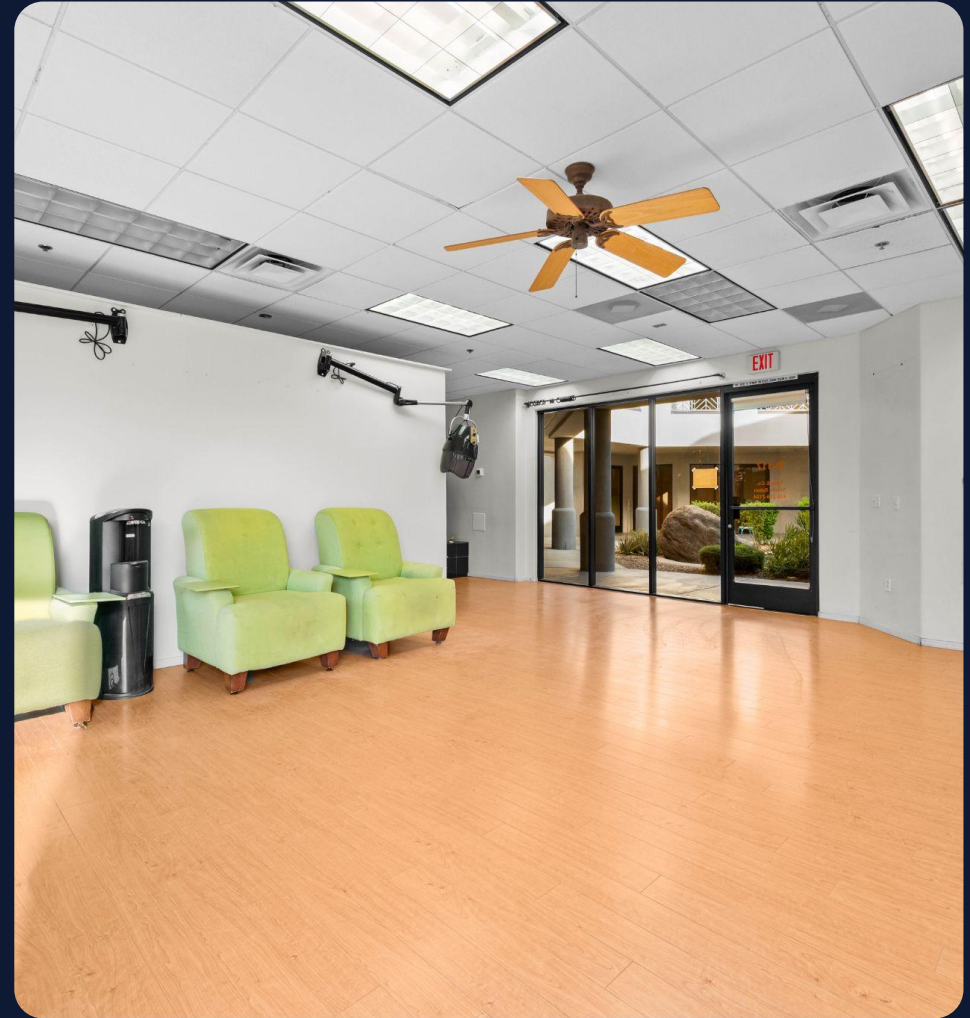
101 ±138,000 VPD



N Miller Rd

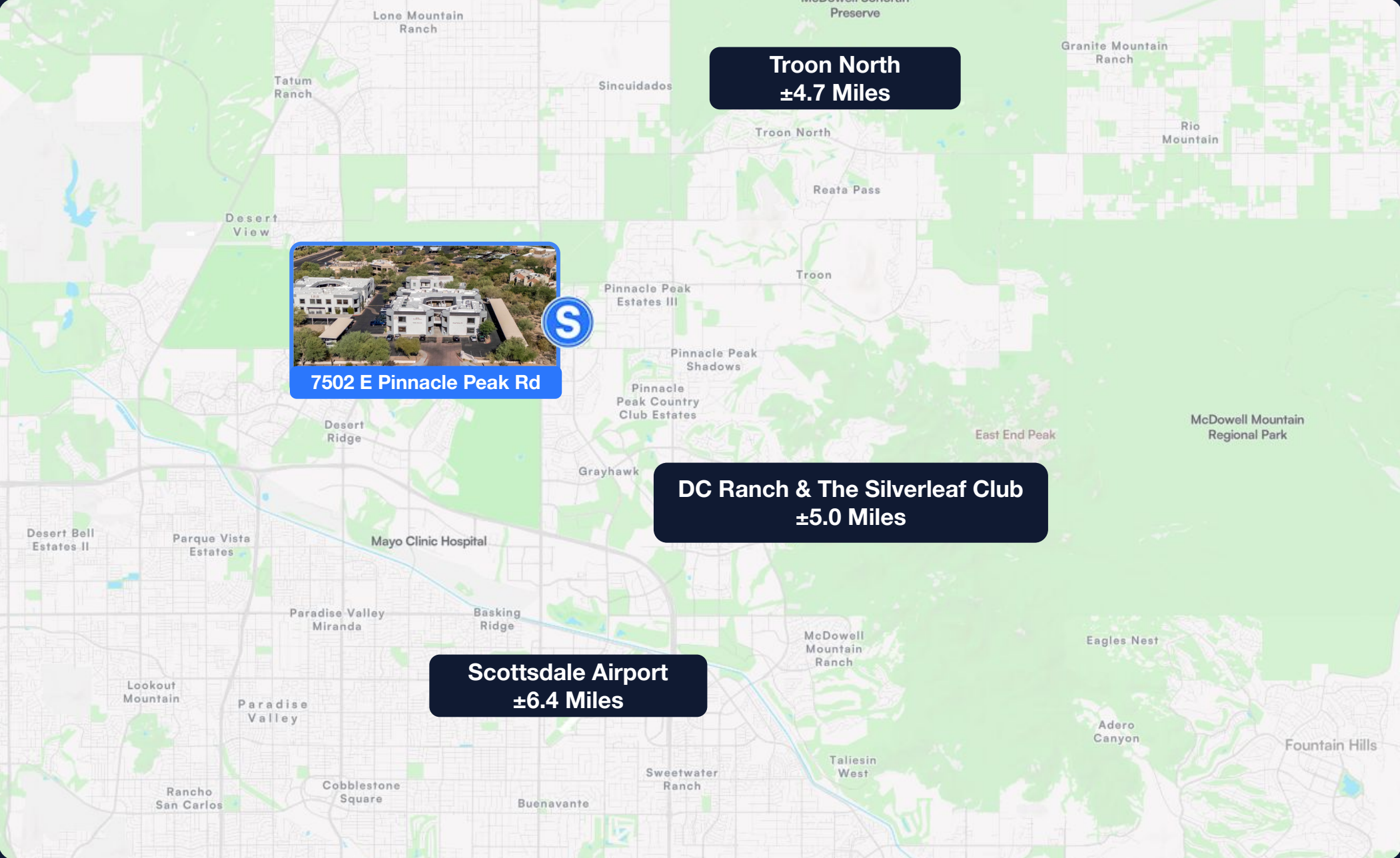
E Pinnacle Peak Rd ± 12,000 VPD

PROPERTY PHOTOS



MARKET OVERVIEW

7502 E Pinnacle Peak Rd
Scottsdale, AZ 85255



Scottsdale, AZ

Market Demographics

245,000
Total Population

\$109,000
Median HH Income

\$740,000
Median Home Value

48
Median Age



Local Market Overview

Positioned within North Scottsdale's Pinnacle Peak trade area, this location benefits from one of the most affluent consumer bases in Arizona. The surrounding area is characterized by high-income residential communities including DC Ranch, Grayhawk, Troon, and Pinnacle Peak, providing retailers with access to substantial discretionary spending and strong household purchasing power. The corridor is anchored by a mix of neighborhood-serving retail, medical offices, professional services, dining establishments, and lifestyle-oriented commercial developments.

The intersection of Scottsdale Road, Pima Road, and Loop 101 serves as a major commercial hub for northern Scottsdale, attracting residents, tourists, and professionals throughout the region. Nearby employment centers, luxury resorts, golf destinations, and corporate campuses generate consistent daytime traffic while the area's affluent residential population supports strong retail fundamentals. The combination of limited available commercial land, high barriers to entry, and sustained population growth continues to support retail demand throughout North Scottsdale.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,584	28,767	108,677
Current Year Estimate	6,732	28,430	104,524
2020 Census	7,140	26,293	93,360
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,853	14,001	51,284
Current Year Estimate	2,900	13,583	48,340
2020 Census	2,768	11,337	39,924
Growth 2020-Current Year	4.75%	19.80%	21.08%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$205,496	\$230,792	\$224,406

Phoenix, Arizona

The Phoenix-Mesa-Scottsdale MSA is one of the fastest-growing metropolitan areas in the United States, with a current population exceeding 5.19 million and strong annual in-migration driving robust demand across all major property sectors. The region's diversified economy, pro-business climate, and consistent job and income growth continue to make it a premier destination for real estate investment.

5.19M

Total Phoenix MSA
Population

1.7%

Annual Population Growth
(2020-2025)

\$398B

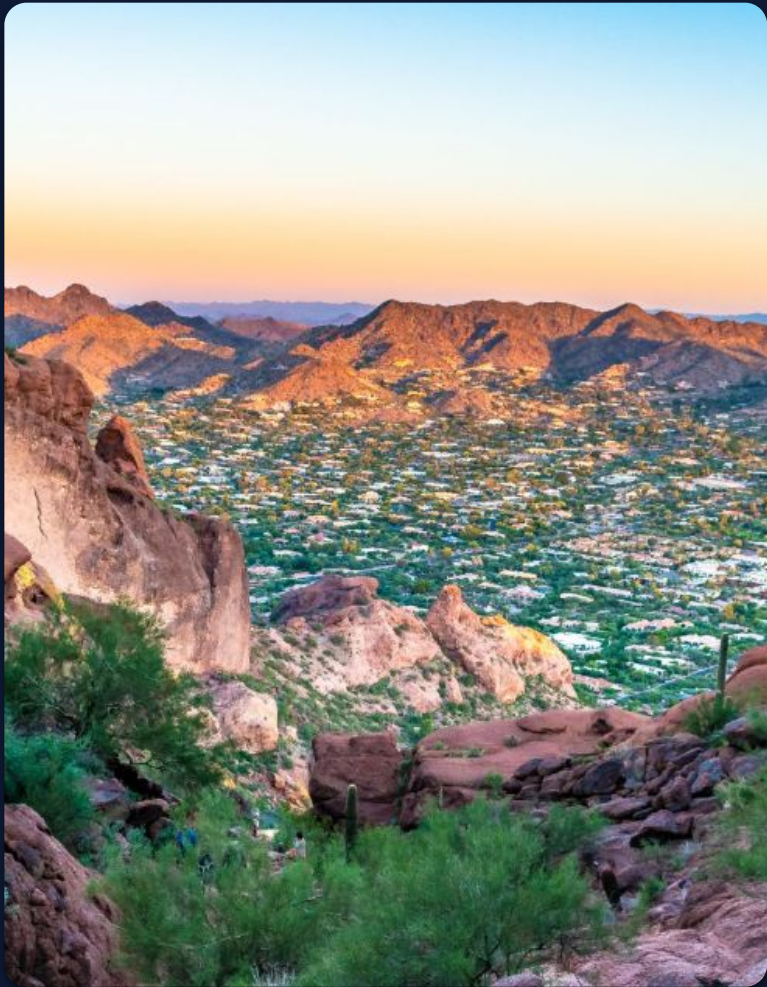
Gross Domestic Product
(GDP) in 2023

1.6%

Annual Employment Growth
(2023-2024)



Phoenix - The Southwest's Destination For Dynamic Growth



Phoenix MSA Accolades & Rankings

#10

Largest MSA in the U.S.
- U.S. Census Bureau

#14

Highest GDP (\$398B)
Among U.S. Metros
- BEA

#4

Best Performing Cities in
the U.S.
- Milken Institute (2022)

#1

Largest MSA in the state
of Arizona
- U.S. Census Bureau

#1

Top Growth Metro In
U.S. 2020-2022

#4

Largest population
growth in the U.S.
- AZ Big Media

#3

Best U.S. Metro for
Manufacturing
- Niche

#7

Best startup cities in
America
- AZ Big Media

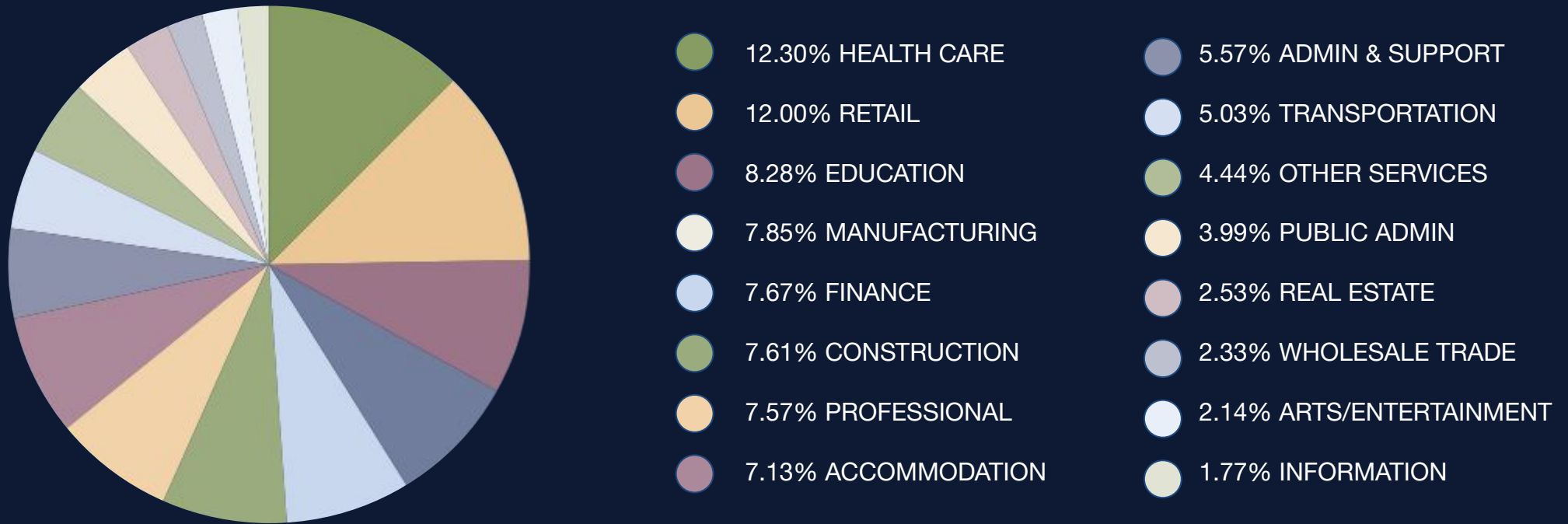
Phoenix has consistently ranked as one of the top locations in the United States, offering a dynamic mix of economic opportunities, cultural richness, and lifestyle benefits that appeal to both individuals and businesses. The city's thriving job market—anchored by major employers in technology, healthcare, education, and manufacturing—continues to draw a highly skilled workforce and supports ongoing population growth.

Here's what makes Phoenix stand out as a premier destination:

Rapid Economic Growth | Lifestyle Affordability | Booming Population and Energy | Connectivity and Infrastructure Environmental Innovation | Support for Entrepreneurs | Education Excellence | Outdoor Adventure and Recreation Resilient Housing and Business Markets

Soaring High As A Hub For Growth And Innovation

The Phoenix MSA economy is one of the most dynamic in the United States, fueled by a diverse range of industries, including technology, advanced manufacturing, healthcare, and renewable energy. With a GDP of approximately \$400 billion, the region stands as a significant economic force, ranking among the top metro areas for business growth and investment potential. Phoenix's rapid population growth, strategic location in the Southwest, and business-friendly climate consistently attract both Fortune 500 companies and startups, solidifying its reputation as a hub for innovation and economic development.



\$400 Billion

Gross Domestic Product (2024-2025)

1.3% Growth

In Employment Year-Over-Year

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In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

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