



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

## VIA LINDA CROSSROADS

SEC 90th St. & Via Linda  
9015 E. Via Linda, Scottsdale, AZ

### FOR LEASE

4,656 SF Available

Signage on 90th St. Possible

Excellent Visibility on both  
Via Linda and 90th Street

Easy Access to Loop 101-  
Just South of the Center

Brand New Remodeled  
Center, Very High-End  
Finishes

#### Nearby Tenants:

Fry's Market Place  
Home Depot  
Subway  
BMO Harris Bank  
Wendy's  
Andreoli's Italian  
Akita Sushi



8767 E. Via de Ventura  
Suite 290  
Scottsdale, AZ 85258  
RGcre.com

## JARED LIVELY

480.214.9411  
Jared@RGcre.com



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## AVAILABLE SUITES

Suite 101: 4,656 SF

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\*New Storefront  
Facing 90th Street

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## DEMOGRAPHICS

(2020)

### Population Estimates

1 Mile	7,165
3 Mile	60,768
5 Mile	151,469

### Average Household Income

1 Mile	\$117,012
3 Mile	\$134,340
5 Mile	\$132,633

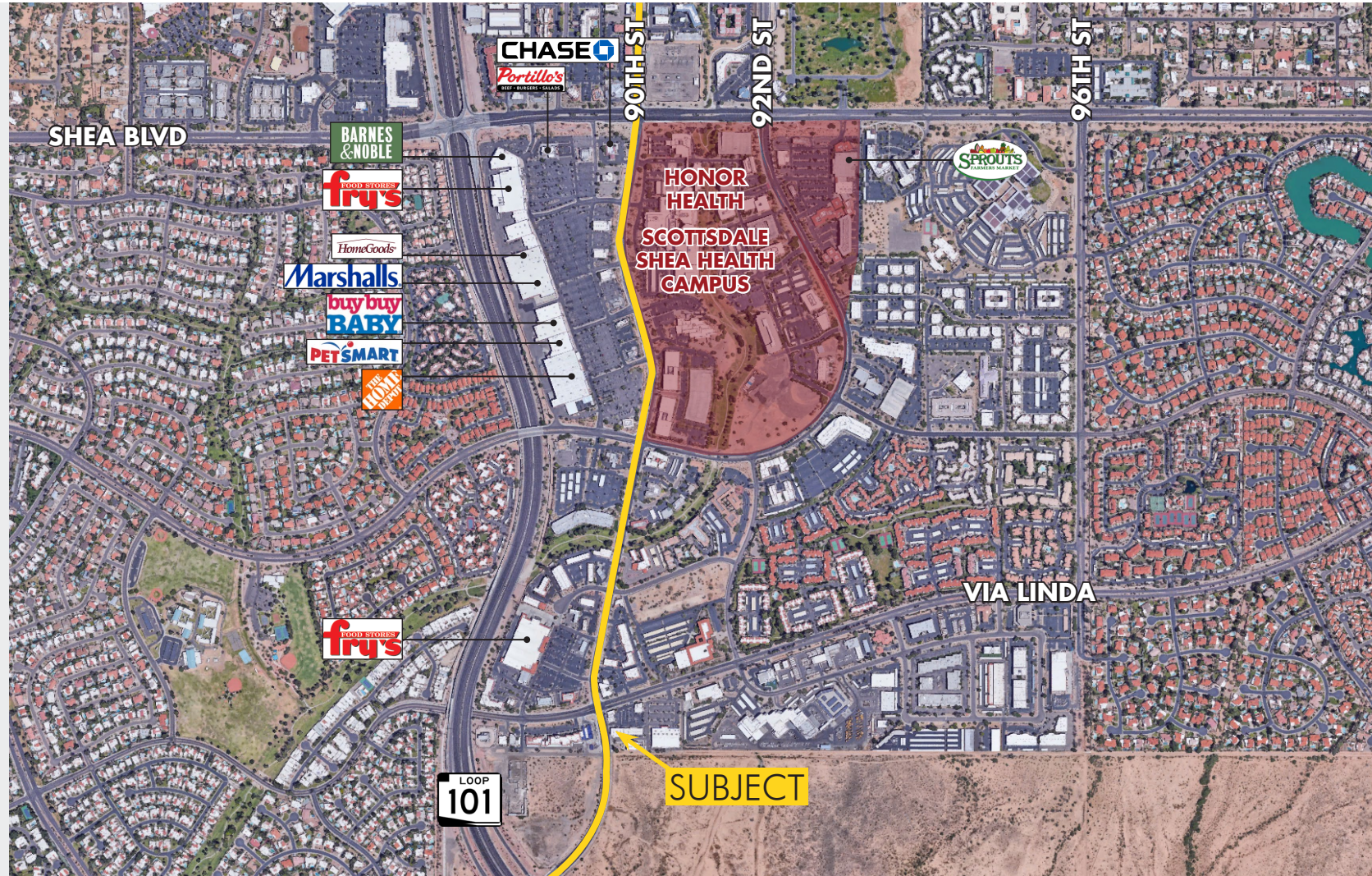
### Households

1 Mile	3,575
3 Mile	27,590
5 Mile	73,237

## TRAFFIC COUNT

(2018)

90th St South	38,100
Via Linda West	32,500



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## HIGHLIGHTS

Co-Tenants Include: Club  
Champion Golf, Hallmark  
Cards, Akita Sushi, Subway

Excellent Visibility on both  
90th Street and Via Linda

Easy Access to Loop 101

Beautiful Remodeled Center

New Elevations allowing  
Large Signage

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## MAJOR NEW DEVELOPMENTS

Sierra Bloom is a 43 Acre Wellness Campus, with Assisted Living, Medical Office, Skilled Nursing & Behavior Health Components, Complimented by a New Hotel.

The Edge at Pima Center is a 15 Acre Mixed-Use Development Anchored by a 200,000 SF Corporate HQ Park. This Will Deliver in Late 2019, Early 2020.

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