



REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

## VIA LINDA CROSSROADS

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

### FOR LEASE

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

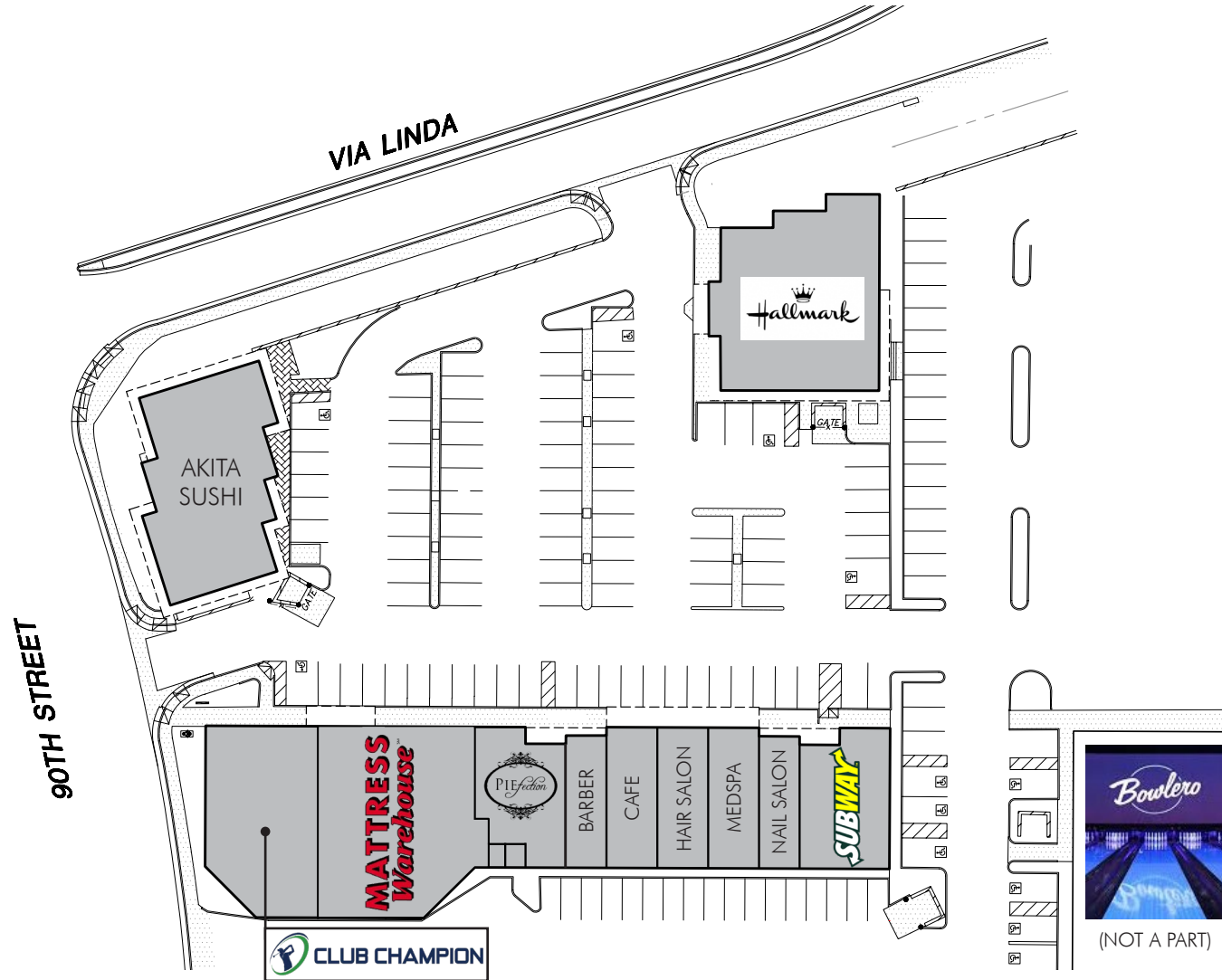
Suite 108: 1,038 SF

Completely turnkey nail salon space with all furniture and fixtures included. Everything you see in the attached photos is included. Just add nail polish!

Suite 201: 2,095 SF

Second floor space accessed from the rear of the center. Suitable for storage, servers or back office use.

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grossehme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.



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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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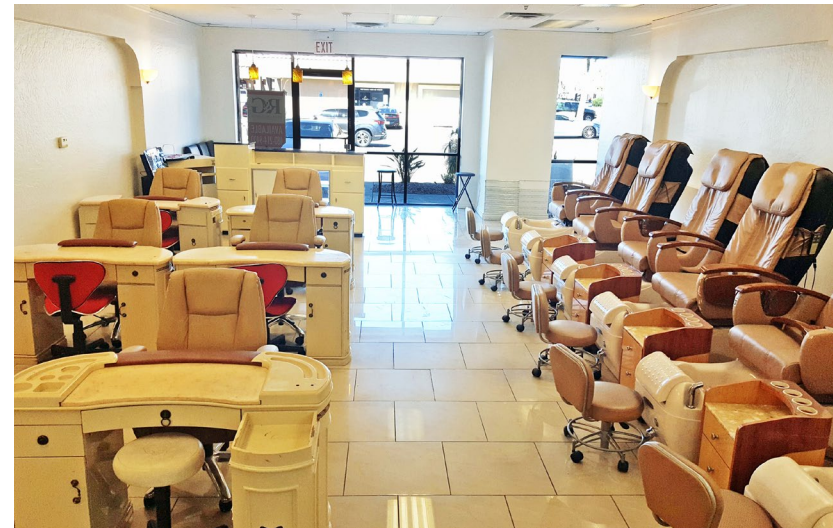
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### MAJOR NEW DEVELOPMENTS

Sierra Bloom is a 900,000 SF Wellness Campus on 43 Acres, 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.

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### THE EDGE

**Under Construction  
(across the street from the  
subject property)**

A 15-acre mixed use project comprised of 245,000 square feet of office, hospitality, retail and entertainment.

Located on the NEC of 90th St & Loop 101 in Scottsdale, AZ.

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(Architect's rendering)

[www.palmerdevelopmentcorp.com/the-edge](http://www.palmerdevelopmentcorp.com/the-edge)

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### SIERRA BLOOM

**Under Construction  
(adjacent to the  
subject property)**

Approximately 900,000 SF of class A medical mixed-use campus that combines medical, office, retail and hotel space on 43-acres. Planned uses include medical, assisted living, behavioral health hospital, imaging, ambulatory surgery center, urgent care, patient care, hotel, hospitality and retail facilities.

Located on the SEC of 90th St & Loop 101 in Scottsdale, AZ.

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