

LUCKY PLAZA

Last Endcap Shop Space for Lease &
±12,000 SF Coming Available Soon

3308 - 3388 N. Hayden Road, Scottsdale, AZ 85251



D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

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Scottsdale, AZ 85250
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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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PROPERTY HIGHLIGHTS

- Prime location in the heart of the historic Old Town Scottsdale trade area, boasting proximity to renowned landmarks such as Scottsdale Stadium, Scottsdale Civic Center and HonorHealth Osborn Medical Center!
- Bruster's Ice Cream slated to open Q4 2025
- A stellar lineup of national covenants that includes Starbucks, Dollar Tree, Harbor Freight, UPS Store, Uncle Sal's Italian Restaurant & Bar, Salon Centric and newly signed Bruster's Ice Cream
- Impressive traffic counts of ± 45,000 VPD
- Daytime employment of 79,459 within a 3-mile radius (Source: CoStar Group 2023)

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Site Plan



SUITE	TENANT
101-102	Available (Endcap)
103-104	Atana
106	Tea Shop
107-108	Fantasia Hair Salon
109	Nature's Nails
110-111	Salon Centric
Anchor	Available Soon
Anchor	Harbor Freight/Dollar Tree
112	Secret Family Chiropractic
113	Livingston Hearing Aid Ctr.
114-115	Violet Flame Studios
116-117	Café Colibri
118	Family Affair Hair Salon
119-122	Uncle Sal's Restaurant
123	UPS
126	PUFF
PAD	AZ Federal Credit Union
PAD	Bruster's Real Ice Cream
PAD	Starbuck's



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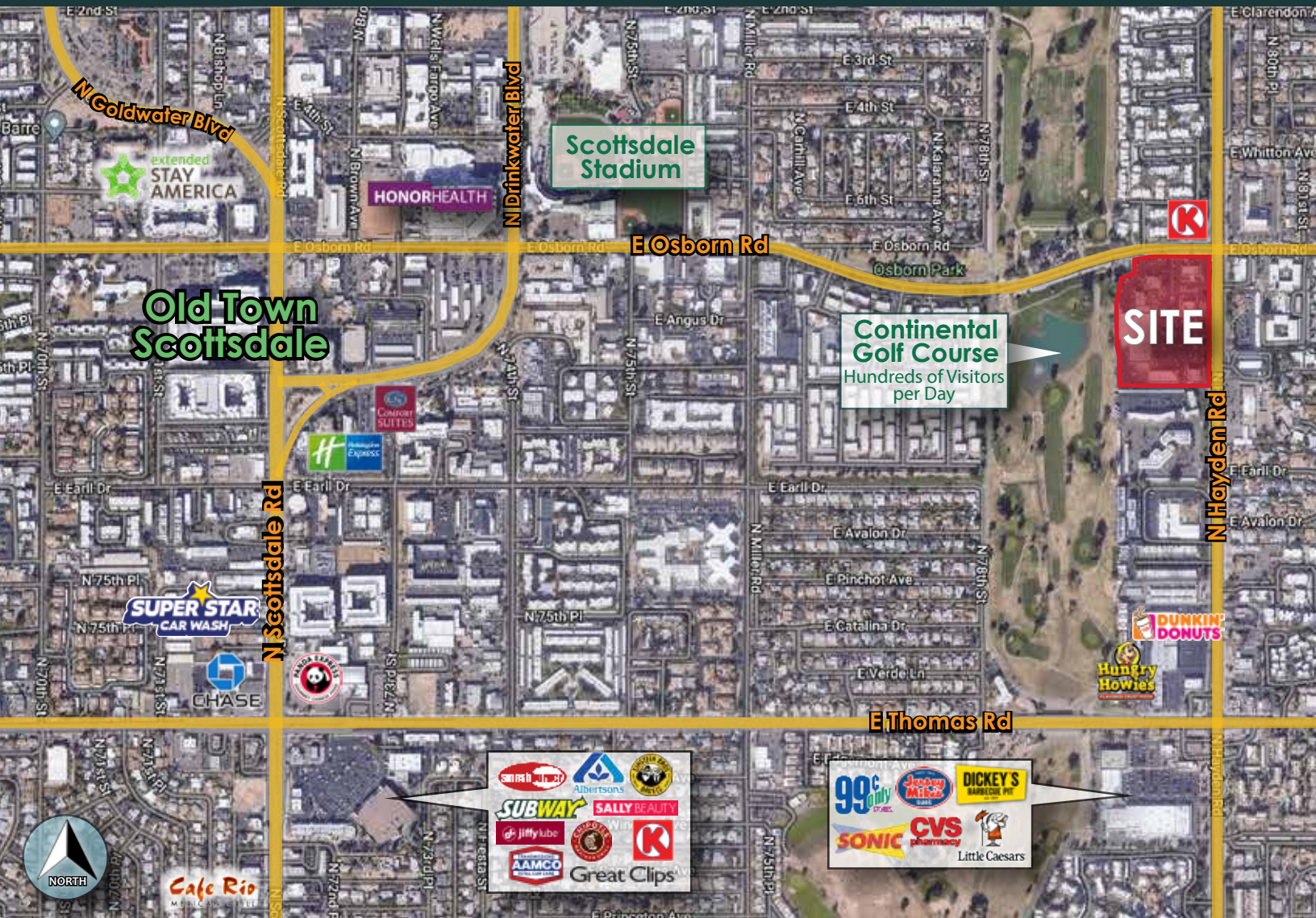
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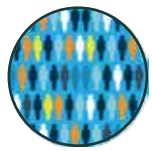
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DEMOGRAPHICS 2025

Source: SitesUSA



POPULATION

1 MILE	19,021
3 MILES	101,815
5 MILES	231,507



HOUSEHOLDS

1 MILE	10,099
3 MILES	52,241
5 MILES	110,125



AVG. HH INCOME

1 MILE	\$127,681
3 MILES	\$147,251
5 MILES	\$136,250



MEDIAN AGE

1 MILE	36.4
3 MILES	40.1
5 MILES	36.2



DAYTIME POPULATION

1 MILE	18,276
3 MILES	89,219
5 MILES	220,641



TRAFFIC COUNTS

Vehicles per Day

N HAYDEN RD	32,227
E OSBORN RD	12,236