30,000 SF RETAIL CENTER - NEW DEVELOPMENT

15650 N. HAYDEN RD. | **SCOTTSDALE, AZ 85260**

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GPS COMMERCIAL ADVISORS
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PROPERTY HIGHLIGHTS

- 30,000 SF retail center
- 1,200 - 6,000 SF Available
- New development on 2.81 AC with surface and underground parking
- The property sits in front of a 282-unit apartment complex "The Core"
- The site sits between Costco and Home Depot on Hayden Road at a signalized intersection

2025 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **172,092**

DAYTIME POPULATION **261,728**

TRAFFIC COUNTS

HAYDEN RD **23,994 VPD**
(ADOT '25)

FRANK LLOYD WRIGHT BLVD **42,954 VPD**
(ADOT '25)

Conceptual Rendering

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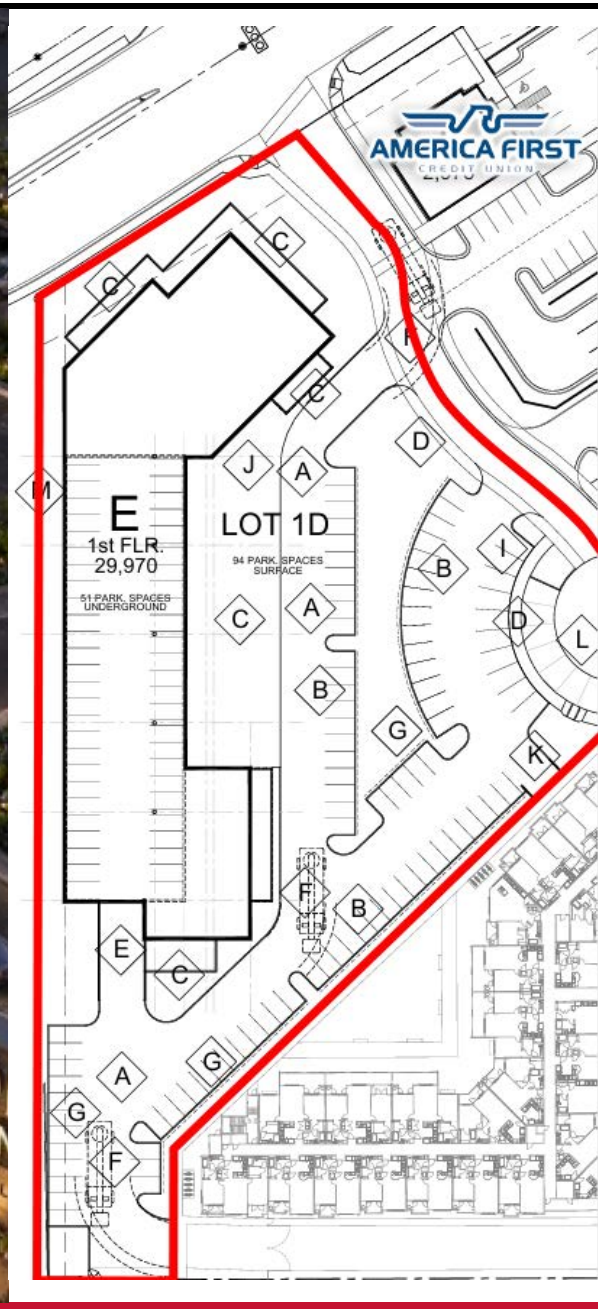
SITE PLAN

Conceptual Rendering



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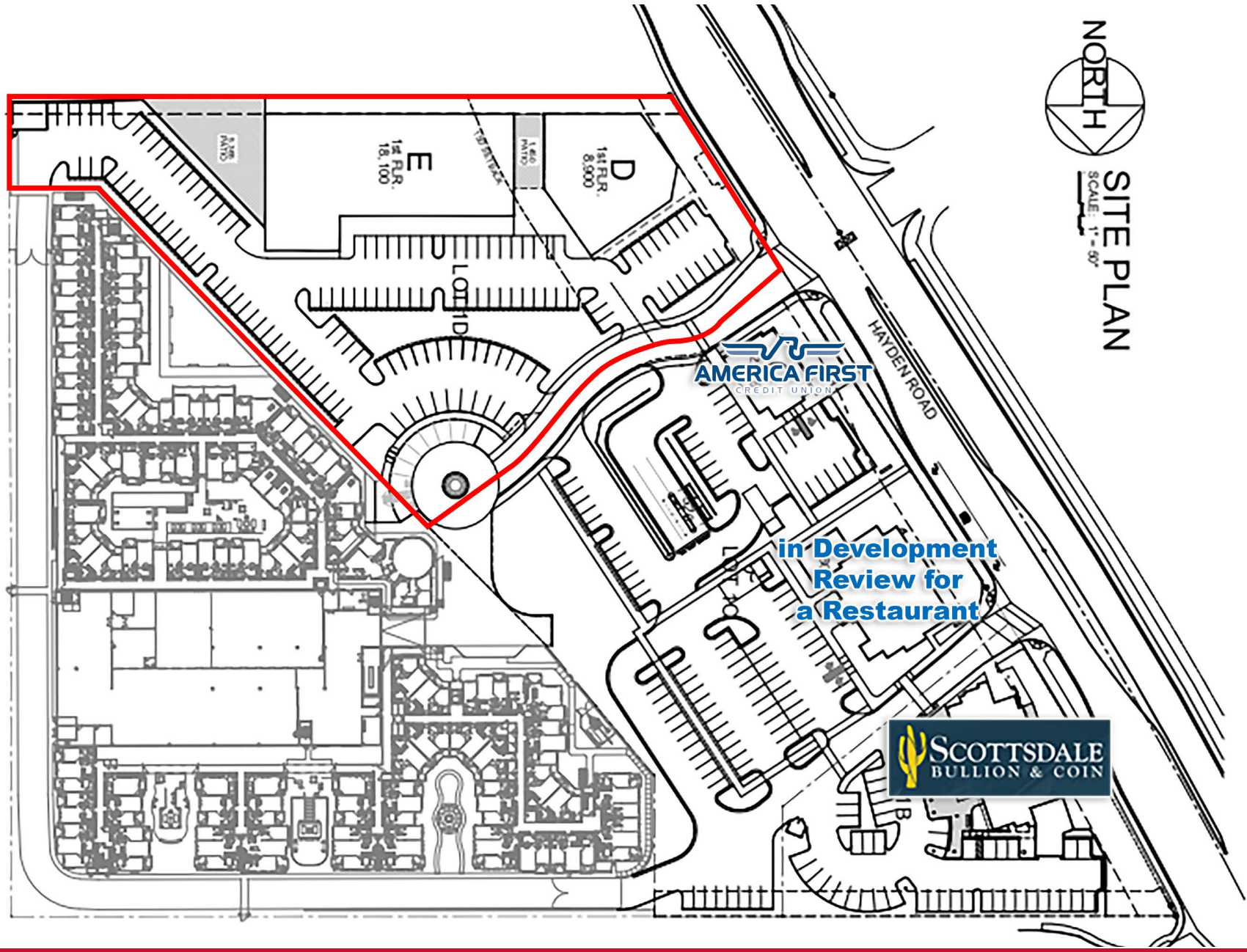
OVERALL SITE PLAN



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INTERSECTION AERIAL

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RETAIL AERIAL

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AREA OVERVIEW

SCOTTSDALE AIRPARK

North Scottsdale | Employment Base | Venues | Retail Destinations

The Scottsdale Airpark is one of Arizona's premier employment, business, and commercial districts. Home to a dynamic mix of global companies, successful small businesses, and vibrant destinations, the Airpark is supported by a significant daytime population and year-round event-driven demand. Its strong mix of office, aviation, retail, hospitality, and entertainment continues to fuel long-term economic growth and regional prominence.

85+ MAJOR COMPANIES

3,233 BUSINESSES

59,000+ DAYTIME EMPLOYEES

$1B AIRPARK ECONOMIC ACTIVITY

AREA VENUES & DEMAND DRIVERS

1. **WESTWORLD OF SCOTTSDALE**
   A premier equestrian event venue hosting shows, expos, rodeos, and concerts year-round.
2. **BARRETT-JACKSON SCOTTSDALE**
   The world's leading collector car auction attracting global buyers, enthusiasts, and media.
3. **SCOTTSDALE ARABIAN HORSE SHOW**
   One of the most prestigious equine events in the world, drawing exhibitors and visitors from across the globe.
4. **TPC SCOTTSDALE / WM PHOENIX OPEN**
   The People's Open and one of the PGA TOUR's signature events, generating national attention and visitor traffic.
5. **KIERLAND COMMONS**
   A premier open-air shopping, dining, and lifestyle destination featuring more than 80 specialty retailers and restaurants.
6. **SCOTTSDALE QUARTER**
   An upscale mixed-use destination with shopping, dining, entertainment, and year-round community events.

AREA ADVANTAGES

- Strong daytime population
- Premier employment corridor
- Regional shopping & dining destinations
- Event-driven traffic throughout the year
- Hospitality & tourism support
- Affluent North Scottsdale trade area

SCOTTSDALE AIRPARK AREA CONTEXT

SCOTTSDALE AIRPARK IS ONE OF METRO PHOENIX'S STRONGEST EMPLOYMENT AND DESTINATION CORRIDORS.

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DEMOGRAPHIC SNAPSHOT

	2025 TOTAL POPULATION	DAYTIME POPULATION
1 MILE	4,311	31,903
3 MILE	75,999	135,279
5 MILE	172,092	261,728

	AVERAGE HH INCOME	MEDIAN HH INCOME
1 MILE	$181,886	$116,094
3 MILE	$183,583	$125,232
5 MILE	$195,261	$130,594

	DAYTIME WORKERS	DAYTIME RESIDENTS
1 MILE	30,080	1,823
3 MILE	102,381	32,898
5 MILE	182,109	79,619

	2025 HOUSEHOLDS	2030 HOUSEHOLDS
1 MILE	2,149	2,356
3 MILE	35,727	39,014
5 MILE	78,148	82,091

	OWNER OCCUPIED HOUSING	RENTER OPPCUPED HOUSING
1 MILE	48.2%	51.8%
3 MILE	56.0%	44.0%
5 MILE	65.5%	34.5%

	2025 MEDIAN AGE	2030 MEDIAN AGE
1 MILE	41.3	42.0
3 MILE	46.3	47.1
5 MILE	47.5	48.0

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