



Ranch Crossing



VANILLA SHELL SHOP SPACE AVAILABLE

SEC

PIMA RD & LEGACY BLVD

SCOTTSDALE, AZ



property summary

AVAILABLE:	A-145: 2,924 SF (inline) A-150: 2,116 sf (endcap) (can be combined to ±5,040 SF)
ZONING:	PNC PCD, City of Scottsdale
PRICING:	Call for Pricing

highlights

- » AJ's Fine Foods anchored shopping center located in the heart of DC Ranch.
- » Within one of the most desirable trade areas in the Phoenix MSA, this North Scottsdale intersection is less than a half mile from the Loop 101.
- » Surrounded by high-income residential neighborhoods including DC Ranch, Silverleaf, Grayhawk and more.
- » Minutes from (1) TPC Scottsdale, which holds the world's most attended golf event – the Waste Management Open – drawing thousands of fans and (2) WestWorld of Scottsdale, which is a major multi-purpose event venue that hosts car shows, expos, concerts, and more throughout the year.



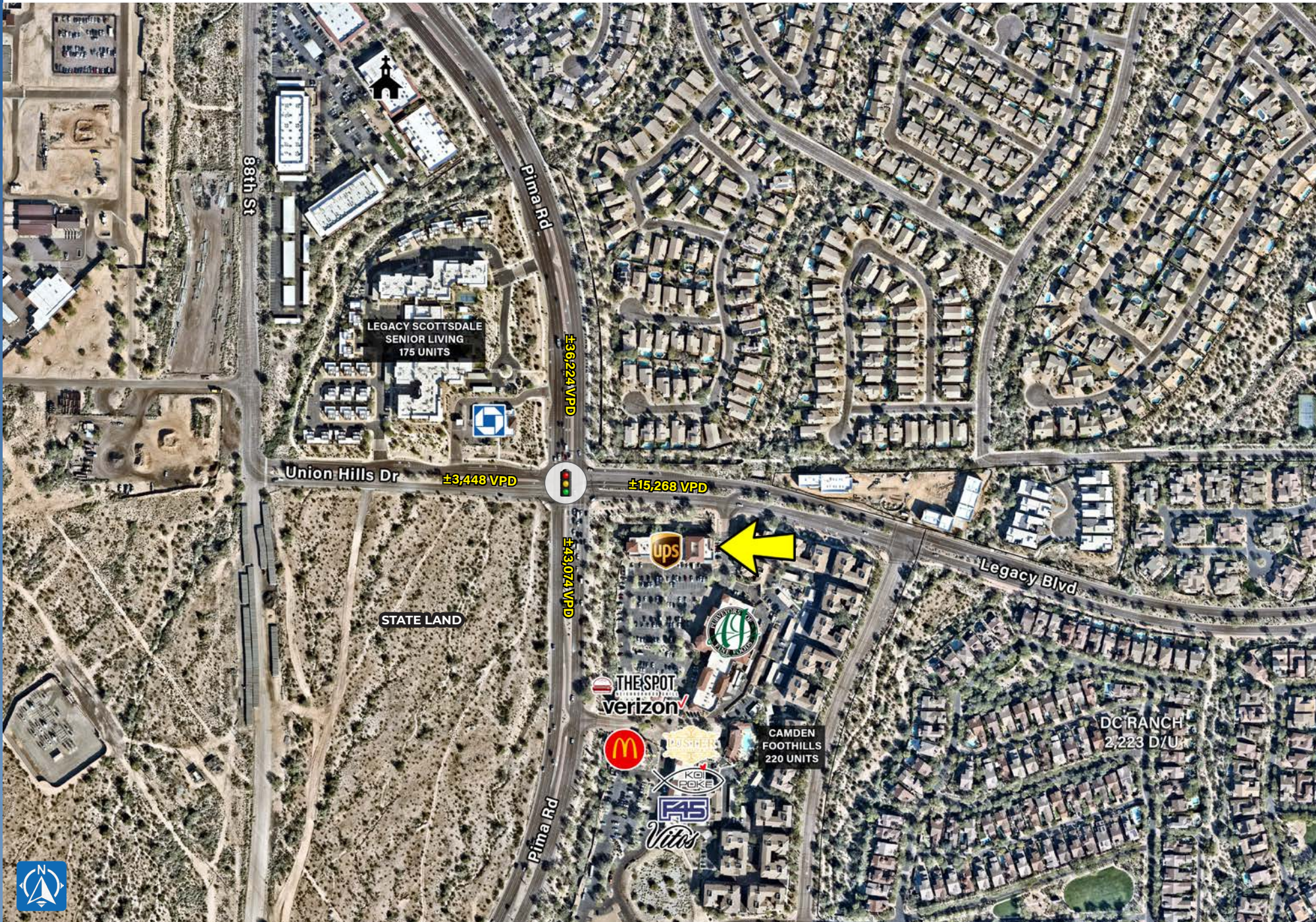
traffic count Inrix 2024

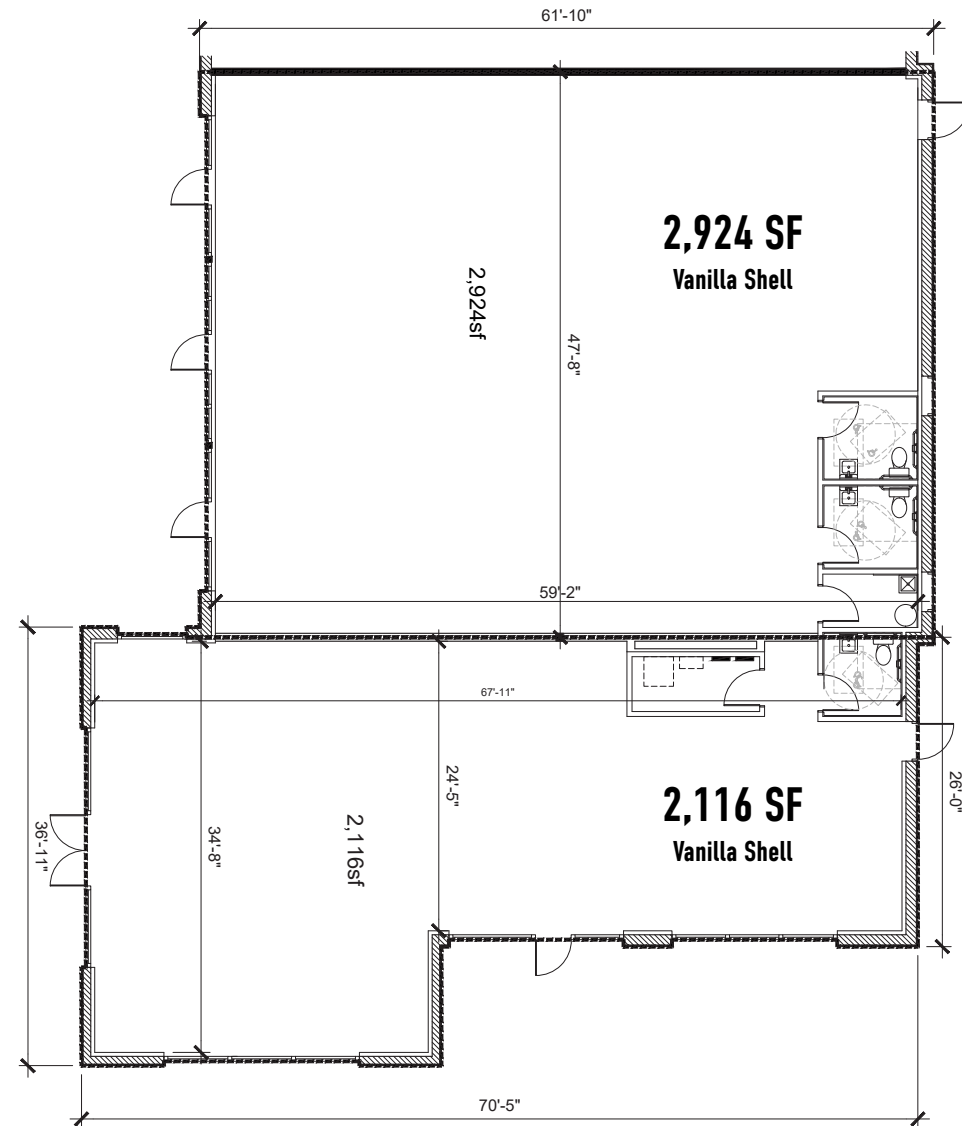
Pima Rd		Legacy Blvd	
N	±36,224 VPD (NB & SB)	E	±15,268 VPD (EB & WB)
S	±43,074 VPD (NB & SB)	W	±3,448 VPD (EB & WB)

neighboring tenants



zoom aerial

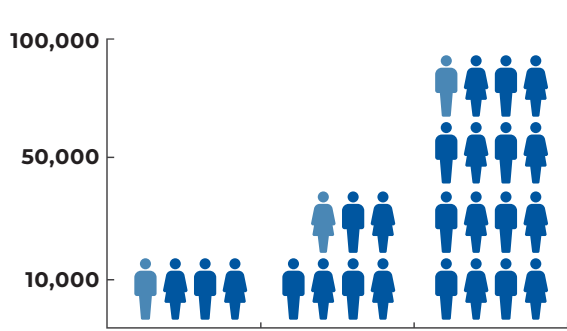




» can be combined to ±5,040 SF

demographics

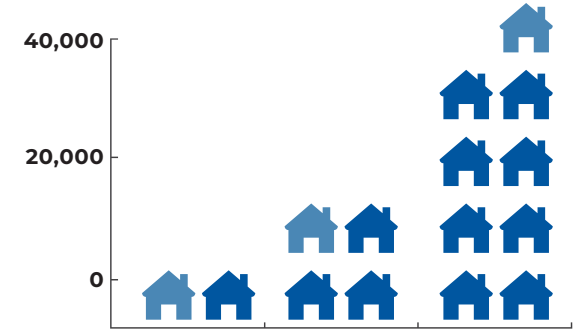
ESRI 2025



	1-Mile	3-Mile	5-Mile
2025 Total Population	4,862	55,145	127,851
2030 Total Population	4,950	58,983	134,064

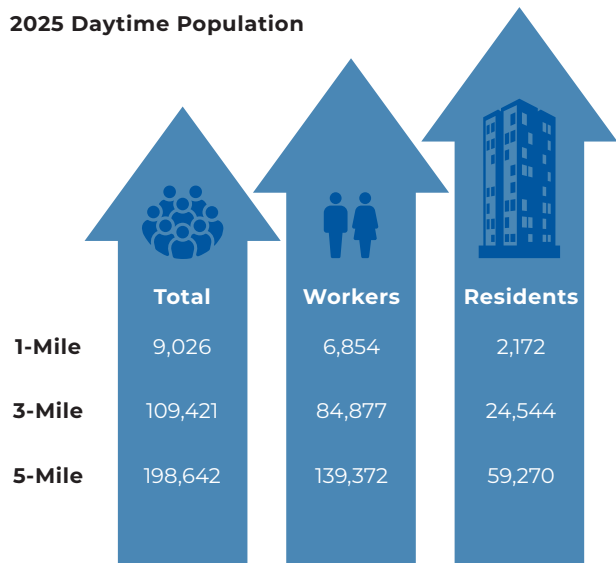


	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$177,282	\$246,810	\$107,437
3-Mile	\$125,130	\$193,477	\$94,067
5-Mile	\$133,360	\$200,139	\$91,271

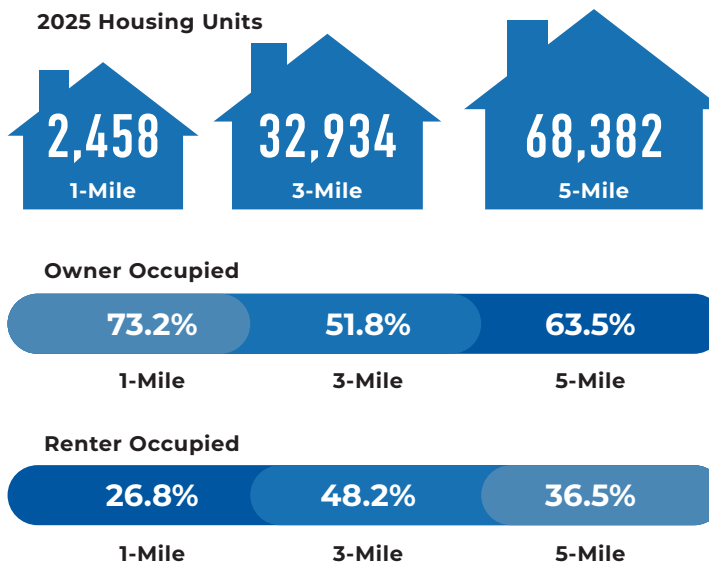


	1-Mile	3-Mile	5-Mile
2025 Households	2,108	27,323	58,289
2030 Households	2,178	29,888	62,270

2025 Daytime Population



2025 Housing Units



2025 Businesses





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