

# Rio Salado Courtyard

**SWC of Scottsdale Road & Weber Drive**



Marketed  
Exclusively By:

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Rein & Grosseohme  
Commercial Real Estate

900 E. Camelback Rd. #408

Phoenix, AZ 85018

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SPACE AVAILABLE:

#120 - 1,400 SF

#130 - 6,400 SF

#111 - 1,340 SF

Major Intersection Tenants:

Pure Fitness, As Is Fashion, Burger King, Texaco

Center Size:

62,300 Square feet

Demographics:

One Mile

Three Mile

Five Mile

Population 2004

12,425

109,797

309,617

Daytime Population 03'

6,981

64,864

211,631

Average HH Income

\$49,990

\$45,317

\$51,520

Traffic Counts:

Scottsdale Rd North

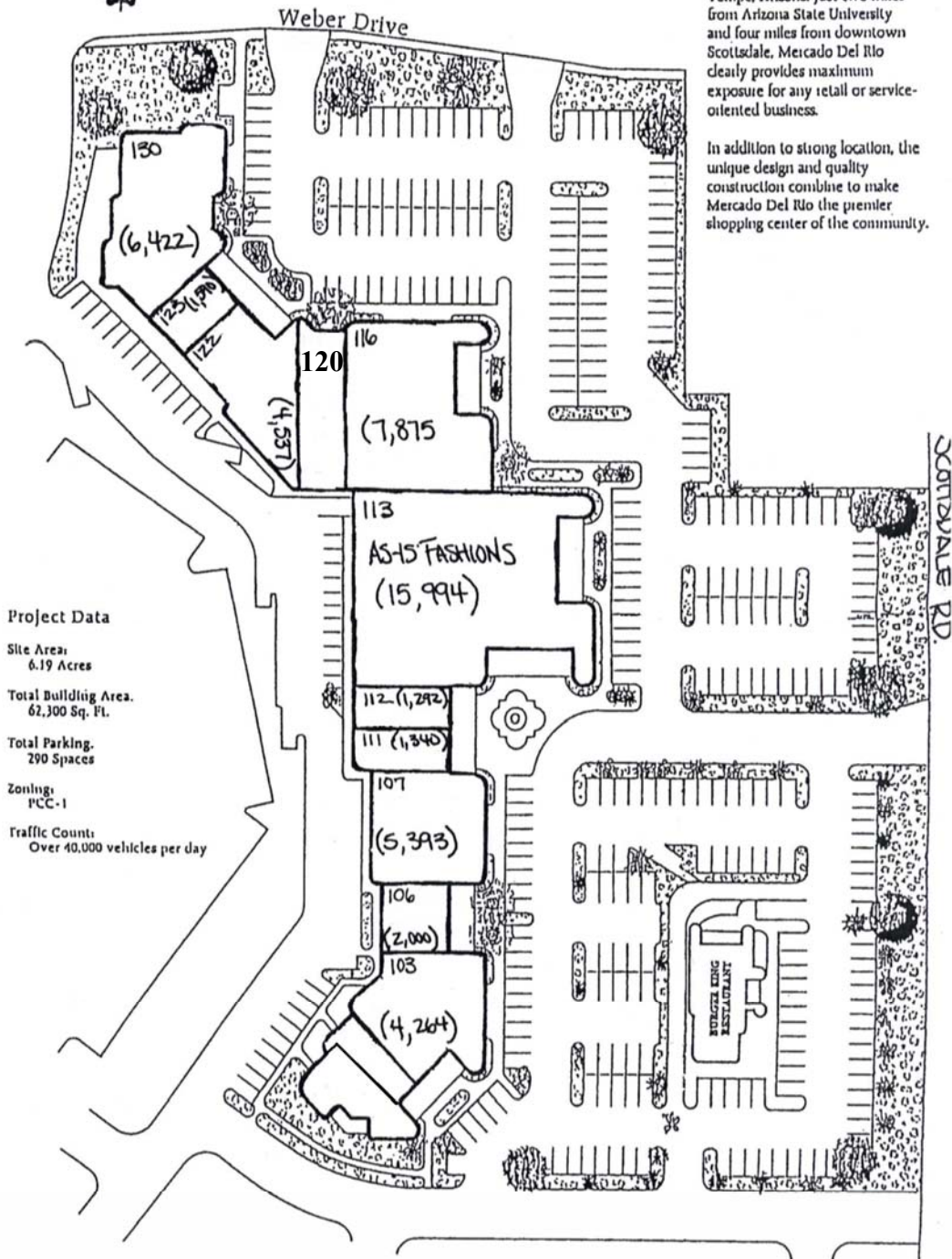
Scottsdale Rd South

67,320 (VPD)

63,860 (VPD)

Property Highlights:

- Located on one of the busiest roads in Metro PHX
- Located on the main thoroughfares for ASU traffic
- 1 Mile South Loop 202: 2 Miles West of Loop 101
- Ample parking, with easy ingress/egress



Is conveniently located at Scottsdale Road and Weber Drive in the heart of thriving Tempe, Arizona. Just two miles from Arizona State University and four miles from downtown Scottsdale, Mercado Del Rio clearly provides maximum exposure for any retail or service-oriented business.

In addition to strong location, the unique design and quality construction combine to make Mercado Del Rio the premier shopping center of the community.

**Project Data**

Site Area:  
6.19 Acres

Total Building Area:  
62,300 Sq. Ft.

Total Parking:  
290 Spaces

Zoning:  
PCC-1

Traffic Count:  
Over 40,000 vehicles per day