

# Scottsdale Quarter

High-grossing restaurant and bar in high-profile location for sale.



1629 North Halsted Street, Floor 1  
Chicago, Illinois 60614  
kudangroup.com



Etta, 15301 N. Scottsdale Rd., Scottsdale, AZ

## Demographics

Population	1-Mile	5-Mile
2022 Population	7,013	189,890
2027 Population	7,420	190,990
Annual Growth 2022-2027	5.80%	0.58%

## Households

2022 Households	3,188	506,197
Annual Growth 2022-2027	5.2%	0.6%

## Income

Avg. Household Income	\$116,890	\$83,930
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Source: Costar

## Nearby Businesses

Morton's The Steakhouse	Warby Parker
The Cheesecake Factory	Lululemon
Apple	Mason's Famous Lobster Rolls
Yeti	Sorso Wine Room
True Food Kitchen	Pandora Jewelry

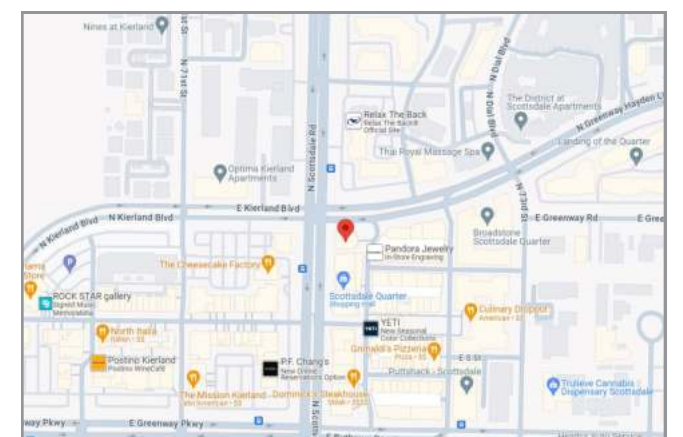
## Location: Scottsdale Quarter

Scottsdale Quarter is the premier shopping destination in North Scottsdale. With market-exclusive brands, unique dining and entertainment destinations, and a mix of national and locally-owned specialty shops, the center boasts a dynamic offering of things to do for both visitors and locals. The Quarter is also home to the park-like gathering space, The Quad, featuring the largest pop-jet fountain in the region.

— experiencescottsdale.com

## Map

On the corner of North Scottsdale Rd. and North Greenway Hayden Loop.



## Business Description

Etta, a popular chef-established neighborhood restaurant, is up for sale. Located in the Scottsdale Quarter, a trendy open-air shopping center, this court-supervised offering includes assets and intellectual property. Etta's culinary team crafts meticulously seasoned dishes around a wood-fired hearth. From crave-worthy pizzas to fresh salads, it promises a top-notch culinary experience.

\* Upon approval of buyer, lease terms will be assigned/negotiated subject to landlord approval. Terms of sale and bidding procedures will be provided upon execution of NDA and approval of prospective interest.

**Purchase Price:** Negotiable (Bus.)

**Property Taxes:** \$21.78/SF

**Lease Rate:** \$57.50/SF NNN

**OpEx:** N/A

**Size (Approx.):** 7,897 SF

**Licenses:** Must Apply.

## For additional information or to schedule a showing, contact:

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