



**YAM
CIRCLE**

IN THE HEART OF NORTH SCOTTSDALE, YAM CIRCLE OFFERS A MIX OF LOCAL DINING, COFFEE AND WELLNESS OPTIONS TO A BUSY TRADE AREA

Strategically positioned at the busy traffic circle connecting Hayden Road and Northsight Boulevard, YAM Circle is a 17,800-square-foot shopping and dining hub. The center features Dutch Bros. Coffee, Trendy Nails & Spa, Pure Benefits Aesthetics and Wellness, and Caliente Mexican Grill, making it a go-to gathering place for locals and visitors alike. The property benefits from excellent exposure, consistent traffic, and exceptional market demographics due to its proximity to Scottsdale Airpark

 15600 N HAYDEN RD | SCOTTSDALE, AZ



FOR MORE INFORMATION PLEASE CONTACT:

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**ESTIMATED
POPULATION**
(5 MILE RADIUS)

176,709



**AVERAGE
INCOME**
(5 MILE RADIUS)

\$142,976



**YEAR
BUILT**

2015



AT A GLANCE



CO-TENANTS



NNN ESTIMATES FOR 2026 | \$10.71/PSF

AVAILABLE UNITS

YAMA1

7,650 SF

RETAIL-NET



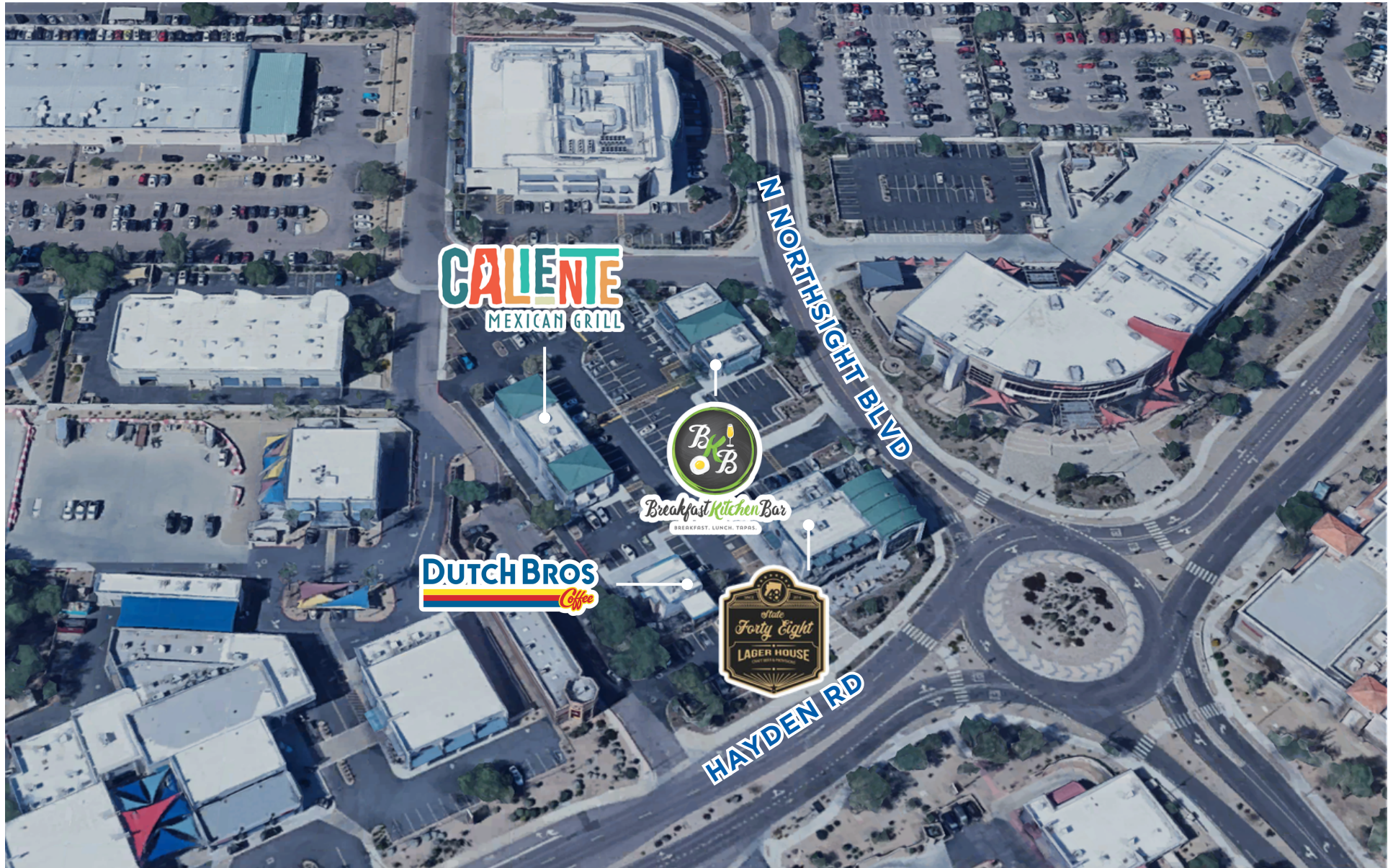
SCAN THE CODE TO
VISIT OUR WEBSITE

yamproperties.com

PROPERTY HIGHLIGHTS

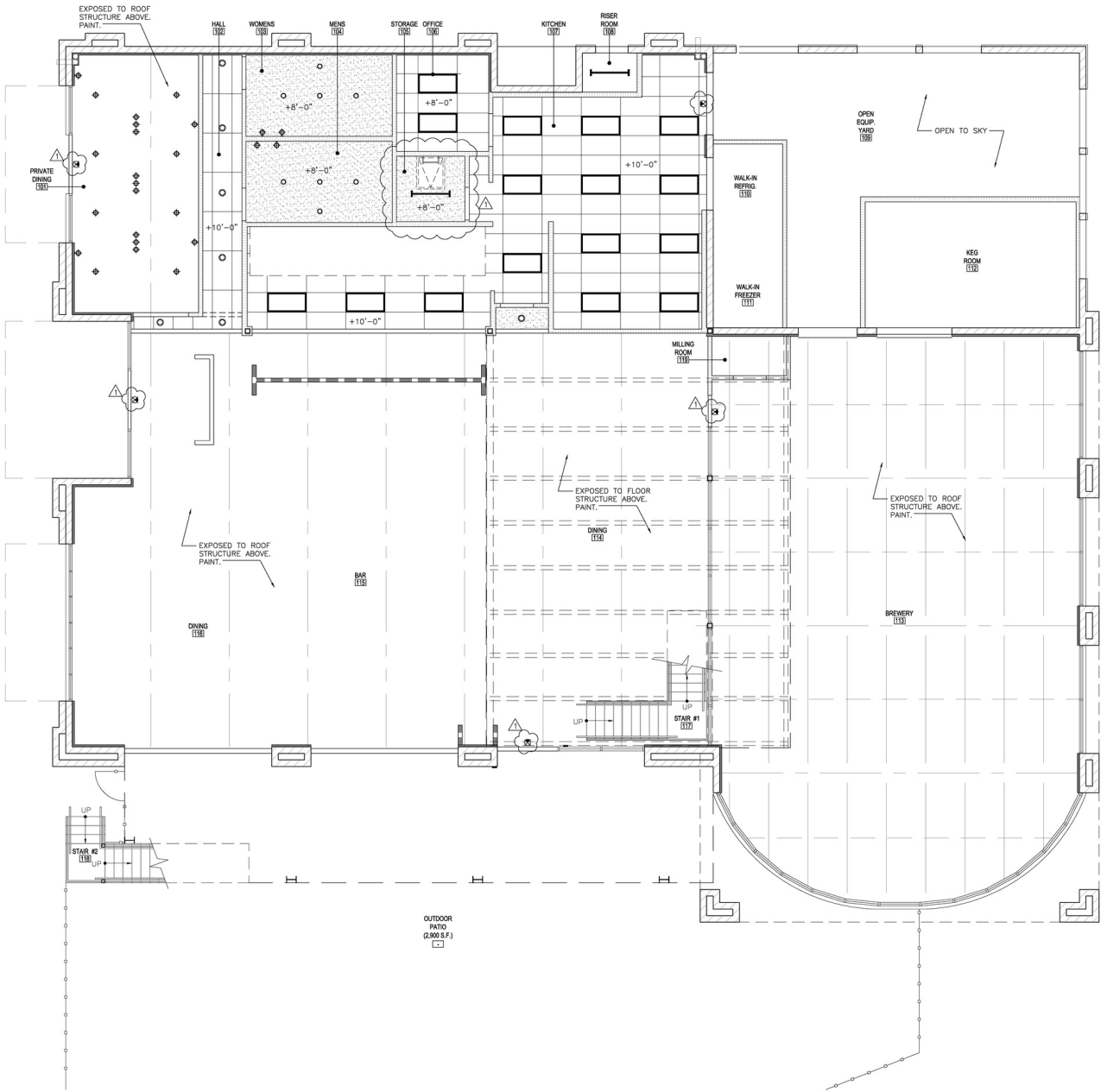
- ✓ High visibility due to the traffic circle configuration and strong frontage on Hayden Road/Northsight Blvd.
- ✓ Mixed-use flavor: because of the strong restaurant + service component, it benefits from daytime and evening traffic.
- ✓ Free & ample parking available, located directly across the street from Harley Davidson of Scottsdale.

AREA CO-TENANTS



FLOOR PLAN

RETAIL | YAMA1 | 7,650 SF
15600 N HAYDEN RD | SCOTTSDALE, AZ



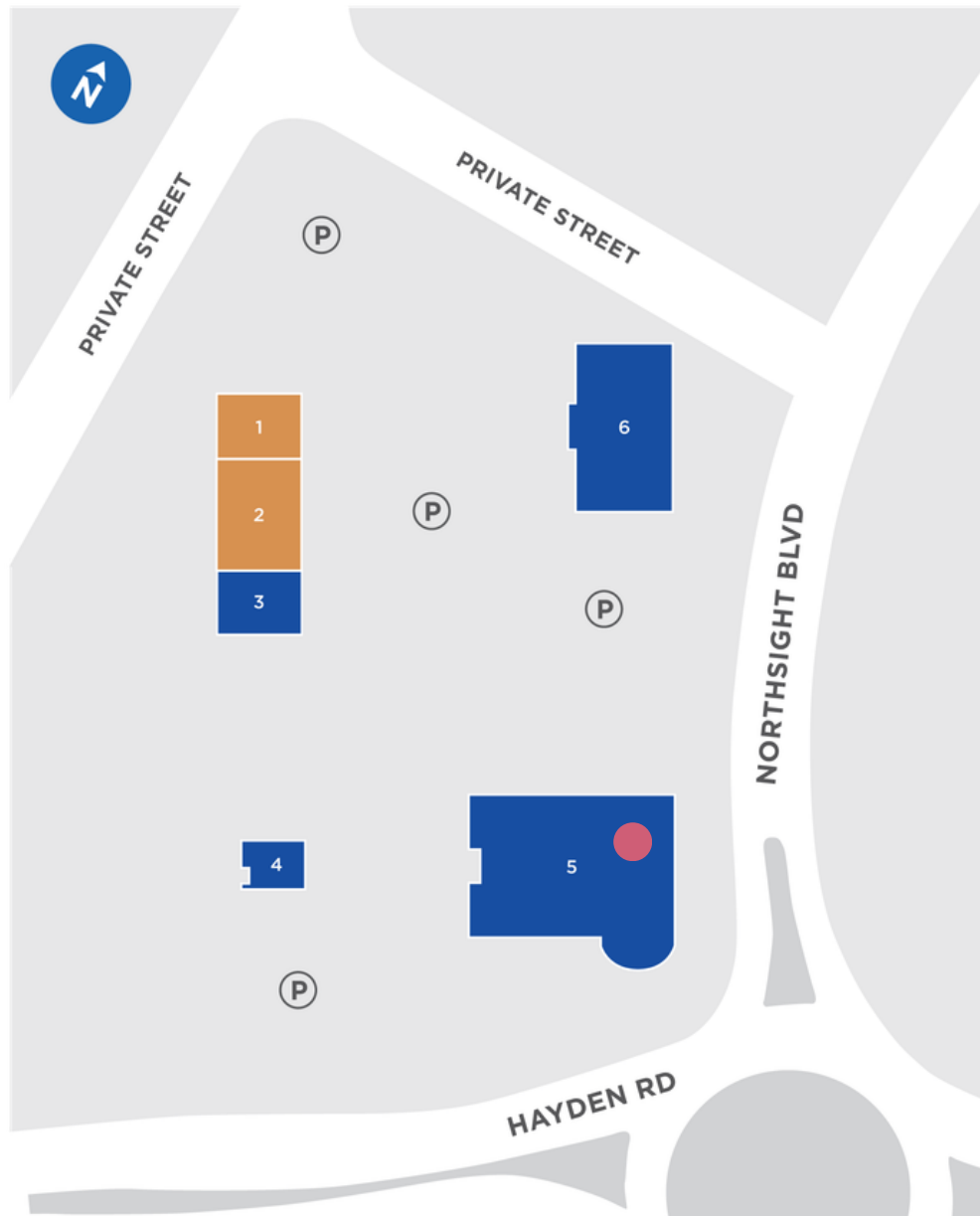
CEILING LEGEND	
TYPE	DESCRIPTION
	2' x 4' SUSPENDED CEILING SYSTEM. GRID TO BE LOCATED IN ROOM WITH EQUALLY SPACED TILES AT ROOM EDGES.
	WASHABLE PANELS IN KITCHEN AREA.
	GYP. BD. SOFFIT
	2' x 4' (LED)
	DOWNLIGHT
	INDUSTRIAL STRIP
	DECORATIVE PENDANT
	DECORATIVE WALL SCENCE
	EXIT SIGN

NOTE:
REFER TO SHEET E2.0 AND E2.1 FOR LIGHTING FIXTURE TYPES AND LOCATION.

1ST FLOOR
REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"



SITE MAP | YAM CIRCLE



SERVICE

- 1 Pure Benefits Aesthetics & Wellness
- 2 Trendy Nail Spa

FOOD

- 3 Caliente Mexican Grill
- 4 Dutch Bros Coffee

AVAILABLE

- 5 YAMA1 | 7,650 sq. ft.

CURRENT TENANTS

RETAIL				
DBA	Unit(s)	Lease Area	Leasing Type	Site Map
Lease Pending	YAMB1	4,200 SF	Retail - Net	6
Caliente Mexican Grill	YAMC100	1,200 SF	Retail - Net	3
Trendy Nail Spa	YAMC105	1,800 SF	Retail - Net	2
Pure Benefits Aesthetics & Wellness	YAMC110	2,000 SF	Retail - Net	1
Dutch Bros Coffee	YAMD1	800 SF	Retail - Net	4
AVAILABLE				
AVAILABLE	YAMA1	7,650 SF	Retail - Net	5

PHOTOS



DEMOGRAPHICS

1 MILE RADIUS | 2025



POPULATION

5,790

POPULATION

42

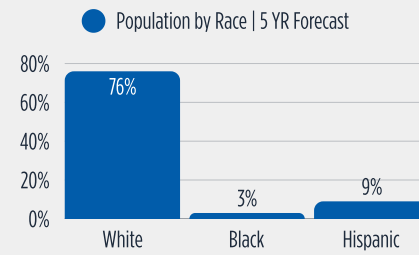
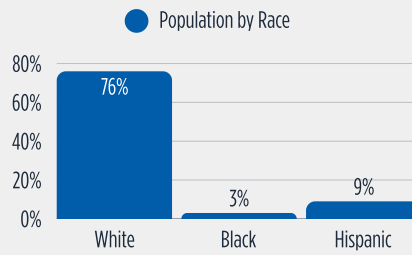
MEDIAN AGE

9.7%

5 YR GROWTH

42

5 YR FORECAST



23,607

EMPLOYMENT

\$250.7M

BUYING POWER



HOUSEHOLDS

2,690

HOUSEHOLDS

\$93,208

MEDIAN HOUSEHOLD INCOME

\$118,476

AVERAGE HOUSEHOLD INCOME

9.6%

5 YR GROWTH

\$93,573

5 YR FORECAST

\$119,116

5 YR FORECAST



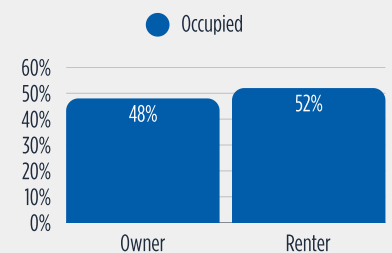
HOUSING

\$533,401

MEDIAN HOME VALUE

1994

MEDIAN YEAR BUILT



DEMOGRAPHICS

3 MILE RADIUS | 2025



POPULATION

78,189

POPULATION

45

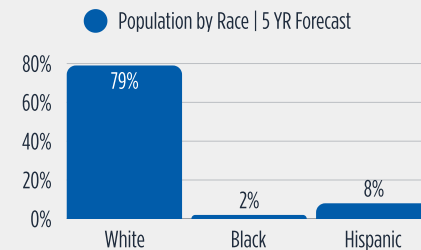
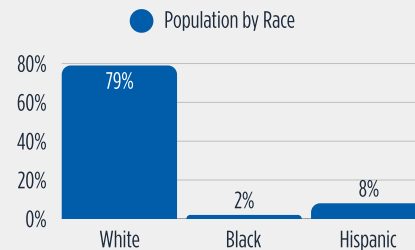
MEDIAN AGE

10.1%

5 YR GROWTH

45

5 YR FORECAST



97,712

EMPLOYMENT

\$4B

BUYING POWER



HOUSEHOLDS

36,240

HOUSEHOLDS

\$111,646

MEDIAN HOUSEHOLD INCOME

\$139,408

AVERAGE HOUSEHOLD INCOME

10.4%

5 YR GROWTH

\$111,902

5 YR FORECAST

\$139,734

5 YR FORECAST



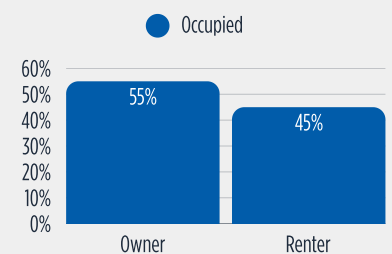
HOUSING

\$666,614

MEDIAN HOME VALUE

1995

MEDIAN YEAR BUILT



DEMOGRAPHICS

5 MILE RADIUS | 2025



POPULATION

176,709

POPULATION

9.6%

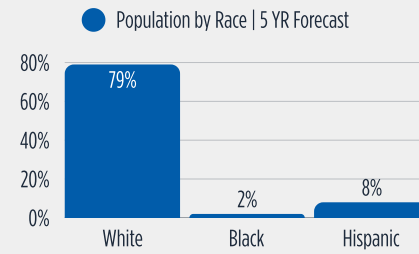
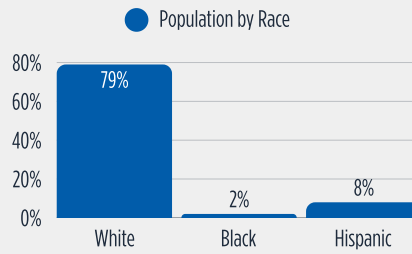
5 YR GROWTH

47

MEDIAN AGE

46

5 YR FORECAST



170,116

EMPLOYMENT

\$8.9B

BUYING POWER



HOUSEHOLDS

78,734

HOUSEHOLDS

9.9%

5 YR GROWTH

\$112,909

MEDIAN HOUSEHOLD INCOME

\$113,394

5 YR FORECAST

\$142,976

AVERAGE HOUSEHOLD INCOME

\$143,364

5 YR FORECAST



HOUSING

\$706,793

MEDIAN HOME VALUE

1992

MEDIAN YEAR BUILT

