

FREESTANDING OFFICE CONDO IN SCOTTSDALE, AZ

POTENTIAL SELLER
FINANCING



FOR SALE OR LEASE
±5,203 SF OFFICE CONDO

33765 N. SCOTTSDALE RD, BLDG A
SCOTTSDALE | AZ

FOR MORE INFORMATION, PLEASE CONTACT US:

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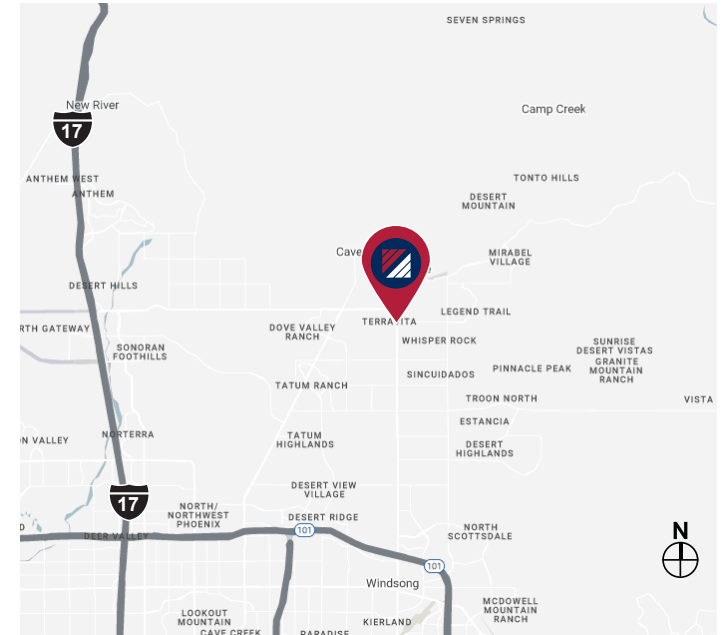
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PROPERTY FEATURES

- Freestanding office with corner exposure
- Former Coldwell Banker Real Estate Office
- 18 parking spaces, 4.5:1,000
- Class B building
- Built in 2006
- S-R Zoning
- Located just off the SE Corner of Scottsdale Rd & Carefree Hwy



5,203 SF
Office Condo



Built in
2006



18
Parking Spaces



S-R
Zoning

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PROPERTY AERIALS



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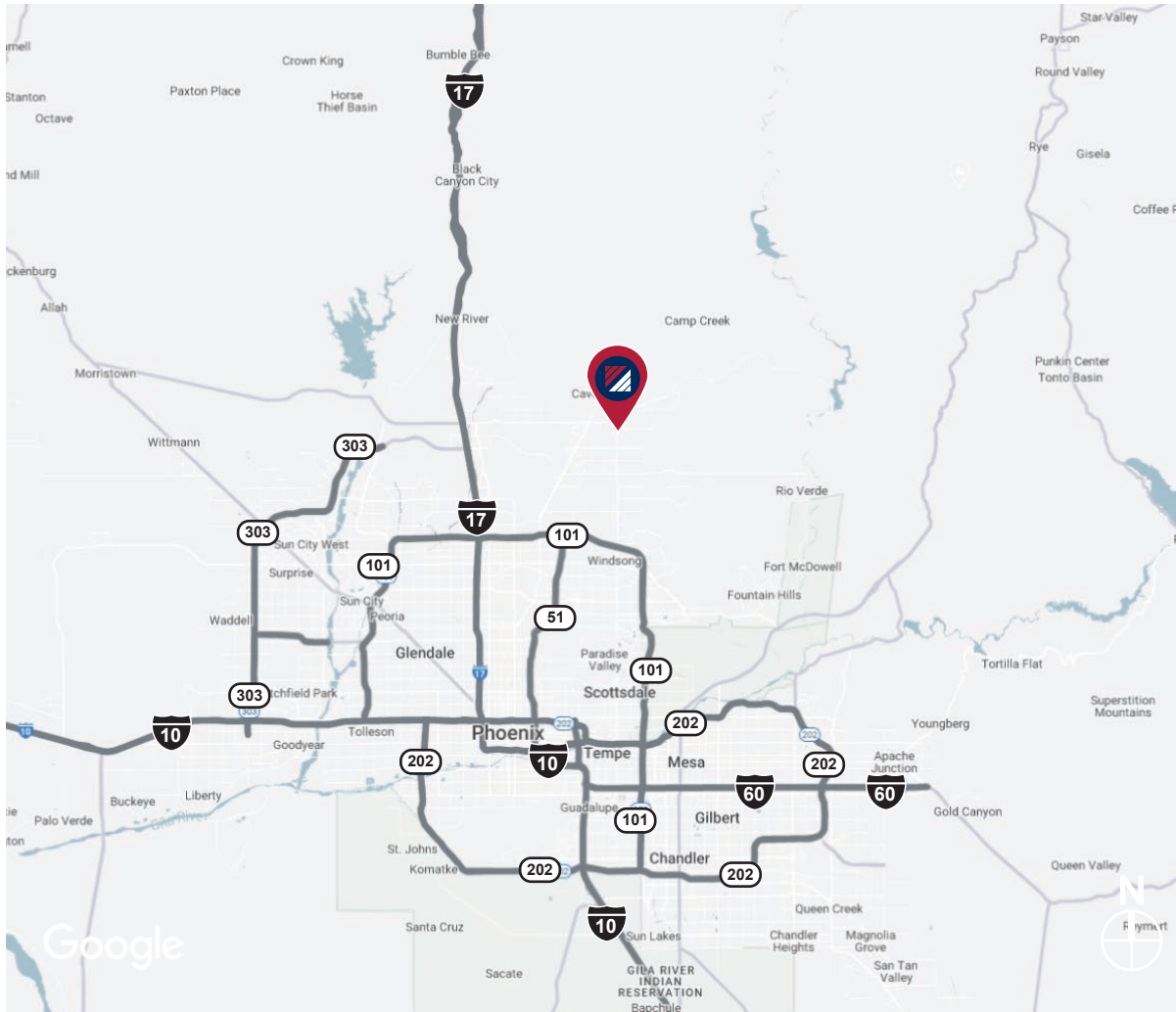
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AMENITIES & DEMOGRAPHICS

TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
N Scottsdale Rd	E Dove Valley Rd S	23,036	2022	0.29 mi
N Scottsdale Rd	Tom Darlington Dr N	17,601	2015	0.41 mi
N Scottsdale Rd	E Terravita Way S	19,844	2022	0.41 mi
E Westland Rd	Winfield Dr W	4,707	2022	0.53 mi
E Carefree Hwy	Tom Darlington Dr E	14,557	2022	0.61 mi
Tom Darlington Dr	E Carefree Hwy S	11,983	2022	0.67 mi
Tom Darlington Dr	N Scottsdale Rd S	13,022	2015	0.67 mi
E Dove Valley Rd	N 67th St W	787	2022	0.77 mi
N Scottsdale Rd	E Brittle Bush S	20,850	2022	0.77 mi

DEMOGRAPHICS			
	3 Mile	5 Miles	10 Miles
2010 Population	16,864	41,855	116,877
2023 Population	22,177	49,798	149,423
2028 Population Projection	22,919	50,808	153,888
2010 Households	7,299	17,216	47,862
2023 Households	9,258	20,138	61,556
2028 Household Projection	9,524	20,498	63,446
Total Specified Consumer Spending (\$)	\$443.4M	\$946.3M	\$2.7B
Avg Household Income	\$163,108	\$156,911	\$150,573
Median Household Income	\$137,412	\$132,244	\$122,602

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