

# SCOTTSDALE & SHEA OFFICE/DENTAL BUILDING

**\$650,000 (\$350.00 PER SQUARE FOOT)**

**THE HEART OF SCOTTSDALE (SEC SCOTTSDALE & SHEA)**

**± 1,860 SQUARE FEET**



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**7077 East Marilyn Road  
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# SCOTTSDALE & SHEA OFFICE/DENTAL BUILDING

## SUMMARY

<b>Address:</b>	<b>10265 North Scottsdale Road Scottsdale, Arizona 85253 The Heart of Scottsdale (SEC Scottsdale Rd &amp; Shea Blvd)</b>
<b>Sale Price:</b>	<b>\$650,000 (\$350.00 Per Square Foot)</b>
<b>Size:</b>	<b>± 1,860 Square Feet</b>
<b>Zoning:</b>	<b>C-3, City of Scottsdale</b>
<b>Features:</b>	<b>Successful Condominium Development Has 9 Rooms Including Lab, Reception, Waiting Room, Two Bathrooms, &amp; Shower On Septic System</b>
<b>Location:</b>	<b>± 2 Miles From Loop 101, ± 3 Miles From SR 51 ± 40,000 Cars at Scottsdale/Shea Intersection \$136,000: Average Household Income Within Three (3) Miles</b>

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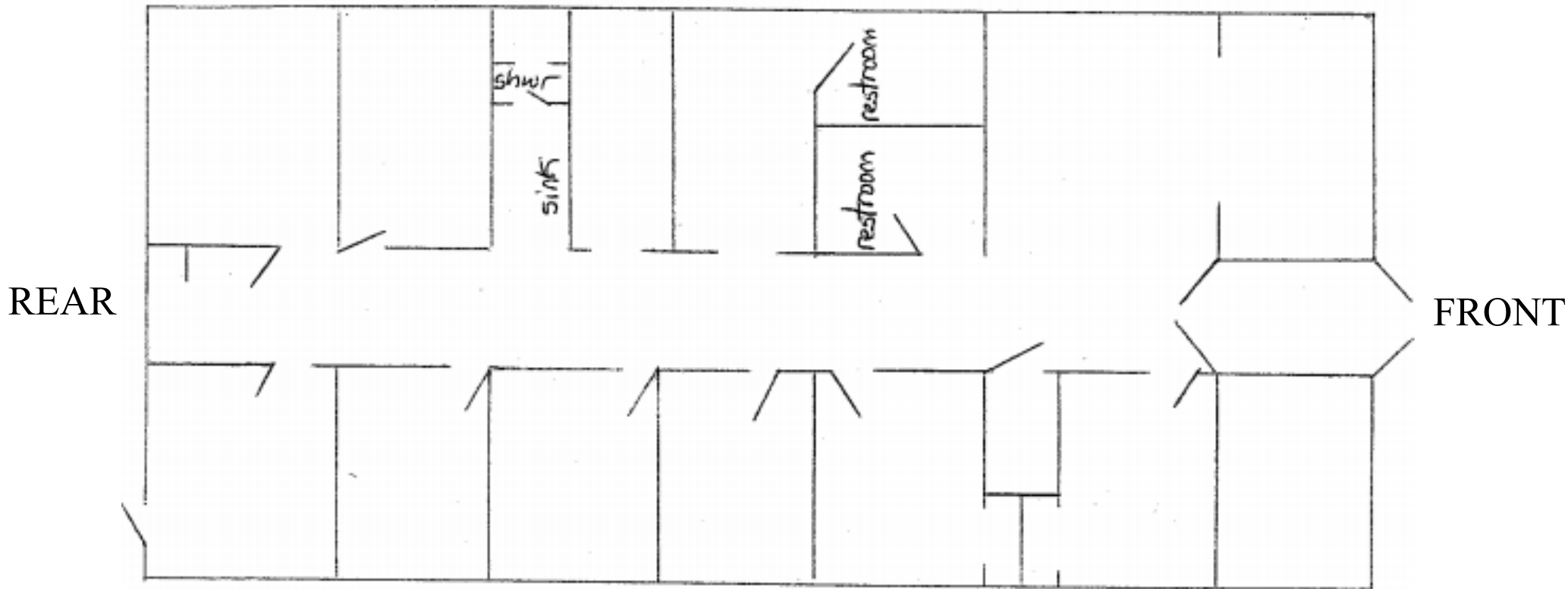
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## FLOOR PLAN



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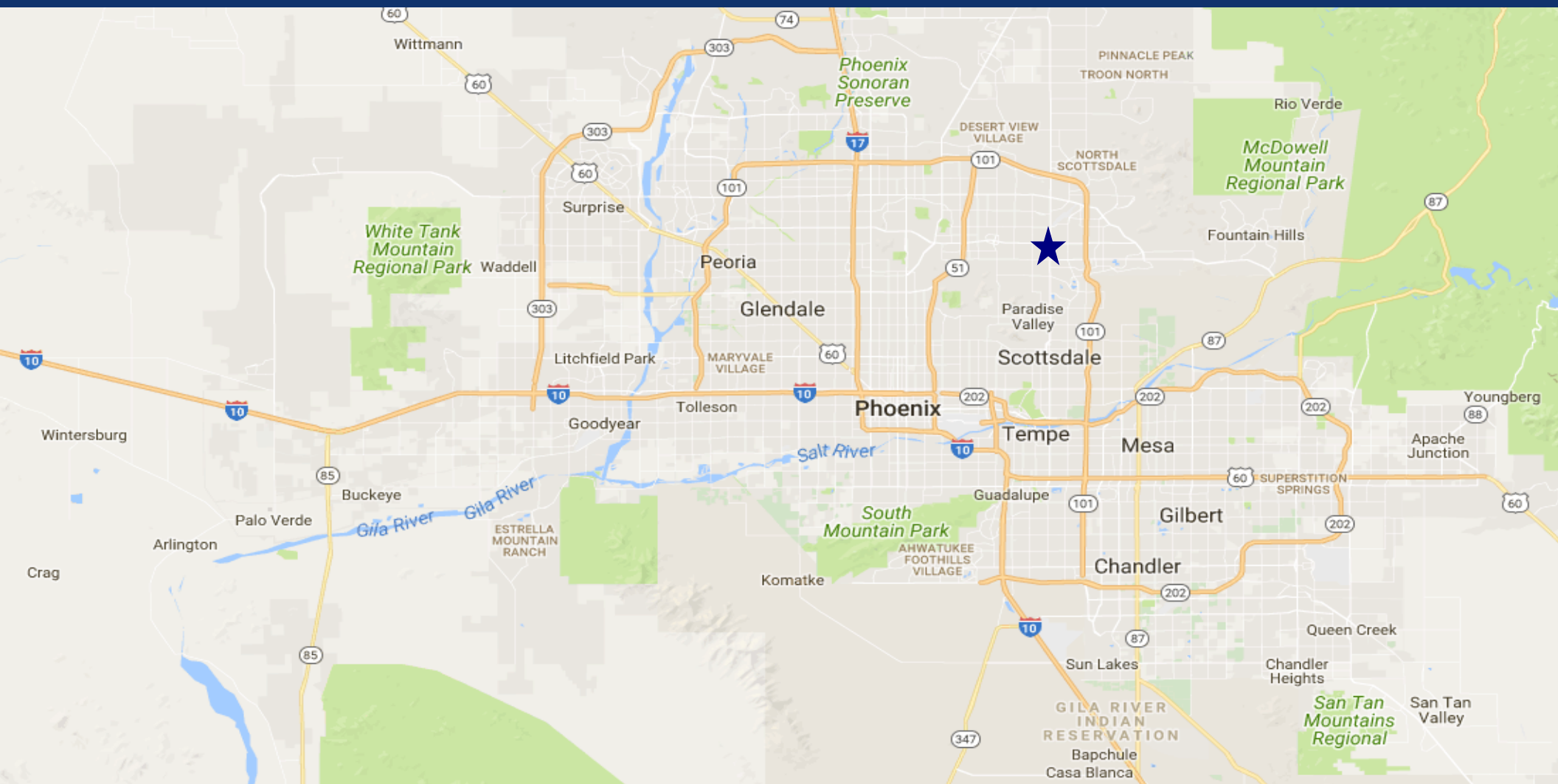
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## REGIONAL MAP



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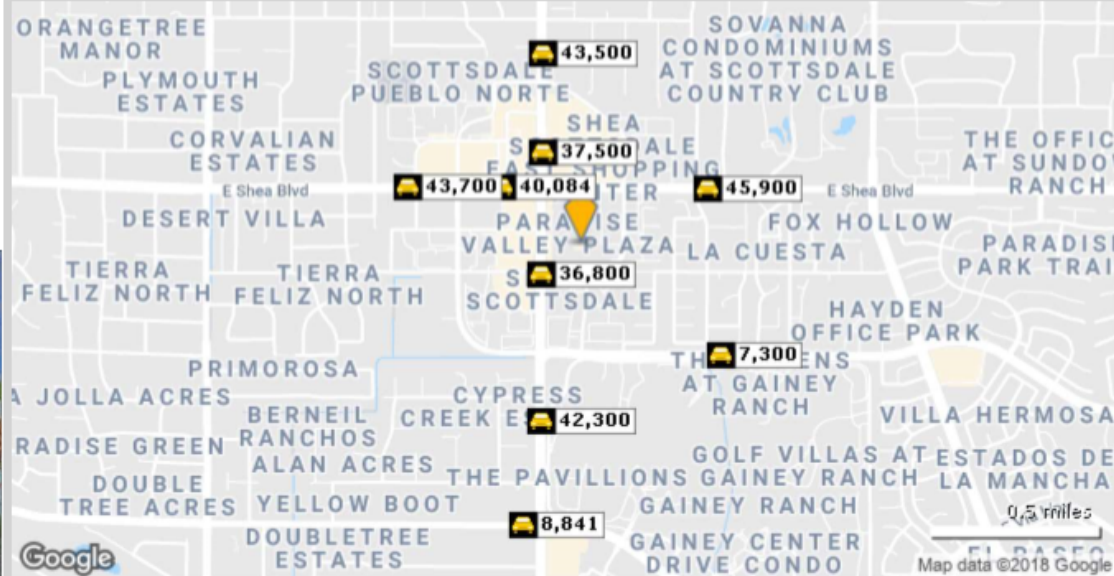


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## TRAFFIC REPORT

10265 N Scottsdale Rd, Scottsdale, AZ 85253

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **1,860 SF**  
 Typical Floor: **1,860 SF**  
 Total Available: **1,860 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N Scottsdale Rd	E Gold Dust Ave	0.01 N	2017	36,800	MPSI	.14
2	E Shea Blvd	Shea Blvd	0.02 E	2017	36,200	MPSI	.29
3	N 71st Pl	Shea Blvd	0.00	2015	40,084	MPSI	.29
4	N Scottsdale Rd	E Sahuaro Dr	0.03 N	2017	37,500	MPSI	.31
5	E Shea Blvd	N 76th St	0.03 W	2017	45,900	MPSI	.43
6	N Scottsdale Rd	E Fanfol Dr	0.07 N	2017	42,300	MPSI	.53
7	E Mountainview Rd	N 76th St	0.04 W	2017	7,300	MPSI	.54
8	E Shea Blvd	N 69th St	0.03 E	2017	43,700	MPSI	.54
9	N Scottsdale Rd	E Gary Rd	0.02 N	2017	43,500	MPSI	.59
10	E Doubletree Ranch Rd	N Scottsdale Rd	0.04 E	2017	8,841	MPSI	.85

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## DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	8,170		64,754		196,991	
2018 Estimate	7,623		60,023		182,772	
2010 Census	7,228		54,456		166,898	
Growth 2018 - 2023	7.18%		7.88%		7.78%	
Growth 2010 - 2018	5.46%		10.22%		9.51%	
2018 Population by Hispanic Origin	442		3,064		12,601	
2018 Population	7,623		60,023		182,772	
White	6,917	90.74%	55,499	92.46%	165,761	90.69%
Black	190	2.49%	848	1.41%	3,480	1.90%
Am. Indian & Alaskan	26	0.34%	304	0.51%	1,356	0.74%
Asian	324	4.25%	2,183	3.64%	8,107	4.44%
Hawaiian & Pacific Island	4	0.05%	44	0.07%	177	0.10%
Other	162	2.13%	1,145	1.91%	3,890	2.13%
U.S. Armed Forces	0		7		11	
Households						
2023 Projection	3,807		28,076		87,618	
2018 Estimate	3,577		26,136		81,512	
2010 Census	3,522		24,278		75,430	
Growth 2018 - 2023	6.43%		7.42%		7.49%	
Growth 2010 - 2018	1.56%		7.65%		8.06%	
Owner Occupied	2,082	58.21%	20,067	76.78%	56,605	69.44%
Renter Occupied	1,494	41.77%	6,069	23.22%	24,907	30.56%
2018 Households by HH Income	3,578		26,135		81,511	
Income: <\$25,000	403	11.26%	2,770	10.60%	8,838	10.84%
Income: \$25,000 - \$50,000	747	20.88%	3,826	14.64%	13,887	17.04%
Income: \$50,000 - \$75,000	454	12.69%	3,369	12.89%	12,831	15.74%
Income: \$75,000 - \$100,000	449	12.55%	3,266	12.50%	10,797	13.25%
Income: \$100,000 - \$125,000	263	7.35%	2,295	8.78%	8,110	9.95%
Income: \$125,000 - \$150,000	224	6.26%	1,767	6.76%	5,869	7.20%
Income: \$150,000 - \$200,000	349	9.75%	2,732	10.45%	7,468	9.16%
Income: \$200,000+	689	19.26%	6,110	23.38%	13,711	16.82%
2018 Avg Household Income	\$121,648		\$135,896		\$118,674	
2018 Med Household Income	\$85,300		\$98,748		\$87,039	

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