



FOR SALE

LA VISTA BONITA

23200 N. PIMA ROAD | SCOTTSDALE, AZ 85255

LEVROSE
COMMERCIAL REAL ESTATE

TCN

PROPERTY SUMMARY

Property Address:	23200 N. Pima Road Scottsdale, AZ 85255
Sale Price:	\$3,000,000 (\$258.42/SF)
Availability:	Suite 100: ±3,235 SF Suite 101: ±2,316 SF (Divisible ±3,000 SF) → Suite 210: ±6,058 SF <hr/> Total: ±11,609 SF
Parking:	±3.45/1,000 SF (10 Covered Reserved Spaces) <i>Additional Street Parking Available</i>
Zoning:	C-2, City of Scottsdale
Property Taxes:	\$24,593.64 (\$2.12/SF)

PROPERTY HIGHLIGHTS

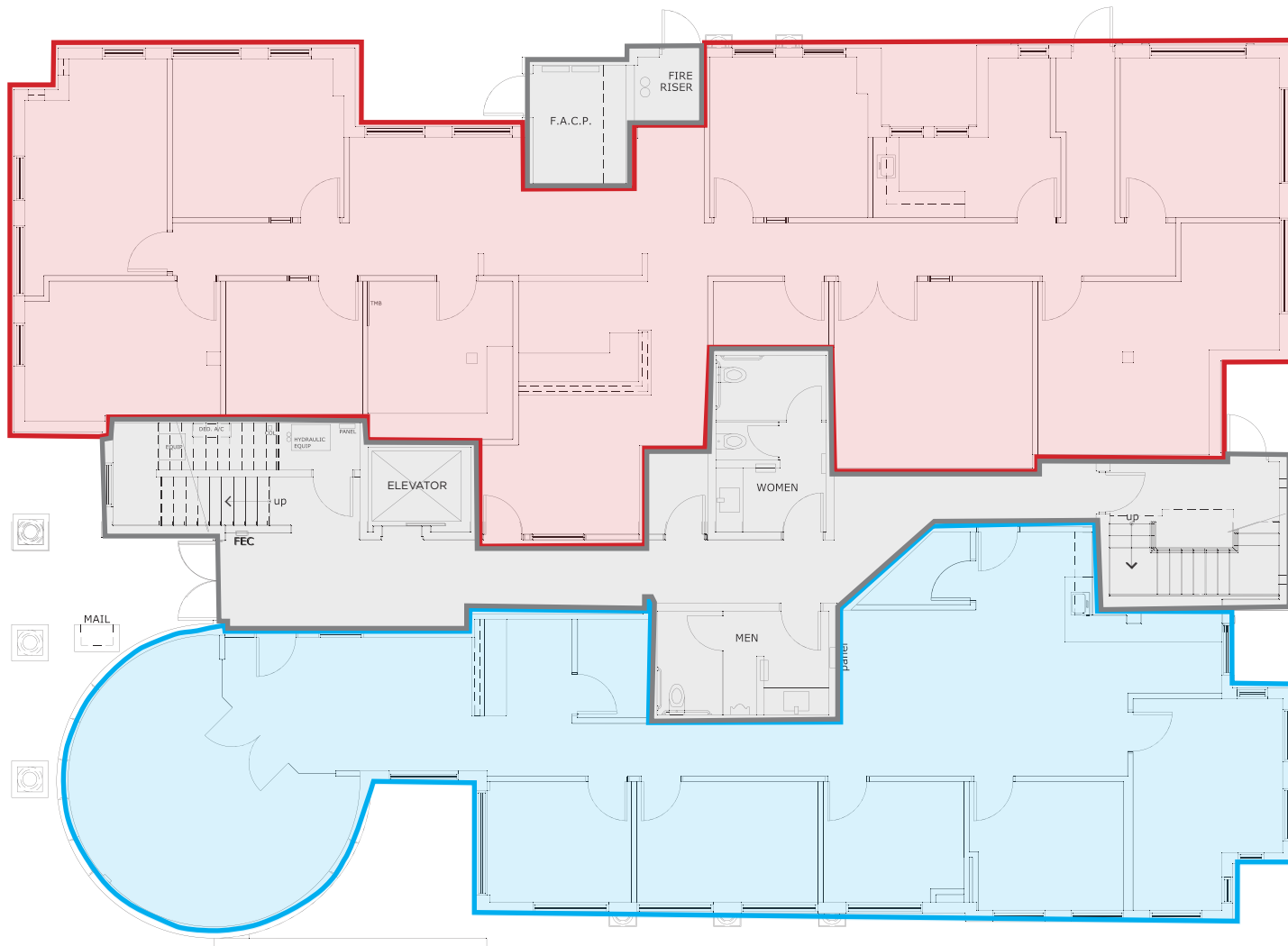
- Flexible Floor Plan Options
- Tremendous Opportunity for Building Signage along the Highly Trafficked Pima Road
- Incredible Sweeping Mountain Views
- Walking Distance to Shops and Restaurants including; AJ's, Mastro's, Preston's
- Highly Affluent Neighborhood including DC Ranch, Grayhawk, Troon, and Silverleaf



1ST FLOOR

TOTAL AVAILABILITY: ±5,551 SF

- Suite 100: ±3,235 SF [VIRTUAL TOUR](#)
- Suite 101: ±2,316 SF [VIRTUAL TOUR](#)
- Common Area



SUITE 100 PHOTOS



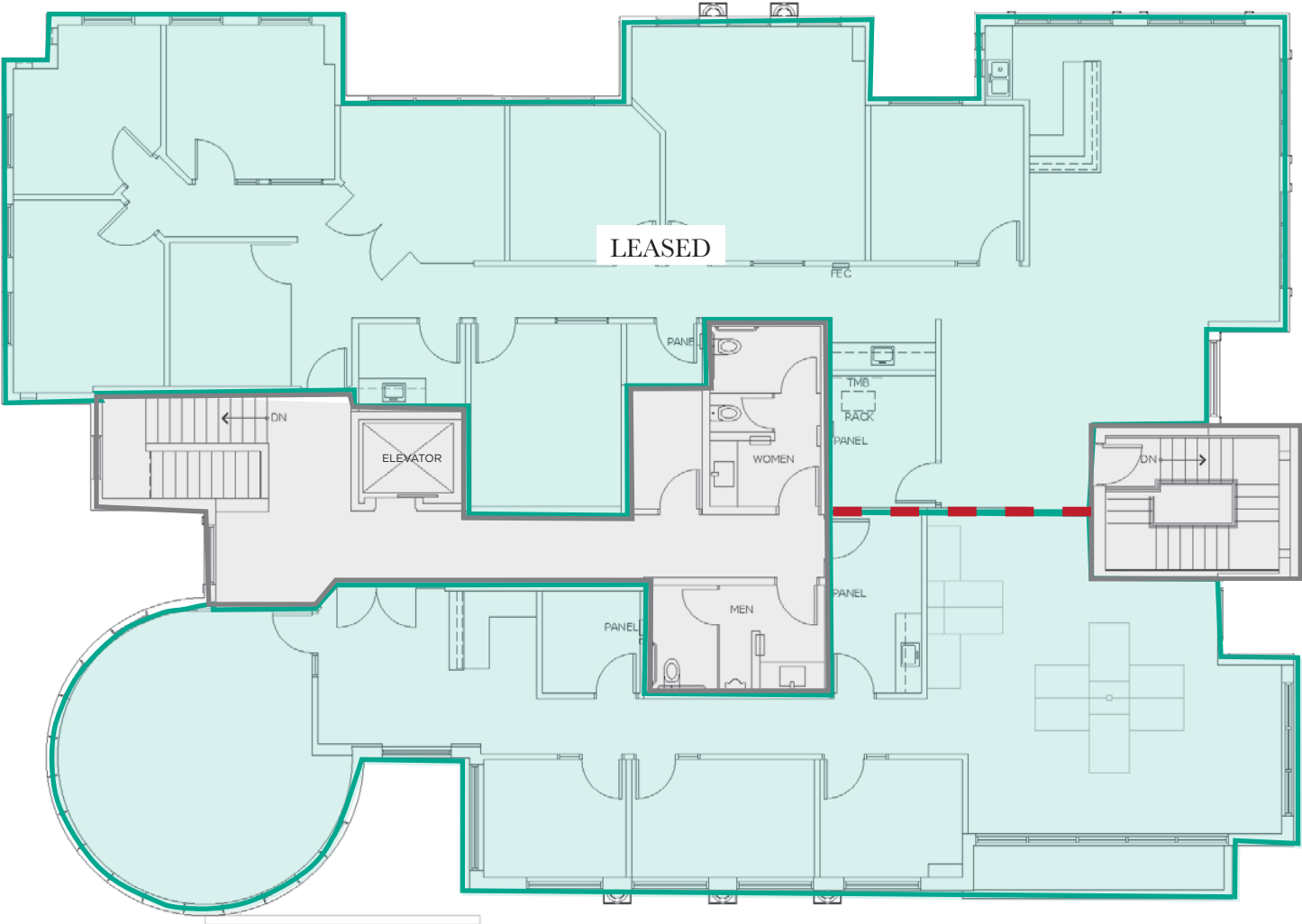
SUITE 101 PHOTOS



2ND FLOOR

- Suite 210: ±6,058 SF
- Common Area
- Potential Demise Point

[VIRTUAL TOUR](#)



SUITE 210 PHOTOS



E. THOMPSON PEAK PKWY



GREYHAWK GOLF CLUB

SAFeway **WELLS FARGO** **STARBUCKS COFFEE**

The Living Room WINE CAFE & LOUNGE

PESCADA **Fleming's** PRIME STEAKHOUSE & WINE BAR **scrumptious**

eggstasy **DC RANCH** DENTAL OFFICE

JALAPEÑO INFERNO TAKE OUT, RITZ, TRENCH & CANTINA

the pilates room

All American **MODERN SPORTS GRILL** **vic & ola's** TAVOLA ITALIANA **PETSMART**

AND CASK 53 WHISKEY BAR **LIBERTY STATION** EST. 2016 AMERICAN TAVERN & SMOKEHOUSE **THE CEDAR ROOM** **CASK 53 WHISKEY BAR**

±35,426 VPD

PINNACLE PEAK COUNTRY CLUB

SITE

N. PIMA ROAD

E. PINNACLE PEAK ROAD

PRESTON'S STEAKHOUSE

MASTRO'S STEAKHOUSE **I ♥ NYBB NY Bagels** **AL HAMRA** INDIAN CUISINE

Jade Palace **LAMP** WOOD FIRE PIZZERIA **RAVEN GASTROPUB**

STARBUCKS COFFEE **ARRIVEDERCI** Cucina Italiana **WALGREENS** **ups**

FARMERS INSURANCE **NICK'S** ITALIAN RESTAURANT **my sister's closet** fashion consignment **See Spot Shop**

HASHI SUSHI **PNC BANK** **GOLFTEC** **Well Suite**

LOCATION HIGHLIGHTS



5 MINUTES FROM 101 LOOP FREEWAY



30+ RESTAURANTS & 5+ GROCERY STORES WITHIN 5 MILES



30+ RETAIL STORES WITHIN 5 MILES



15 MINUTES FROM SCOTTSDALE AIRPORT



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