

±7,760 SF PAD BUILDING FOR SALE

7710 E McDowell Rd
Scottsdale, Arizona 85257



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258

RGcre.com

JARED LIVELY

480.214.9411
Jared@RGcre.com

FOR SALE

±7,760 SF PAD BUILDING

Site Information

7710 E McDowell Rd

Scottsdale, Arizona 85257

- ±7,760 SF Rare C-3 Scottsdale Pad Building For Sale.
- Fry's & Lowe's Anchored Property.
- Irreplaceable Signage Directly on McDowell Road.
- 34,230 VPD on McDowell Road, Hard Corner.
- 4 Sided Signage.
- 2 miles from 101 & 202 Freeways.
- APN: 131-22-511
- **Sale Price: \$2,995,000 (\$385 Per SF)**

POPULATION 2024

1 MILE	18,736
3 MILE	98,167
5 MILE	287,861

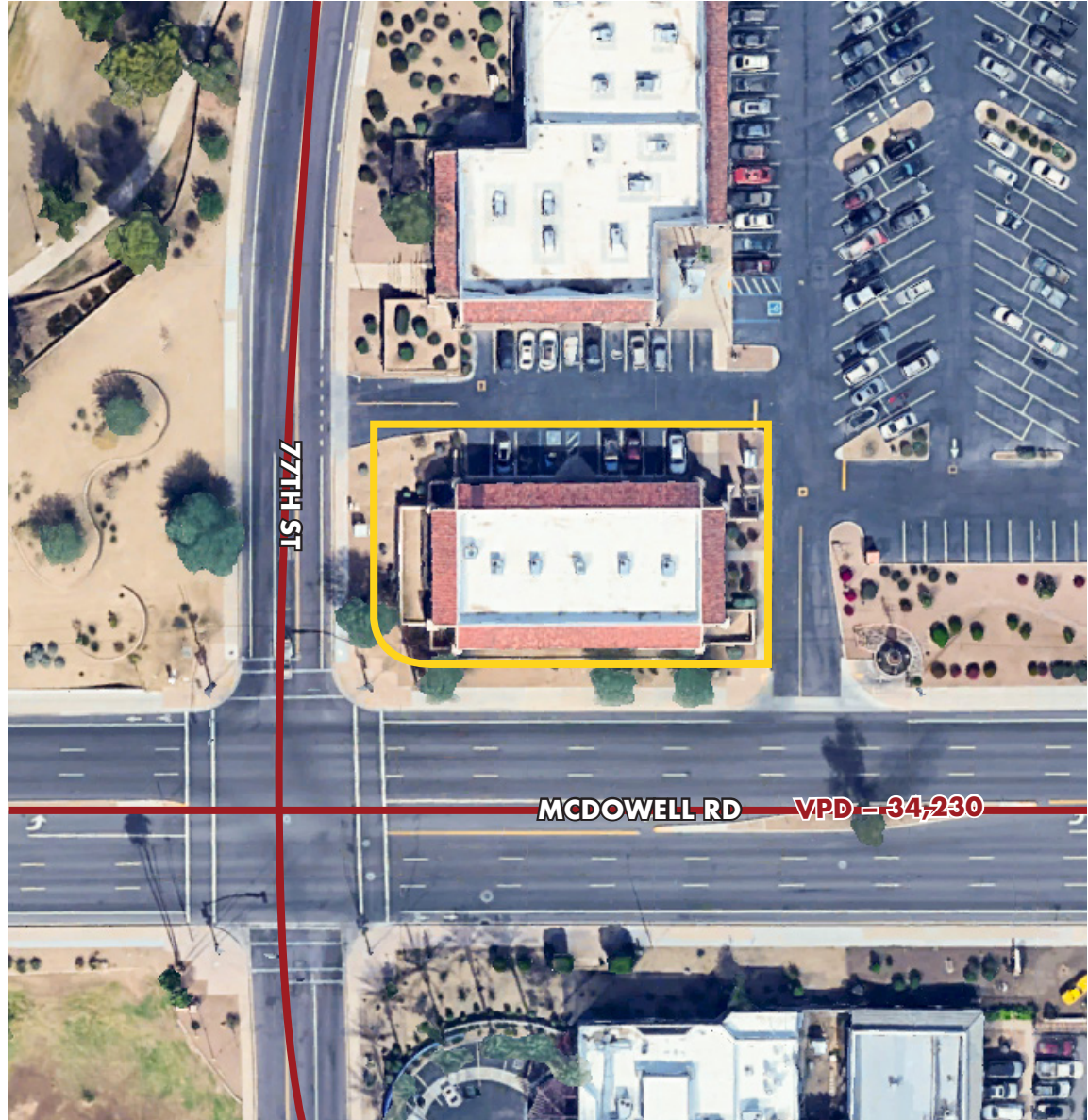
AVG HH INCOME

1 MILE	\$106,092
3 MILE	\$103,369
5 MILE	\$91,624

TRAFFIC COUNTS

MCDOWELL RD	32,399 VPD
HAYDEN RD	25,798 VPD

The information contained herein has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation expressed or implied regarding the accuracy or completeness of the information. Interested parties need to verify any information that is critical to their decision process and bear all risk for inaccuracies. References to square footage or age are approximate.



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Site Aerial

R&G
REIN & GROSSEHME
COMMERCIAL REAL ESTATE



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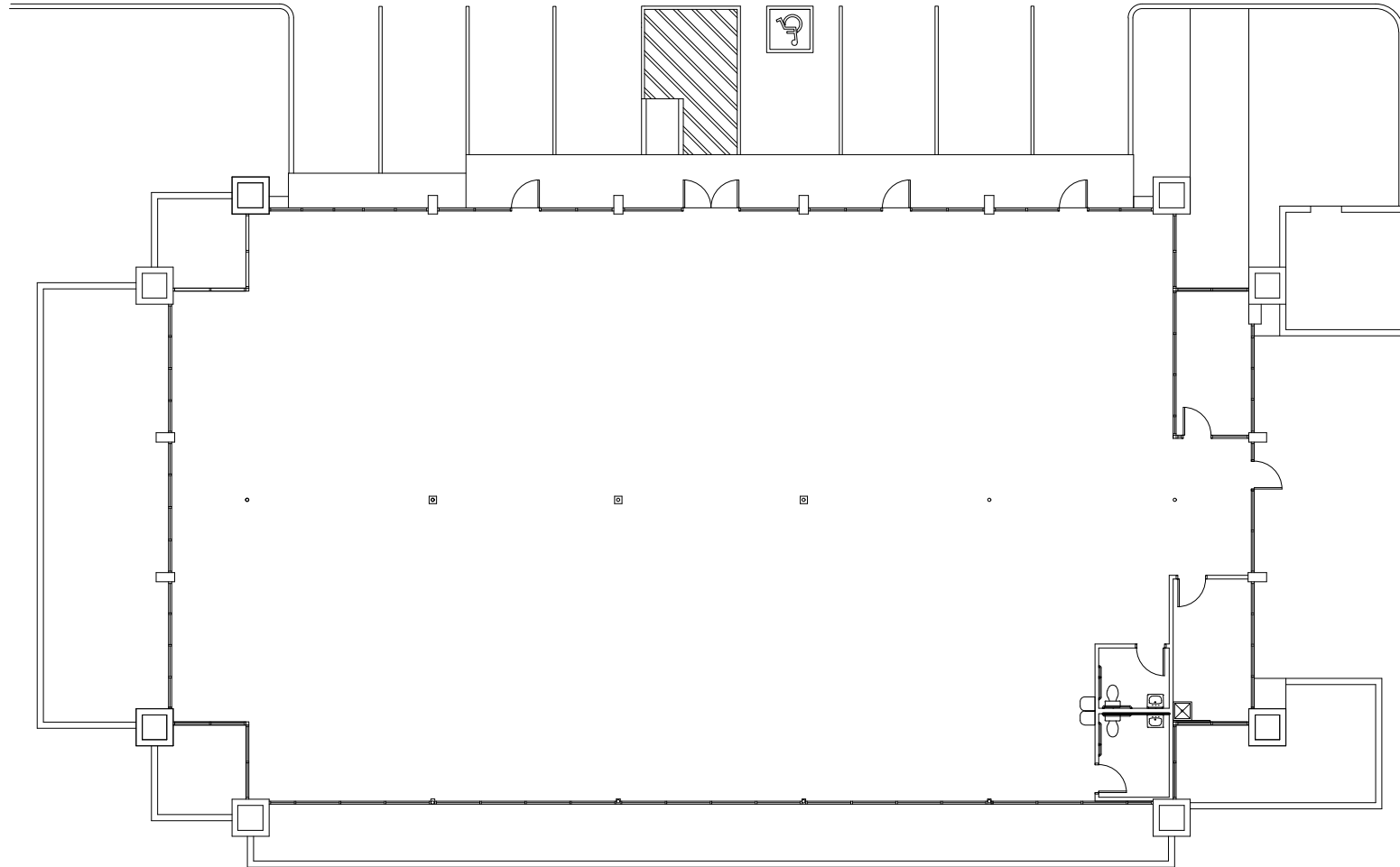
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Site Plan

R&G
REIN & GROSSEHME
COMMERCIAL REAL ESTATE



7710 EAST MCDOWELL ROAD
SCOTTSDALE, ARIZONA 85257

SCALE: 1/16"=1'-0"

8-11-25



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Site Images

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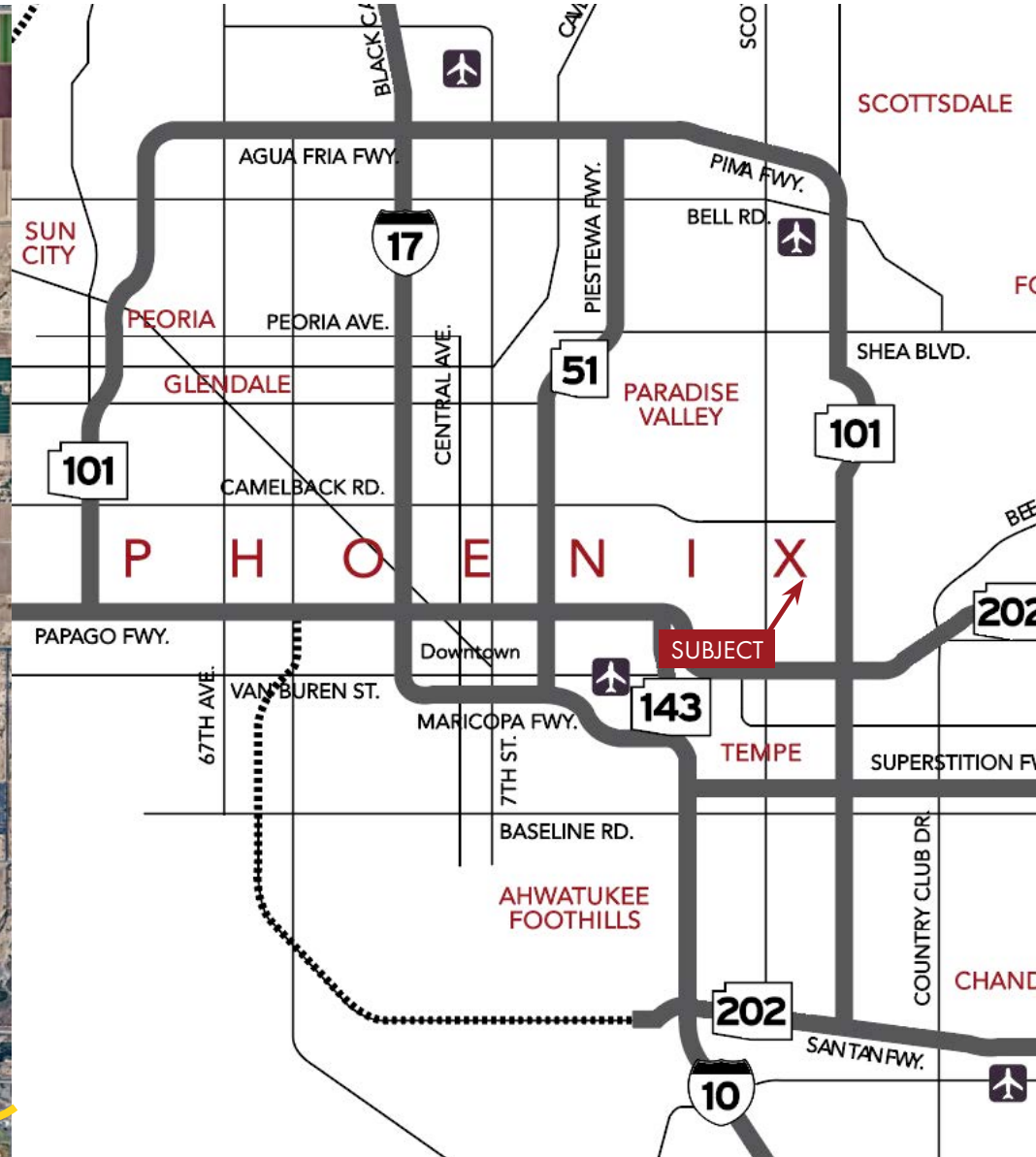
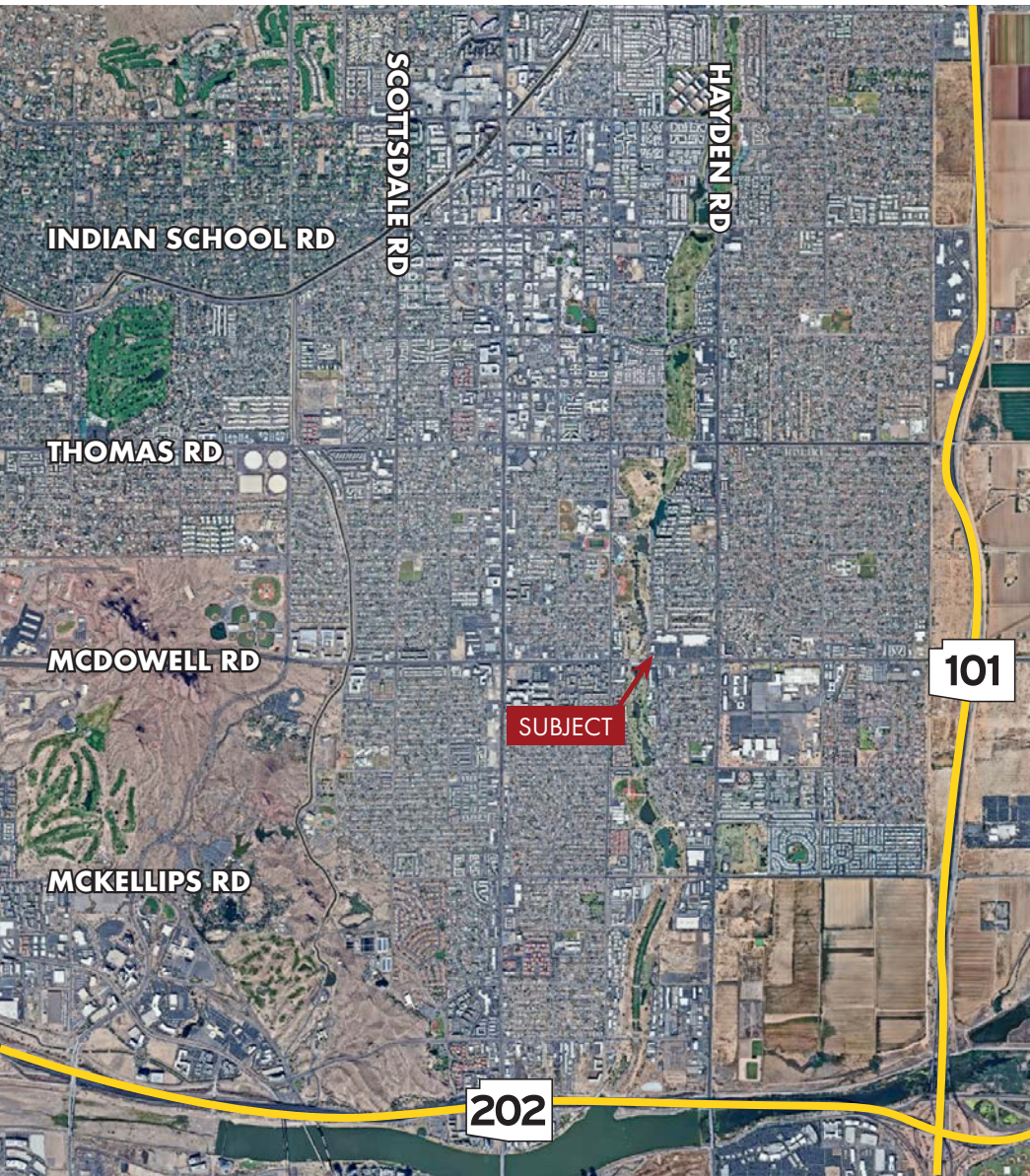
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Location Maps

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