



SEEKING OFFICE OR MEDICAL USE

McDONALD DRIVE & LOOP 101

8901 E McDonald Drive | Scottsdale



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Trade Area/Scottsdale Overview

-  Scottsdale is the #1 city in the US to get a job.
WALLETHUB 2020
-  58.7% have a college degree
RESIDENTS 25 AND OVER
-  \$88,213 median household income
US CENSUS BUREAU
-  +66,000 high tech jobs in 3,770 companies
GPEC
-  #1 city in the U.S. to live an active lifestyle
WALLETHUB
-  Top 10 city to launch a startup
DATAFOX RANKING

POPULATION

54,994	145,854	845,633
3 MILES	5 MILES	10 MILES

BUSINESSES

5,001	9,984	43,804
3 MILES	5 MILES	10 MILES

*Demographic information provided by ESRI 2025



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Overview

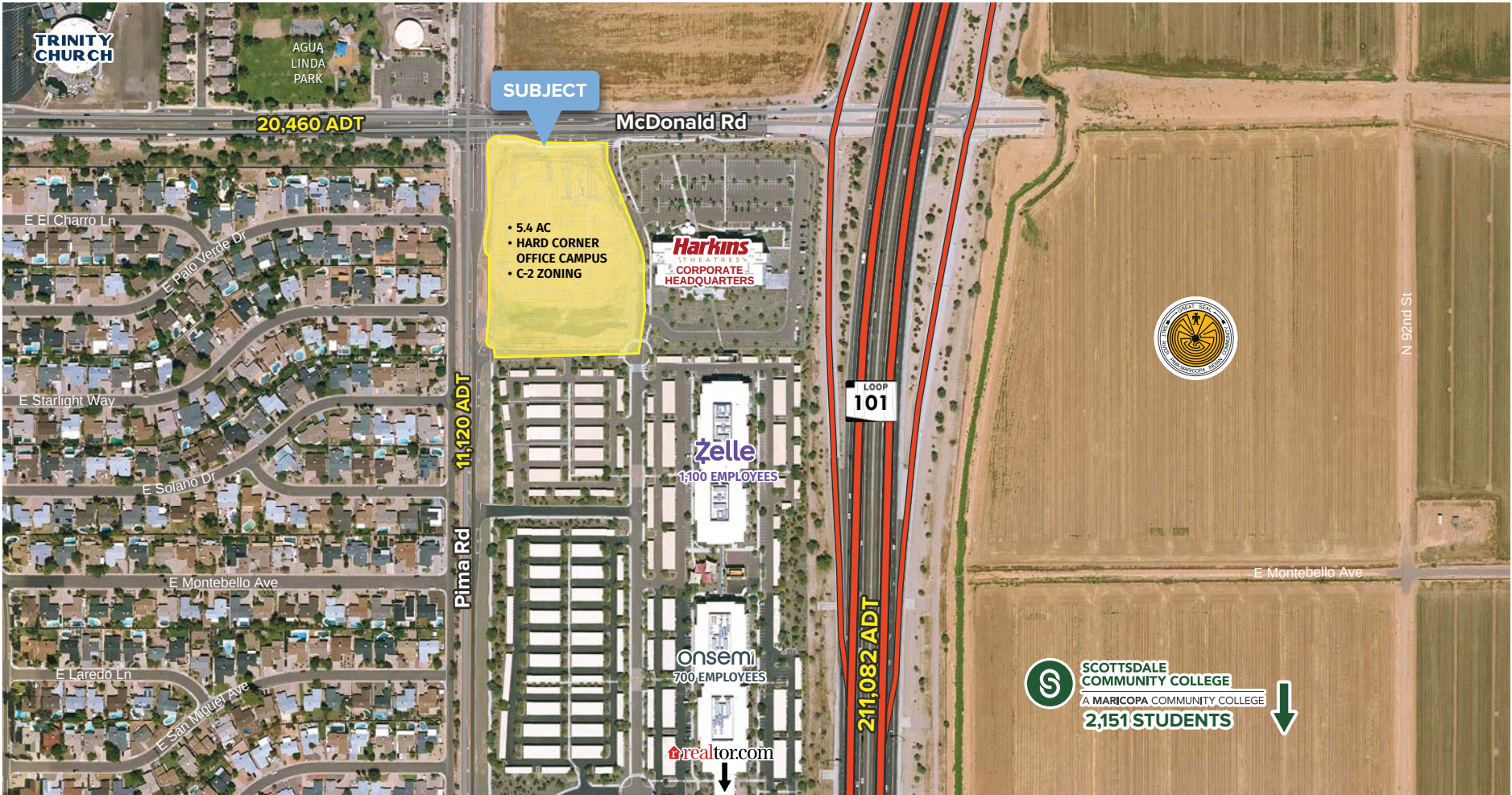
- Located at Pima Rd & McDonald Dr just off the Loop 101 with over 211K Vehicles per Day
- Loop 101 Employment Corridor with over 99,100 daytime population within 3 miles
- Long-term leasehold interest for sale



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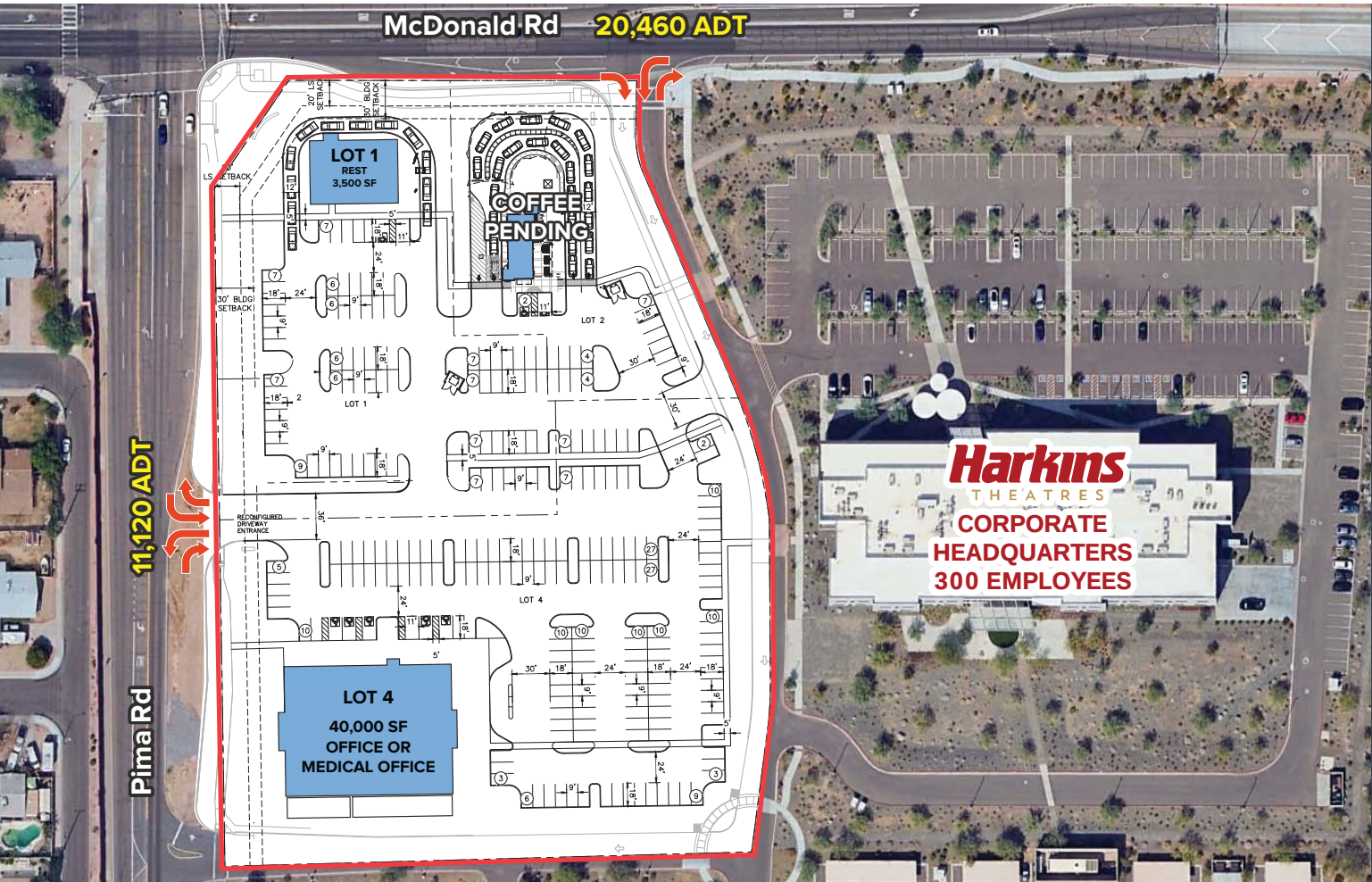
Overview



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Site Plan (Conceptual)

Renderings, Site Maps, And Illustrative Site Plan Contained
Within Are Subject To Change Without Notice.
Note: Dimensions are the closest approximation.



Size 5.4 AC

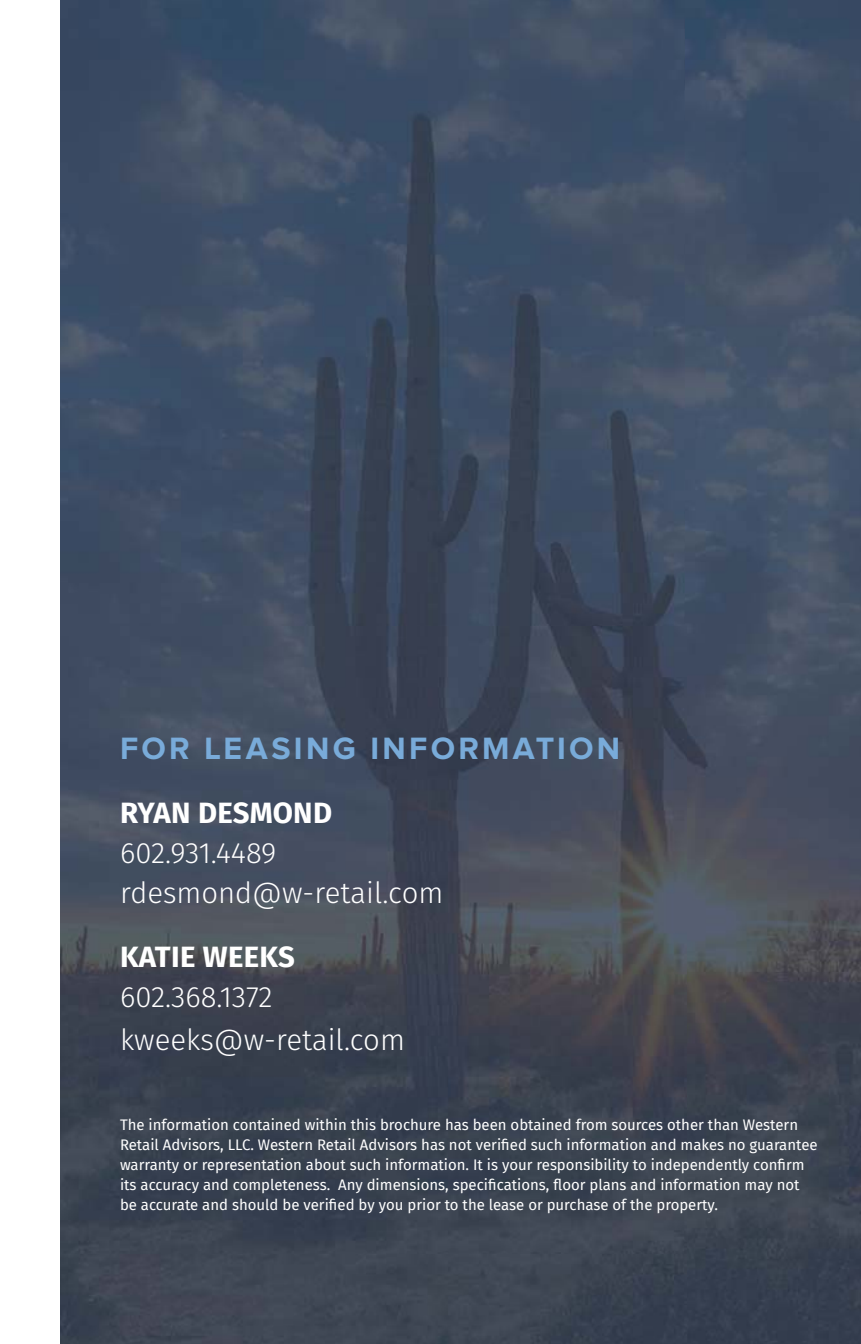
Zoning C-2

Leasehold interest for sale.

Will consider all or part of
the remaining acreage.



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