



Single Story Freestanding McCormick Ranch Office Building

FOR SALE | 8767 E. VIA DE COMMERCIO | SCOTTSDALE, AZ 85258

OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to purchase 8767 E. Via De Commercio, located within the prestigious McCormick Ranch community. Built in 2000, this ±12,098 SF standalone office building features a flexible layout divided into three individual suites. Suite 101, which totals ±5,443 SF, is available for immediate occupancy by an owner/user, while suites 102 and 103 are leased on a short-term basis, providing rental income to offset holding costs and support future growth. This fee-simple property boasts expansive glass lines that flood the space with natural light, along with an efficient layout suitable for a variety of tenants or users.

Located in the coveted McCormick Ranch submarket, the property offers direct access to the Loop 101 and is surrounded by abundant retail and dining options, including Talking Stick Pavilions, Gainey Village, and Mercado Del Lago Shopping Center. This offering presents an attractive opportunity to Users looking to establish themselves within the Scottsdale Office Market.

PROPERTY HIGHLIGHTS

- Flexibility for an Owner/User to Occupy their Desired Square Footage while Leasing the Remainder
- Prominent Building Signage Opportunity with Pima Road Exposure
- Amenity-Rich Central Scottsdale Location within McCormick Ranch
- Tremendous Glass Line Which Brings in an Abundance of Natural Light
- Effortless Pull Up Parking Throughout the Property
- Direct Access to the Loop 101 Freeway



OFFERING DETAILS

Sale Price: \$3,995,000 (\$330.22/SF)

Building Size: ±12,098 SF

Owner/User Availability: ±5,443 SF (Suite 101)



PROPERTY SUMMARY



Building Breakdown:

Suite 101 - ±5,443 SF
Suite 102 - ±3,960 SF
Suite 103 - ±2,695 SF

Total SF - ±12,098 SF



Lot Size:

±1.10 AC (±47,916 SF)



Parcel Number:

177-04-888A



Year Built:

2000



Zoning:

C-O, City of Scottsdale



Parking:

±3.88/1,000 SF
31 Surface Spaces
16 Covered Spaces



2024 Taxes:







\$25,918.90 (\$2.14/SF)



FLOOR PLAN

±12,098 SF



-  Available For An Owner/User: Suite 101 (±5,443 SF)
 [Click Here to View Suite 101 Virtual Tour](#)
-  Apache Behavioral Health Services: Suite 102 (±3,960 SF)
-  Simbro & Stanley: Suite 103 (±2,695 SF)
 [Click Here to View Suite 102 & 103 Virtual Tour](#)
-  Common Area

INTERIOR PHOTOS



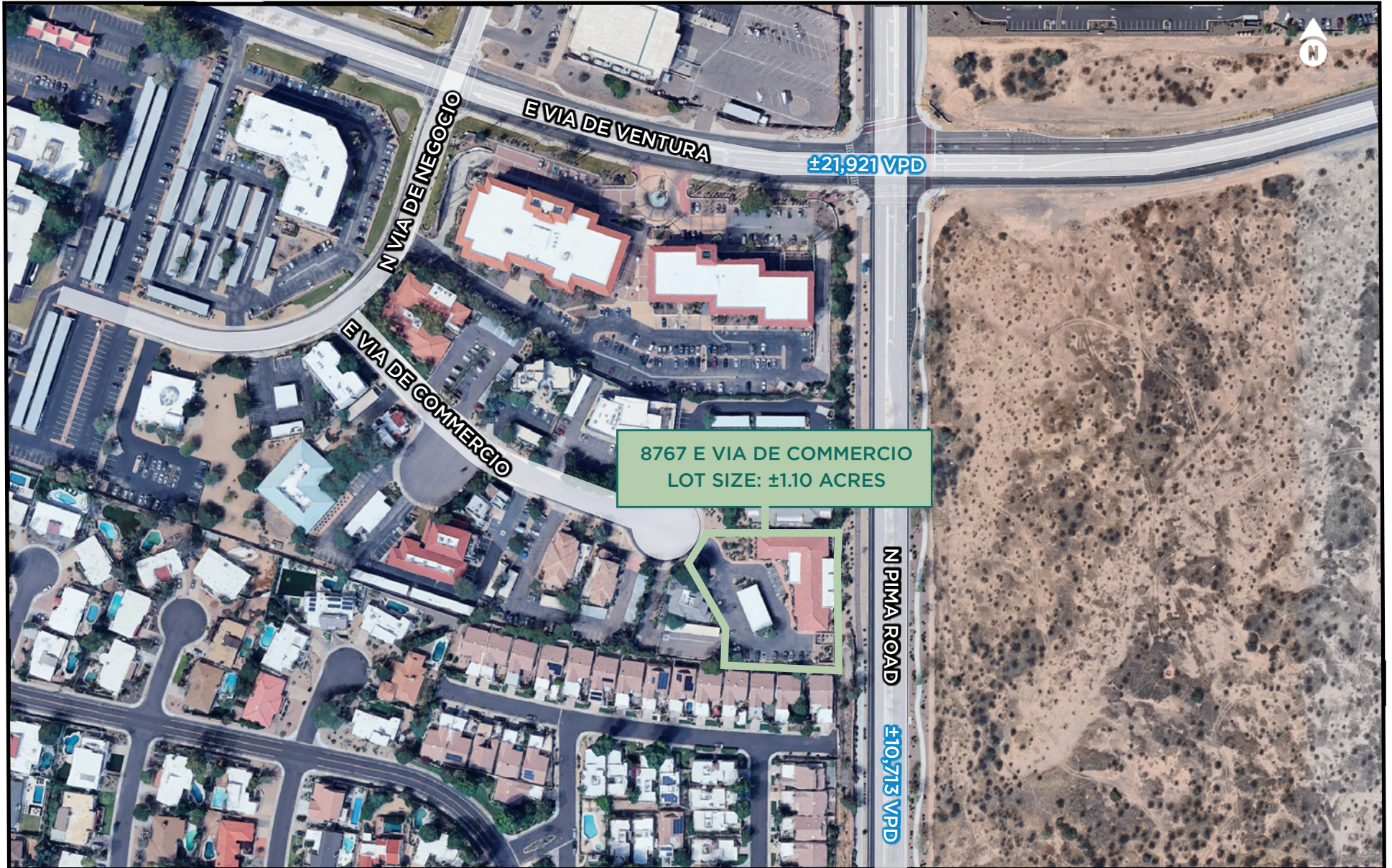
PROPERTY EXPENSES

2024 ESTIMATED OPERATING EXPENSES

	Annual	Monthly	Price PSF
Real Estate Taxes (2024)	\$25,919.00	\$2,159.92	\$2.14
Electricity	\$20,000.00	\$1,666.67	\$1.65
Janitorial	\$14,400.00	\$1,200.00	\$1.19
Water/Trash/Sewer	\$8,200.00	\$683.33	\$0.68
Insurance	\$5,200.00	\$433.33	\$0.43
Association Dues	\$5,100.00	\$425.00	\$0.42
Landscaping	\$4,992.00	\$416.00	\$0.41
HVAC Maintenance	\$1,200.00	\$100.00	\$0.10
Pest Control	\$1,200.00	\$100.00	\$0.10
Total	\$86,211.00	\$7,184.25	\$7.13



AERIAL OVERVIEW





CAMPQ
ITALIAN BISTRO AND BAR

Grassroots
kitchen & tap

COLLINS BROS.
CHOPHOUSE

KHAZANA
INDIAN CUISINE

ZIPPS
SPORTS GRILL

VILLAGE
COFFEE

Agave
AUTHENTIC MEXICAN CUISINE

SWEET
PROVISIONS

Tejas

Butters
pancakes & café

YASU-O
GOOD SUSHI & TAPAS

CRUST
SIMPLY ITALIAN

PHX BEER

PROYECTO MAYA

TIMMY JOHN'S
Since 1983
COUNTRY HAMBURGERS

PRESS
COFFEE ROASTERS



SITE

E VIA DE VENTURA

N PIMA ROAD

LOCATION HIGHLIGHTS



IMMEDIATE ACCESS TO
LOOP 101 FREEWAY



40+ RESTAURANTS
WITHIN 1 MILE



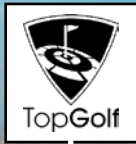
20+ RETAIL STORES
WITHIN 1 MILE



20 MINUTES FROM PHOENIX
SKY HARBOR AIRPORT



CASINO ARIZONA
TALKING STICK RESORT



SALT RIVER FIELDS
AT TALKING STICK



LOOP
101

Medieval Times
DINNER & TOURNAMENT



SITE

N PIMA ROAD

EVA DE VENTURA

DRIVE TIMES

10

Minutes To
Old Town Scottsdale

10

Minutes To
Scottsdale Airport

10

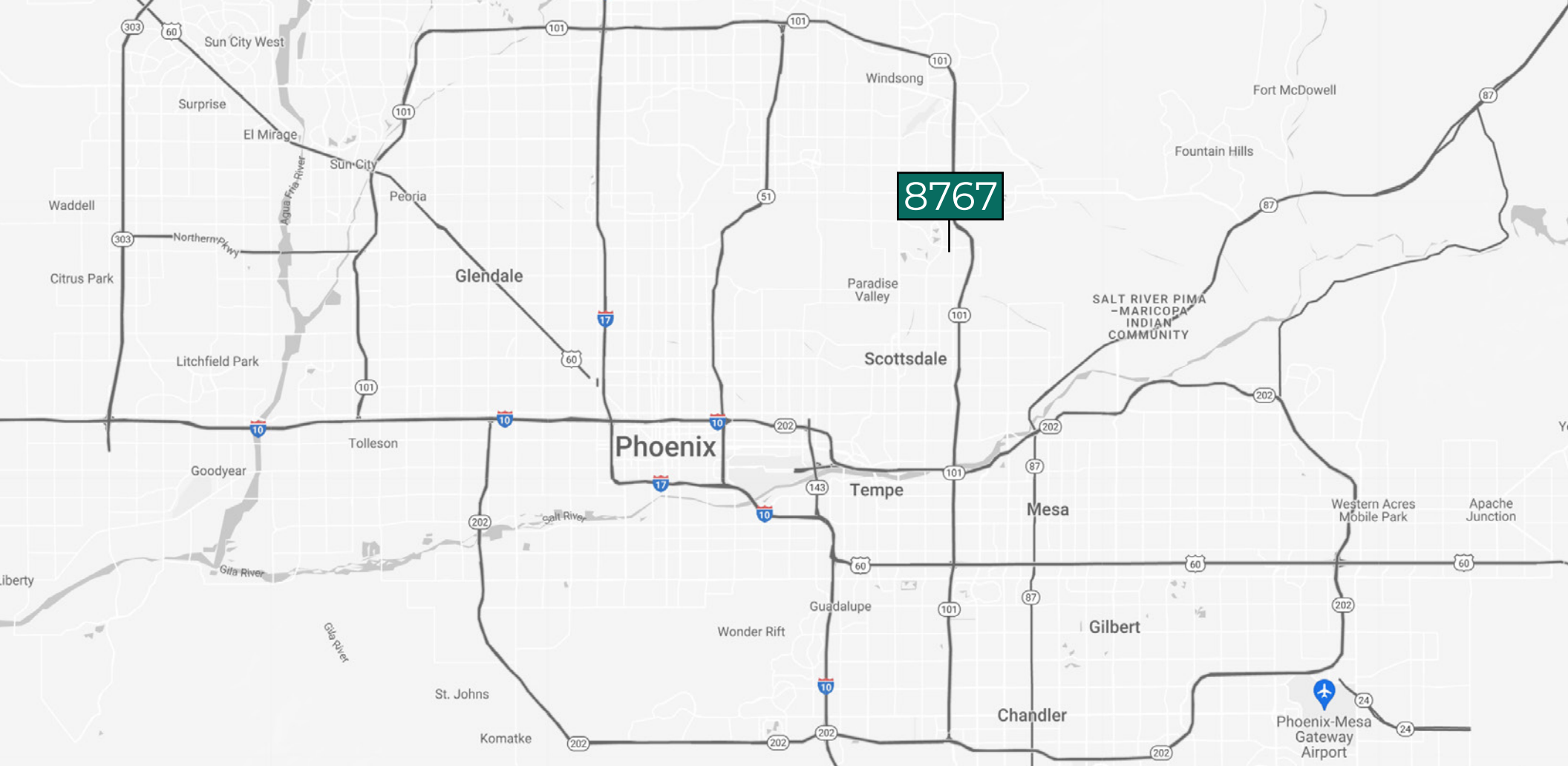
Minutes To
Paradise Valley

19

Minutes To
Phoenix Sky Harbor

22

ASU Tempe
Campus



SCOTTSDALE DEMOGRAPHICS



POPULATION

1 MILE 3 MILES 5 MILES

2024 8,061 60,018 160,498

2029 8,879 65,985 176,642



HOUSEHOLDS

1 MILE 3 MILES 5 MILES

2024 3,962 29,405 77,252

**HH Growth
2024-2029** 2.0% 2.0% 2.1%



AVERAGE INCOME

1 MILE 3 MILES 5 MILES

2024 \$122,164 \$129,719 \$129,516



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