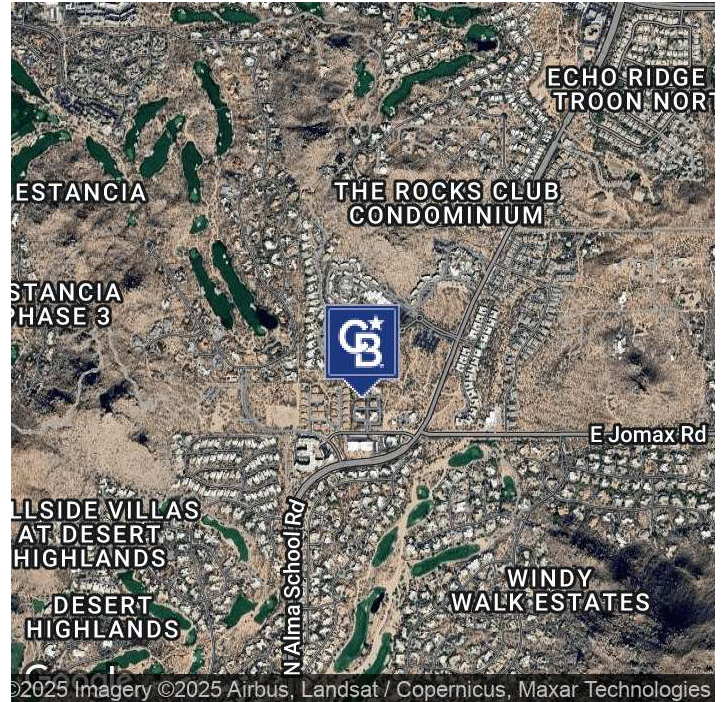


SALE / LEASE

TURNKEY RESTAURANT

10434 East Jomax Road Scottsdale, AZ 85262



Sale Price **\$1,750,000**

Lease Rate **\$35.00 SF/YR**

OFFERING SUMMARY

Building Size:	4,662 SF
Lot Size:	6,000 SF
Price / SF:	\$375.38
Year Built:	2005
Zoning:	C-2
Market:	Scottsdale
Submarket:	North Scottsdale

PROPERTY HIGHLIGHTS

- Wealthy demographic
- Turnkey restaurant
- Wine Cellar temperature controlled
- 256 new rooftops under construction
- Prestigious North Scottsdale location
- Class A quality construction
- Patio and outdoor bar
- High net worth population
- Median house price is over 1.1M

DEMOGRAPHICS

	5 MILES	7 MILES	10 MILES
Total Households	14,005	37,212	119,780
Total Population	31,798	84,250	272,435
Average HH Income	\$216,011	\$197,179	\$172,001

Cathy Fox
(602) 316-7978

Candace Eldridge
(602) 661-8566



**COLDWELL BANKER
COMMERCIAL
REALTY**

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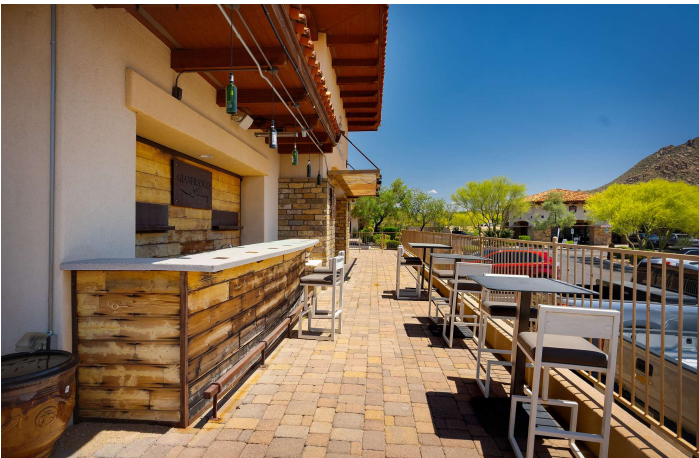
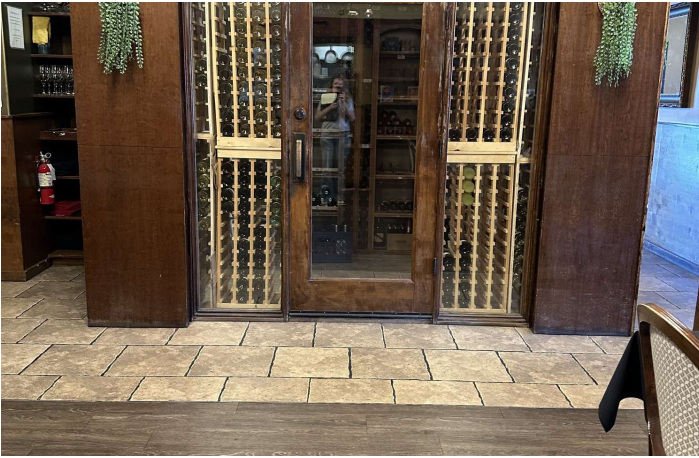
VIDEO

PROPERTY DESCRIPTION

Presenting a Class A restaurant establishment featuring a grand bar area, exquisite wine cellar, and cozy dining rooms. Delight patrons with an outdoor patio equipped with a dedicated bar, ideal for enjoying the splendid weather during fall, winter, and spring. Turnkey restaurant includes everything you need to open your new food concept or expand your current operation. All equipment, appliances, small wares, and cookware is included in price. Located in beautiful North Scottsdale amidst renowned golf courses, this establishment offers a perfect blend of luxury and nature. Situated just beyond the city's hustle and bustle, this suburban enclave embraces the serene ambiance of the Sonoran Desert, offering residents and visitors an unparalleled dining experience in a picturesque setting. Contact us now to seize this remarkable opportunity!

LOCATION DESCRIPTION

Discover the vibrant community surrounding this Scottsdale property, where the desert landscape meets luxury living. Nestled in the prestigious Villages at Pinnacle Peak area, the location boasts an array of upscale amenities and attractions. Enjoy the outdoors with scenic hikes in the McDowell Sonoran Preserve or tee off at award-winning golf courses like Troon North Golf Club. With upscale shopping at Scottsdale Quarter and Kierland Commons just a short drive away, this area offers the perfect blend of relaxation and excitement for residents and visitors alike.



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