



RAINTREE OFFICE CENTER

8801 E RAINTREE DR | SCOTTSDALE, AZ 85260

9,431 RSF
PREMIUM OFFICE
SPACE FOR SUBLEASE

For More Information, Please Contact an Exclusive Listing Agent:

Chad Merwin
D 480.522.2767
M 602.684.7707
cmerwin@cpiaz.com

Tom Stornelli
D 480.522.2771
M 602.999.6757
tstornelli@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

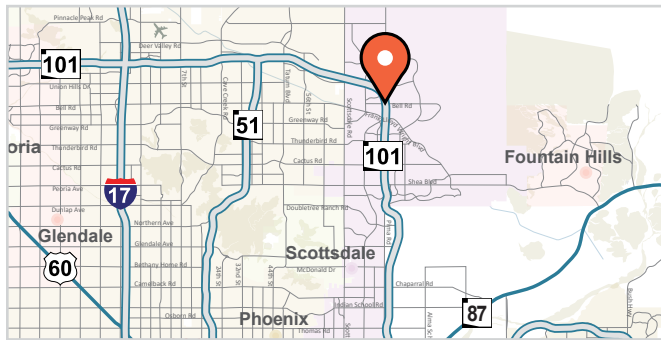
ABOUT THE PROPERTY

Property Description	±52,028 SF Professional Multi-Tenant Office Property
Space Available	±9,431 RSF
Location	8801 E Raintree Dr Scottsdale, AZ 85260
Building Class	A
Floors	1
Year Built	2001
Term	Flexible 2-5 Years
Parking Ratio	5:1,000

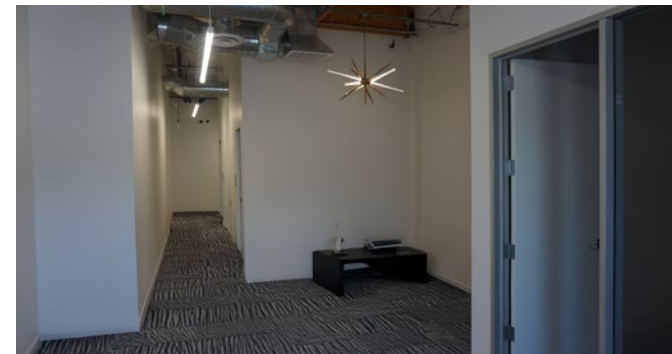
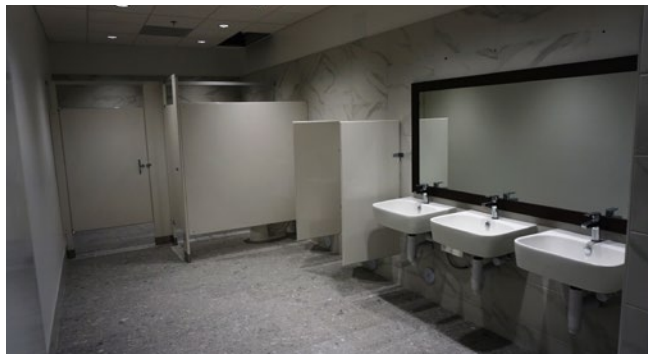


\$29.00 F/S

Lease Rate



****CARPET DISPLAYED IS FOR REFERENCE ONLY****



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10 03 25

AVAILABLE FOR SUBLEASE

Open Permit for Immediate Buildout

SUITE 120 | ±9,431 SF



6+
Offices



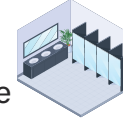
1
Bullpen



1
Reception

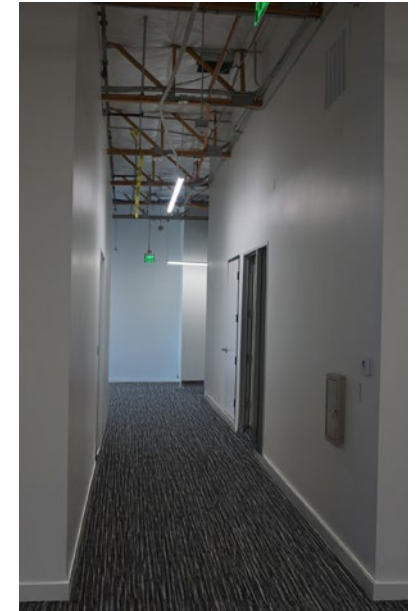
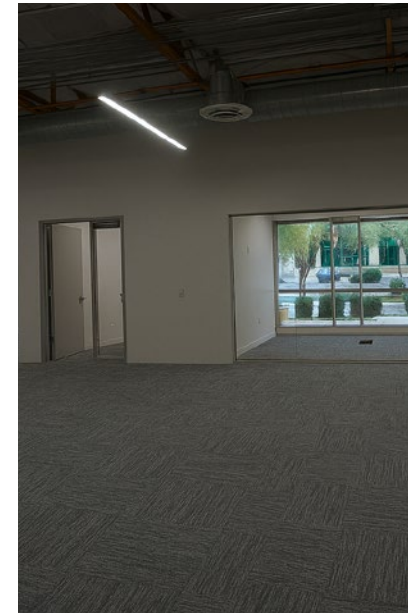


2
Conference



2
Restrooms

\$29.00/SF/YR (F/S)



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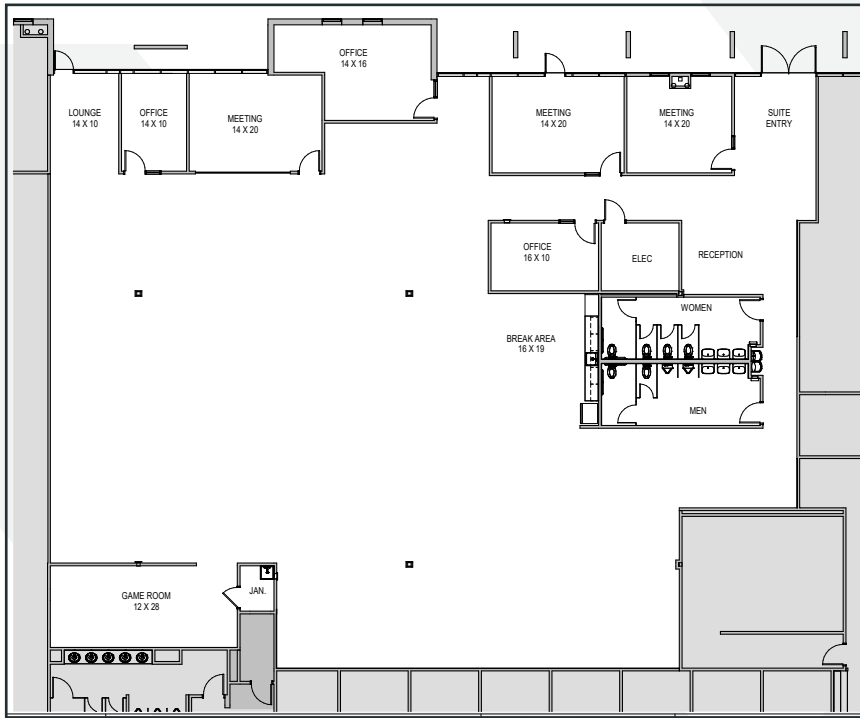
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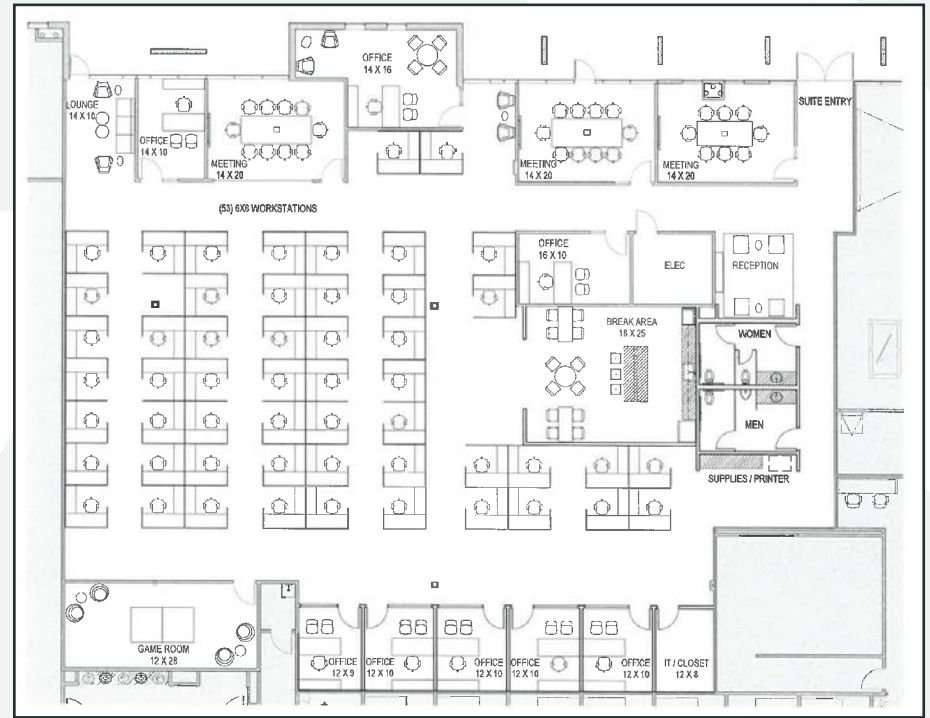
AVAILABLE FOR SUBLEASE

Open Permit for Immediate Buildout

SUITE 120 | FLOOR PLAN



ACTUAL FLOOR PLAN



PROPOSED FLOOR PLAN

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INTERNATIONAL

DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
2024 Population	14,476	73,216	171,576
2029 Population Projection	15,760	80,372	188,023
Annual Growth 2020-24	1.5%	3.0%	2.7%
Median Age	42.5	46	47.1
Bachelor's Degree or Higher	56%	58%	58%
2024 Households	7,184	33,169	76,917
2029 Household Projection	7,825	36,516	84,516
Avg Household Income	\$112,926	\$144,322	\$142,412
Median Household Income	\$90,481	\$114,761	\$112,667
Median Home Value	\$479,536	\$680,310	\$711,267
Median Year Built	1993	1994	1991
Owner Occupied HHs	3,553	21,830	53,961
Renter Occupied HHs	4,272	14,686	30,556
Avg Household Size	1.9	2.1	2.2
Total Consumer Spending	\$245.1M	\$1.3B	\$3.1B
Daytime Employees	19,794	109,049	168,304
Businesses	2,382	10,419	17,990



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AMENITIES

HOTELS

- | | |
|-----------------------------------|---------------------------------|
| 1. Courtyard Scottsdale North | 7. Scottsdale Marriot |
| 2. Residence Inn Scottsdale North | 8. Holiday Inn Scottsdale North |
| 3. Hampton Inn | 9. Fairmont Scottsdale Princess |
| 4. Kasa Scottsdale North | |
| 5. Best Western Plus | |
| 6. Hilton Scottsdale Links | |

RESTAURANT

- | | |
|------------------------|---------------------|
| 1. Modern Corner Grill | 8. Shake Shack |
| 2. Memphis Pit BBQ | 9. Taco Bell |
| 3. In-N-Out | 10. Jack in the Box |
| 4. Someburro's | 11. McDonald's |
| 5. TORO | 12. El Pollo Loco |
| 6. Five Guys | 13. Wendy's |
| 7. Culinary Dropout | 14. Chick-fil-A |

RETAIL

- | | |
|-------------------|--------------|
| 1. Lowe's | 6. Walmart |
| 2. Living Spaces | 7. Costco |
| 3. Trader Joe's | 8. At Home |
| 4. The Home Depot | 9. Kohl's |
| 5. Best Buy | 10. Goodwill |

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