

**FREESTANDING FORMER RESTAURANT**

**FOR LEASE: \$21.00 NNN**

**3030 N 68TH STREET AND 6739 WEST AVALON  
SCOTTSDALE, AZ 85251  
(LOCATED NORTH OF THE NWC OF 68TH STREET AND THOMAS ROAD)**



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**14350 North 87th Street  
Suite 180  
Scottsdale, AZ 85260**

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## SUMMARY

<b>Addresses:</b>	<b>3030 North 68th Street &amp; 6739 East Avalon Drive, Scottsdale, Arizona 85251</b>
<b>Size:</b>	<b>3030 North 68th Street: 2,627 Square Foot Building 16,960 Square Feet Land</b>  <b>6739 East Avalon Drive: 16,954 Square Feet Land</b>
<b>Lease Rate:</b>	<b>\$21.00 per Square Foot, NNN</b>
<b>Zoning:</b>	<b>C-1, City of Scottsdale</b>
<b>Highlights:</b>	<b>Prominent Visibility on 68th Street (Just North of Thomas) Total of 33,920 Square Feet of Land Close to Old Town Scottsdale and Arcadia</b>

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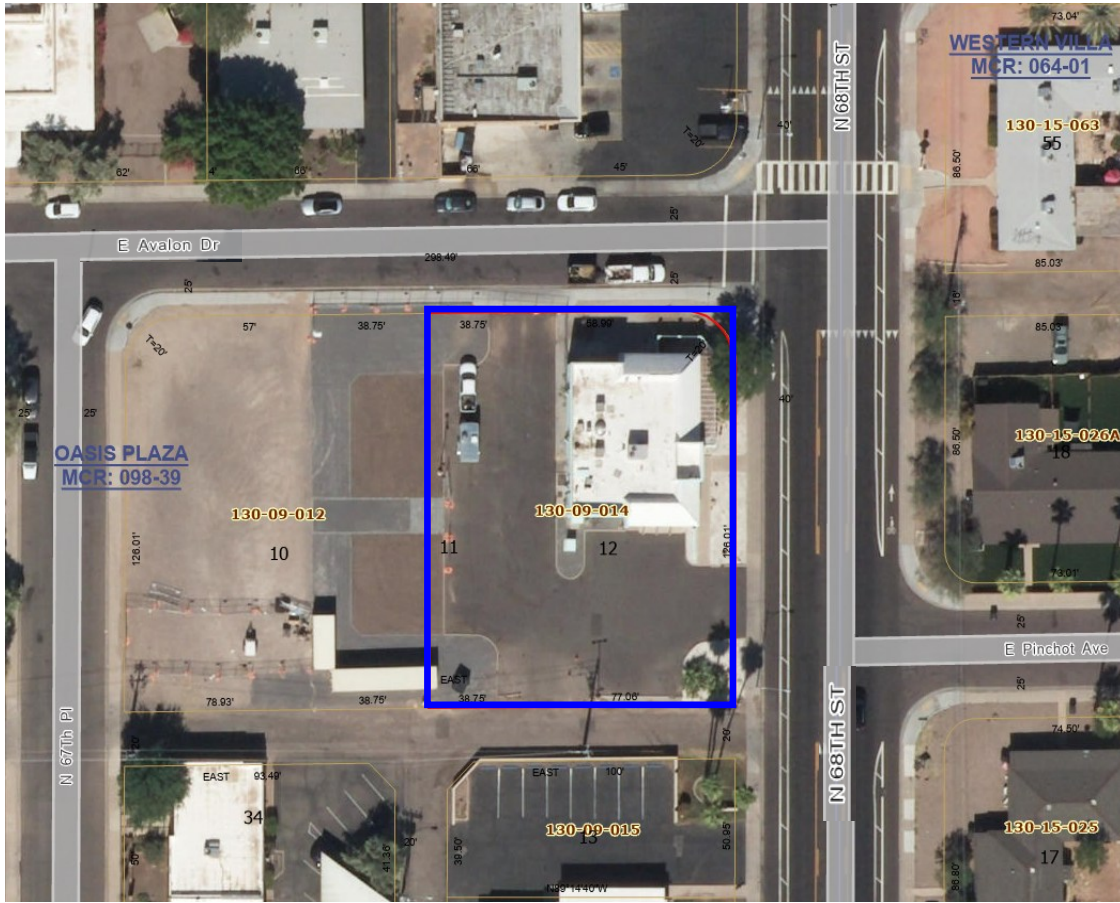
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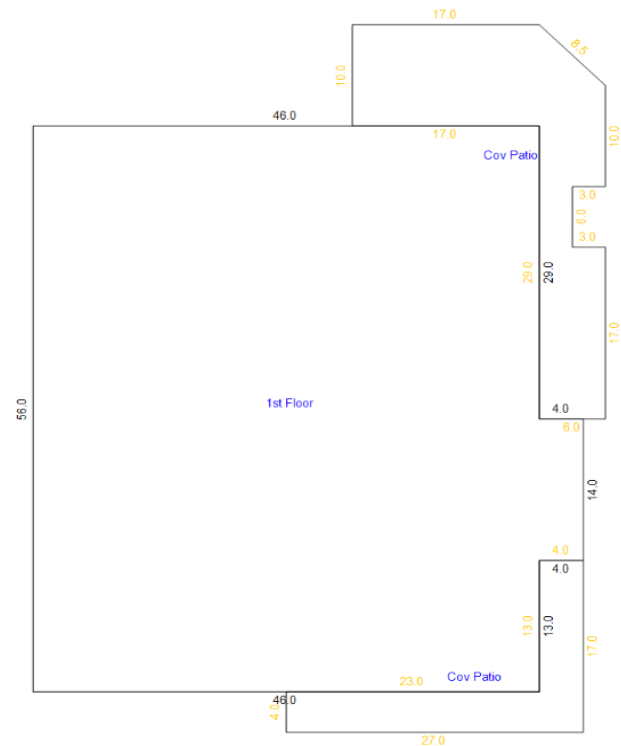
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## ASSESSOR AERIAL PHOTO



**130-09-014 - 3030 North 88th Street**  
**16,960 Square Feet,**  
**Building of ±2,627 Square Feet**



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## ASSESSOR AERIAL PHOTO



**130-09-012**

**6739 East Avalon Drive**

**16,954 Square Feet**

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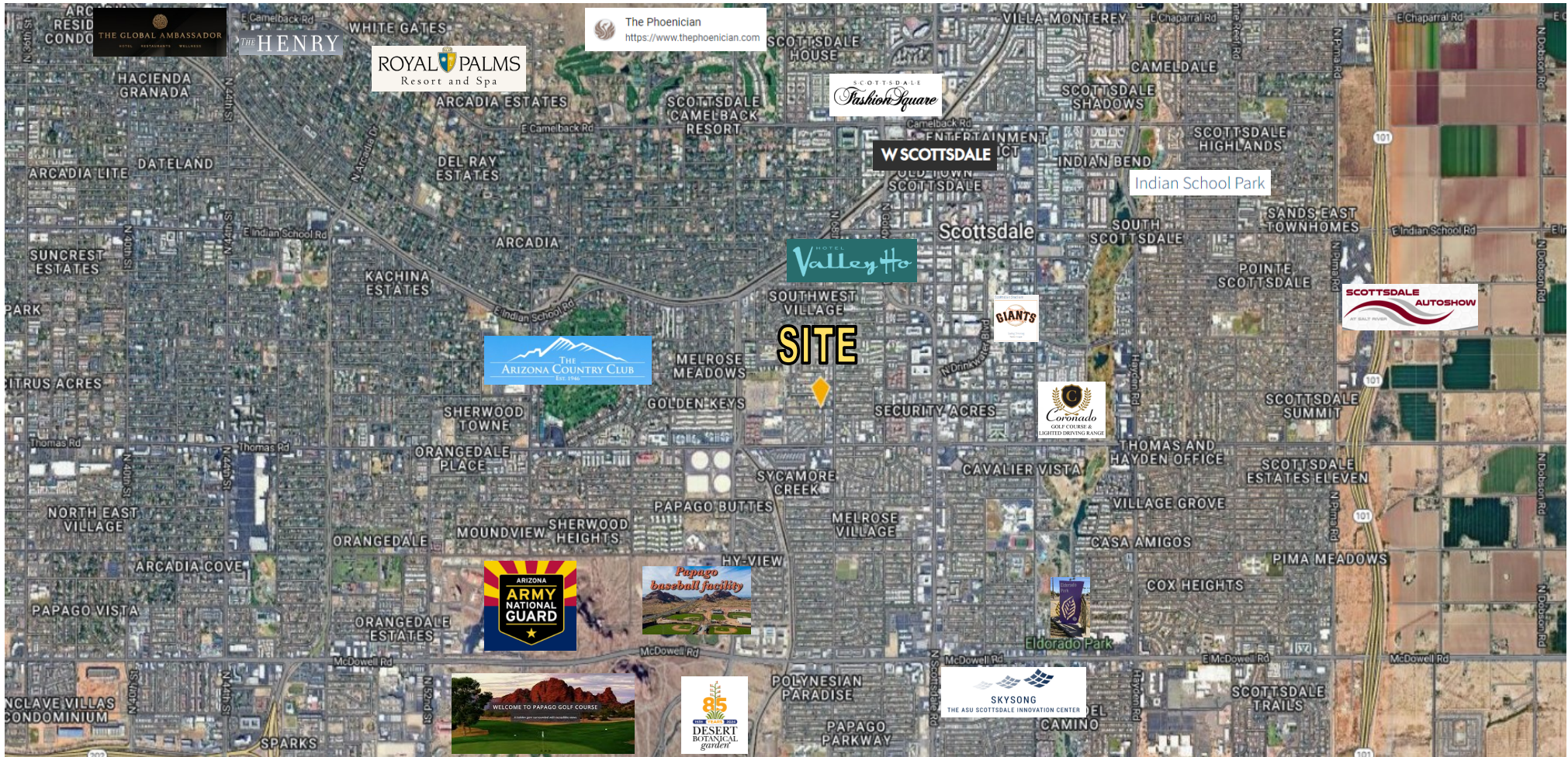
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## AREA MAP



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