

FOR SALE

CASA CIBOLA APARTMENTS

3208 N 68TH STREET, SCOTTSDALE ARIZONA 85251

km Kidder
Mathews

Offering investors a value-add opportunity



DIVERSE UNIT MIX

Mid-century modern studios, one-bedroom, and two-bedroom units. Recent upgrades enhance livability and long-term value.



HISTORIC ARCHITECTURE

Mid-Century design by Ralph Haver and Donald Van Ness, built in 1958. Casa Cibola is part of Scottsdale Holiday Park, an iconic enclave of more than 60 single-story mid-century modern residences. The property showcases classic Haver design—clean lines, low-slung rooflines, and timeless livability.



HIGHLY SOUGHT-AFTER LOCATION

Ideally positioned at the northeast corner of 68th Street and Cherry Lynn Road, Casa Cibola offers residents walkable access to everything Old Town Scottsdale is known for—shopping, dining, arts, and nightlife.

CASA CIBOLA A 9-UNIT MULTIFAMILY

Kidder Mathews is proud to present Casa Cibola, a boutique 9-unit multifamily community in the heart of Old Town Scottsdale.

Set within one of Scottsdale's most historic neighborhoods, Casa Cibola blends historic charm with modern appeal, offering investors a well-located light value-add opportunity supported by strong fundamentals, walkable amenities, and lasting tenant demand.

PROPERTY HIGHLIGHTS

Studio, one-bedroom, and two-bedroom floor plans with mid-century character

Renovations completed in 2 studio units, 1 one-bed/one-bath, and 1 two-bed/one-bath unit

Water-efficient common area landscaping

New flooring and window coverings in select units

In-unit washer and dryer installations in select units

Updated or refinished cabinets and countertops

ARCHITECTURAL HIGHLIGHTS

Designed by acclaimed architects Ralph Haver & Donald Van Ness

Located within Scottsdale Holiday Park, a landmark mid-century neighborhood

Constructed in 1958 and maintained to preserve architectural integrity

Low density: 20 units per acre on a 0.46-acre parcel

Two single-story buildings with distinctive foam-built-up pitched roofs

LOCATION HIGHLIGHTS

Premier Old Town Scottsdale location with strong lifestyle appeal

Near Scottsdale Fashion Square, boutique shops, and art galleries

Surrounded by restaurants, bars, and entertainment venues

Close to Main Street galleries, museums, and cultural attractions

Excellent value-add potential for future rent growth and appreciation

EXECUTIVE SUMMARY

Located in Scottsdale's Holiday Park neighborhood, a blend of mid-century charm with easy access to top employers, resorts, and dining.

PROPERTY OVERVIEW

ADDRESS	3202-3208 N 68th Street Scottsdale, AZ 85251
NO. OF UNITS	9
STORIES	One
NRSF	±6,204
APN	130-41-123C
PARKING	Open
ZONING	City of Scottsdale, R-15
STRUCTURE	Block and Wood Frame
ROOF	Pitched
HVAC	Roof Mounted Condensing HVAC Unit
DOMESTIC HOT WATER	Hot Water Heater

PRICING

PRICE	\$2,280,000
PRICE PER UNIT	\$253,333
PRICE PER SF	\$367.50



MID-CENTURY DESIGN

Designed by renowned architect Ralph Haver. Interior renovations completed on 2 studios, 1 one-bedroom, and 1 two-bedroom unit.



RESIDENT CONVENIENCE

In-unit laundry in select units plus on-site facility. As well as energy efficiency, all-electric kitchens, hot water heaters and ceiling fans.



DESIRABLE FLOORPLANS

Select Private patios and spacious living spaces. Solid block construction with pitched roofs.



RENTAL DEMAND

Durable rental demand. High occupancy and competitive lease rates.



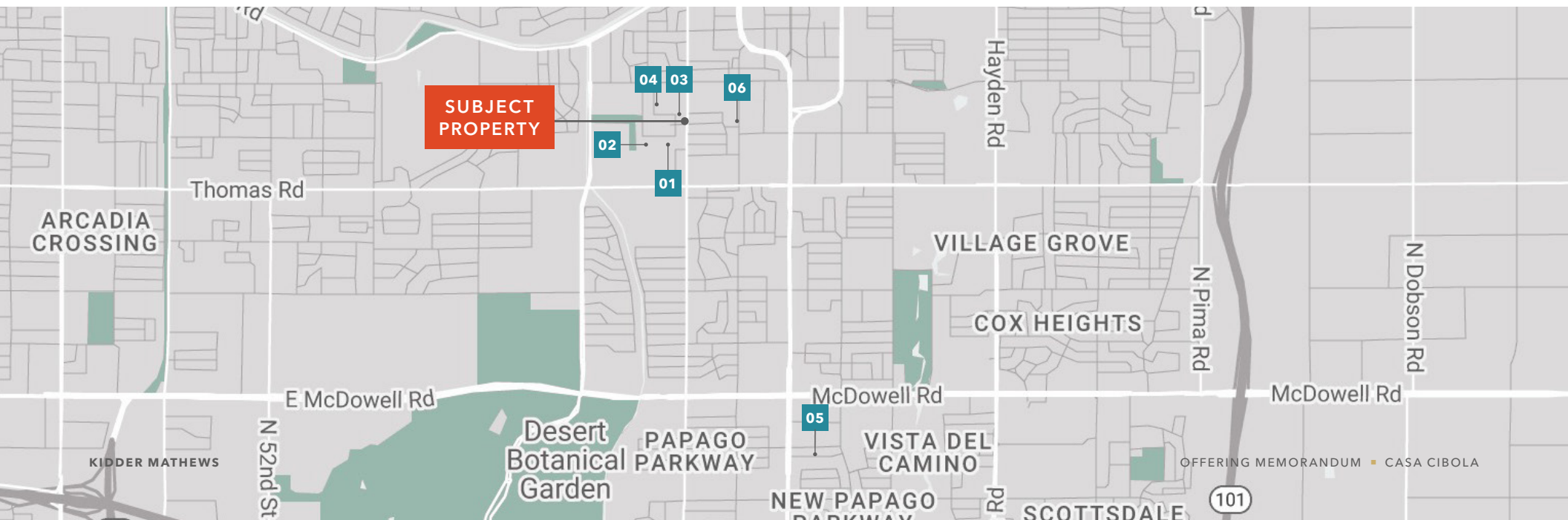
PRIME LOCATION

Walkable to Old Town's dining, nightlife, and shopping.

SALES COMPARABLES

SALES COMPARABLE SUMMARY

Property Name	Total Units	Year Built	Sale Date	Sale Price	Down Payment/ %	\$/Unit	\$/SF	1st TD Lender
AVALON 4-PLEX	4	1962	9/9/2025	\$1,149,000	27.6%	\$287,250	\$349.19	Kind Lending, LLC
AVALON 12-PLEX	12	1962	9/5/2025	\$3,590,000	100.0%	\$299,167	\$420.72	All Cash
SCOTTSDALE SHADOWS	12	1958	2/27/2025	\$4,000,000	45.0%	\$333,333	\$381.39	1st TD Pima FCU
BELLEVIEW 12-PLEX	12	1962	4/14/2025	\$2,700,000	100.0%	\$225,000	\$759.49	All Cash
EARL 4-PLEX	4	1960	3/5/2025	\$1,125,000	26.1%	\$281,250	\$409.09	1st TD Bank of Colorado
66TH PLACE APARTMENTS	4	1958	12/5/2024	\$1,170,000	100.0%	\$292,500	\$285.60	All Cash
AVERAGES	8	1960	N/A	\$2,289,000	66.4%	\$286,417	\$434.25	
CASA CIBOLA	9	1958	TBD	\$2,280,000	TBD	\$253,333	\$367.50	TBD



MARKET OVERVIEW





KITCHEN



BATHROOM



LIVING ROOM



DINING AREA



SHOWER



BEDROOM

CASA CIBOLA APARTMENTS

*For more information on
this property, please contact*

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