

FOR SALE

12850 North Scottsdale Road, Scottsdale, Arizona 85254

RARE FREESTANDING SCOTTSDALE ROAD PROPERTY



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PROPERTY OVERVIEW

Opportunity to purchase a freestanding building on Scottsdale Road with income! Tenant signed through July 2027, paying \$4,750 NNN monthly, with no further options. Please **DO NOT** disturb Tenant. All showings must be scheduled through the Listing Broker. Can collect rent now while getting any plans approved for improvements to the property. Perfect for pre-school, architects, accounting or law office users.

This property is a well-located residential property positioned along the highly desirable Scottsdale Road corridor, offering immediate access to premier retail, dining, and employment centers in both Scottsdale and North Phoenix. The property benefits from strong visibility, convenient freeway access, and proximity to upscale amenities, supporting long-term value in one of the metro area’s most established and sought-after locations.

SALE PRICE:	\$1,725,000
LOT SIZE:	25,008 SF
SIZE (GBA):	2,950 SF
PRICE-PER-SF:	\$584.75
ZONING:	PUC 0141
PARCEL NUMBER:	175-70-037



PROPERTY PHOTOS





EAST SWEETWATER AVENUE

3,443 TRAFFIC COUNTS

FOOTHILLS RANCHOS
LOTS 18 19 45 THRU 58
MCR 133-27

NORTH SCOTTSDALE ROAD

44,671 TRAFFIC COUNTS

SUBJECT PROPERTY

Parcel: 175-70-037

ZONING:
PUC 0141



AREA DESCRIPTION:

The property is conveniently located in an area rich with resources and everyday conveniences. A wide variety of shopping options are just minutes away, including grocery stores, retail centers, restaurants, and essential services, making daily errands quick and easy. The surrounding neighborhood offers excellent accessibility, with close proximity to major roadways and community amenities. The property is also near a local airport, providing added travel convenience while remaining closely connected to shopping and neighborhood services.



NORTH SCOTTSDALE

is a sought-after desert community in the northeastern Phoenix metro area, known for luxury living, open space, and scenic McDowell Mountain views. The area offers low-density neighborhoods, gated communities, and custom homes, along with access to the McDowell Sonoran Preserve for hiking, biking, and outdoor recreation. Residents enjoy championship golf, luxury resorts, upscale dining, boutique shopping, and highly regarded schools, all supported by modern infrastructure and convenient access to the greater Phoenix area. With strong property values and a high quality of life, North Scottsdale remains one of Arizona's most desirable places to live and relocate.



5 MILE DAYTIME POPULATION

403,243



1 MILE AVG HOUSEHOLD INCOME

\$187,898

SUBJECT PROPERTY DEMOGRAPHICS

POPULATION:

1- MILE

3-MILE

5-MILE

2025 estimate:

6,668

77,119

208,574

HOUSEHOLDS:

1-MILE

3-MILE

5-MILE

2025 estimate:

2,803

34,987

96,246

INCOME:

1-MILE

3-MILE

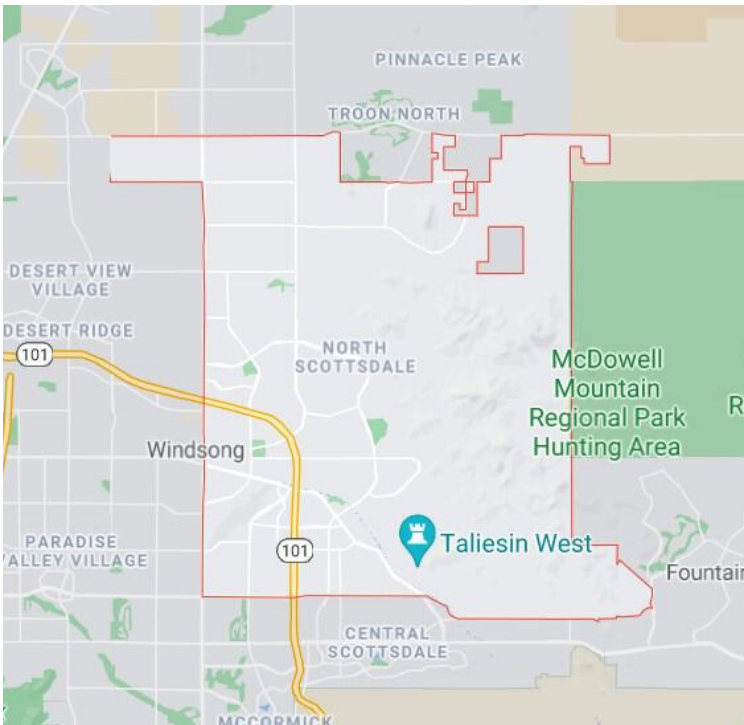
5-MILE

2025 Avg Household Income:

\$187,898

\$186,259

\$178,531



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

Contact Agent for More Information:

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EXCLUSIVELY LISTED BY:

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.