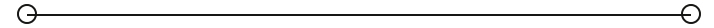


FOR LEASE

3018 N 71st St

SCOTTSDALE, AZ 85251



PRESENTED BY:

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DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY

OFFERING SUMMARY

LEASE RATE	\$18.50 PSF NNN
BUILDING SIZE	4,261 SF
LOT SIZE	8,484 SF 0.19 AC
APN	130-17-015F
ROLL UP DOORS	Three (3)
HVAC	Office- Fully Ac'd Warehouse- EVAP
NATURAL GAS	Yes
GRANDFATHERED PAINTBOOTH	Yes
CLEAR HEIGHT	13'
YEAR BUILT	1970
ZONING	C-4
2024 TAXES	\$3,496.10



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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Introducing a prime leasing opportunity at 3018 N 71st St, Scottsdale, AZ 85251. This property boasts a spacious and versatile floor plan, ideal for automotive uses. It offers a ± 0.20 acre lot and 4,261 square feet of office and warehouse space, including a fully AC'd office and EVAP'd warehouse. Natural gas and a grandfathered paint booth are both included in the property. There are three roll-up doors with a clear height of 13'.

LOCATION DESCRIPTION

The surrounding area of 3018 N 71st St in Scottsdale, AZ offers a wealth of amenities and attractions for industrial, manufacturing, automotive, or storage tenants. Enjoy close proximity to renowned dining destinations, such as the upscale offerings in the vicinity of Kierland Commons and Scottsdale Fashion Square. Nearby, Old Town Scottsdale features a thriving arts and entertainment district, reflecting the area's rich cultural heritage. The prime location also provides convenient access to major transportation routes, facilitating seamless business logistical operations. With its mix of recreational, retail, and cultural offerings, the area surrounding the property provides an appealing blend of convenience and lifestyle options for industrial and manufacturing tenants seeking a dynamic and accessible location.

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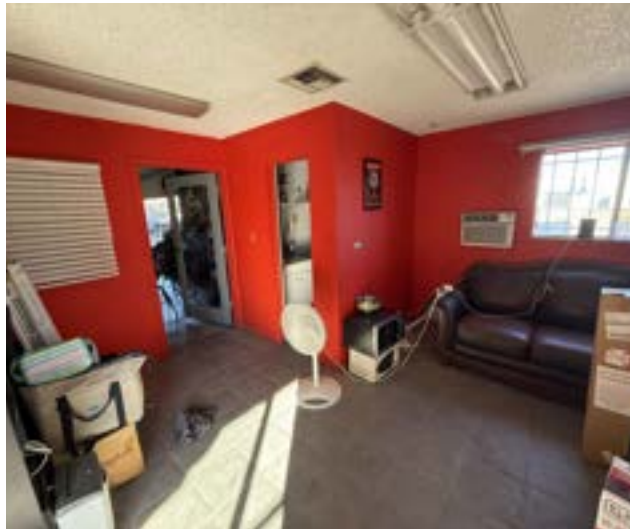
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ADDITIONAL PHOTOS



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INTERIOR PHOTOS



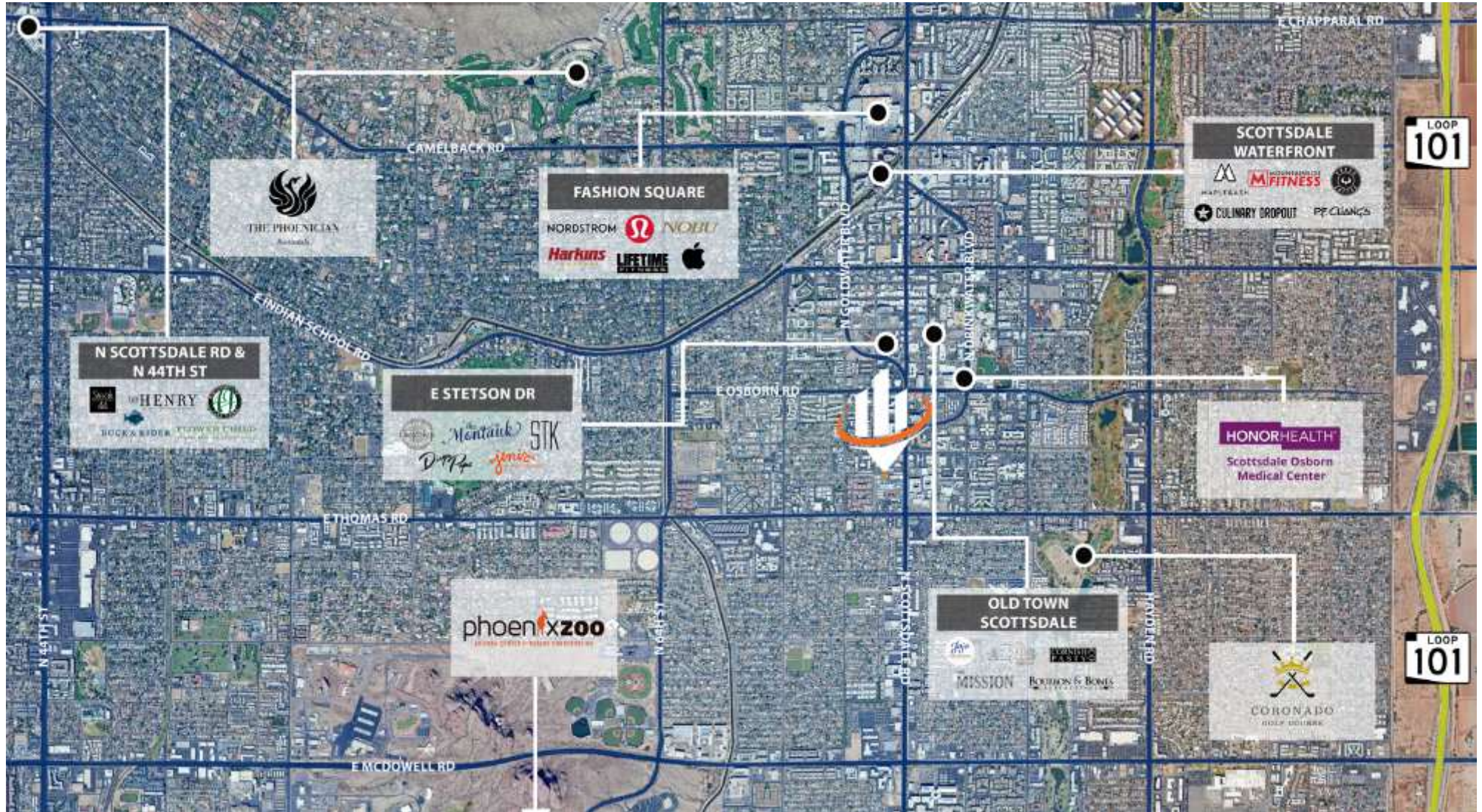
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

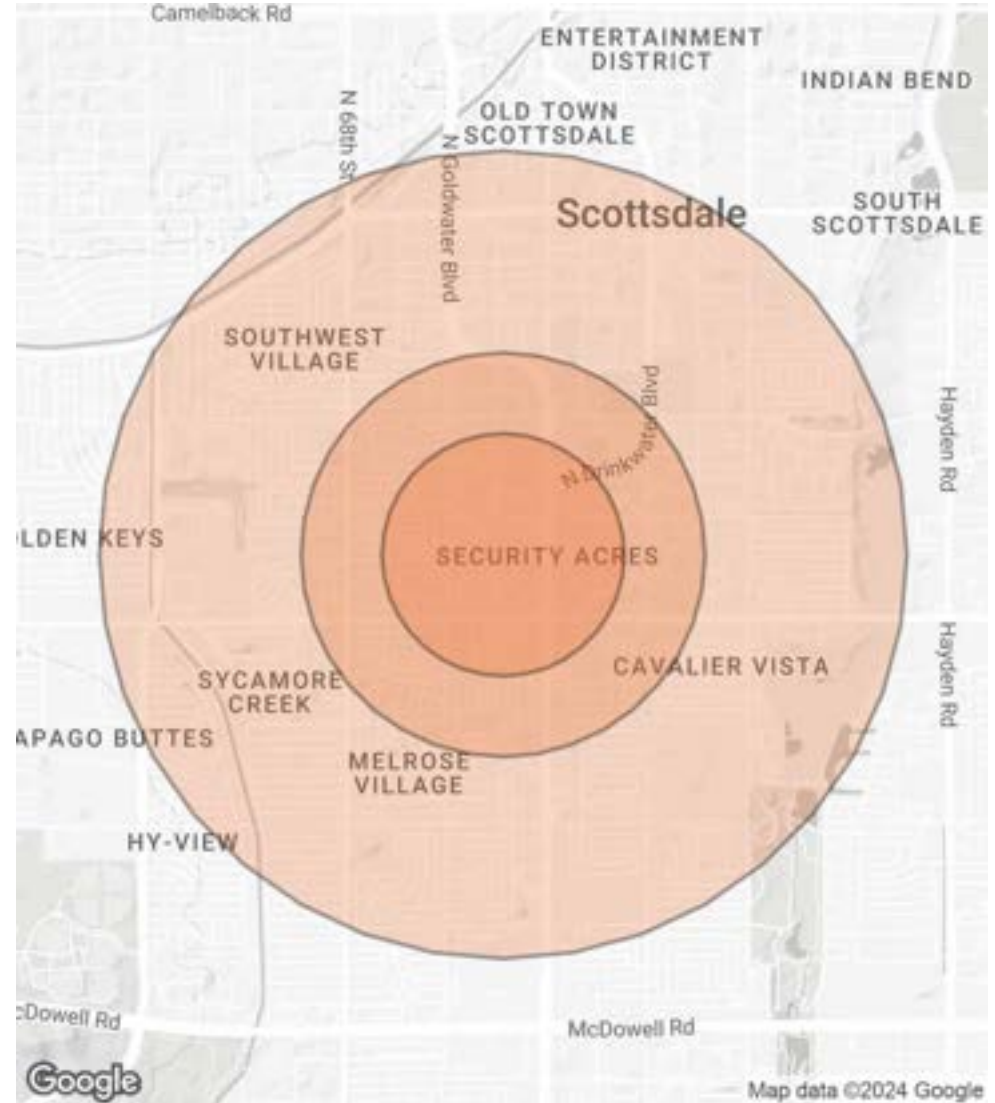
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	3,013	7,050	19,689
AVERAGE AGE	36	40	40
AVERAGE AGE (MALE)	36	39	39
AVERAGE AGE (FEMALE)	36	40	41

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,831	3,859	10,324
# OF PERSONS PER HH	1.6	1.8	1.9
AVERAGE HH INCOME	\$100,252	\$106,620	\$110,319
AVERAGE HOUSE VALUE	\$490,333	\$515,347	\$568,114

* Demographic data derived from 2020 ACS - US Census



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