

SINGLE OR MULTI-TENANT OWNER/USER OR VALUE ADD OFFERING

13645 W. Indian School Rd | Litchfield Park, AZ 85340



7339 E. McDonald Dr.
Scottsdale, AZ 85250
480.947.8800
www.dpcr.com

KELLY O'DEA
Cell: 480.213.0374 | kodea@dpcr.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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OFFERING DETAILS

- Price: \$3,000,000.00
- Building Size: ±8,019 SF
- Lot Size: 43,795 SF (1 acre)
- Year Built: 2007

PROPERTY HIGHLIGHTS

- Frontage on Indian School Rd w/ traffic counts of 15,975 VPD
- Currently divided for 3 tenants but can easily be modified for a single user
- 5,307 SF buit out over 2 suites & the remaining 2,712 SF is vacant shell space
- \$105,403 Median Household Income in a 1-mile radius
- The Wigwam is located approximately 1 mile north
- Parking ratio of ± 5.86/1,000 SF

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	10,114	86,265	199,276
PROJECTED POPULATION (2029)	10,006	90,792	212,058
AVERAGE HOUSEHOLD INCOME	\$153,868	\$132,842	\$120,089
DAYTIME POPULATION	6,147	43,603	93,096
MEDIAN AGE	38.1	37.4	34.5
ESTIMATED HOUSEHOLDS	3,502	31,256	68,226



Nationwide Real Estate Services

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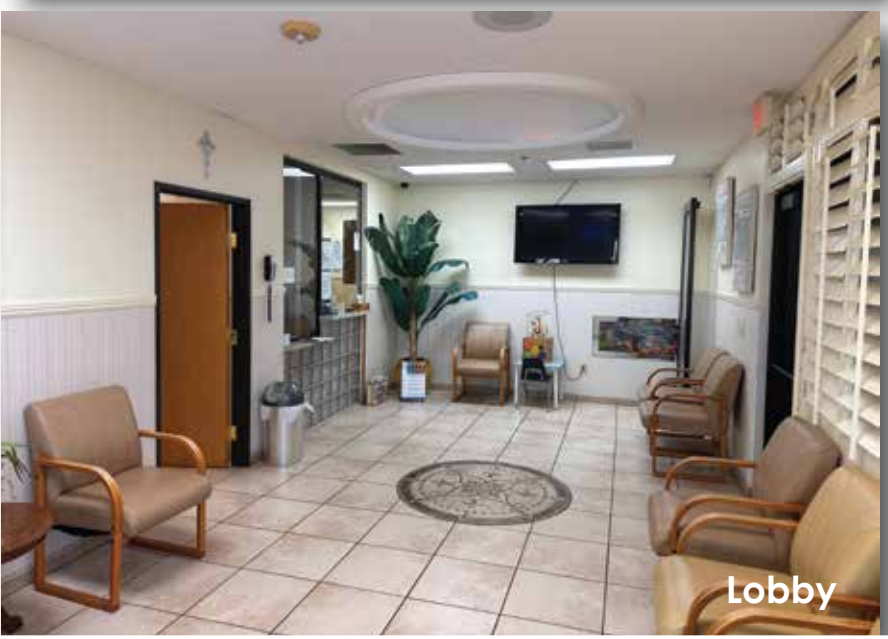
Reception



Entrance



Hallway



Lobby



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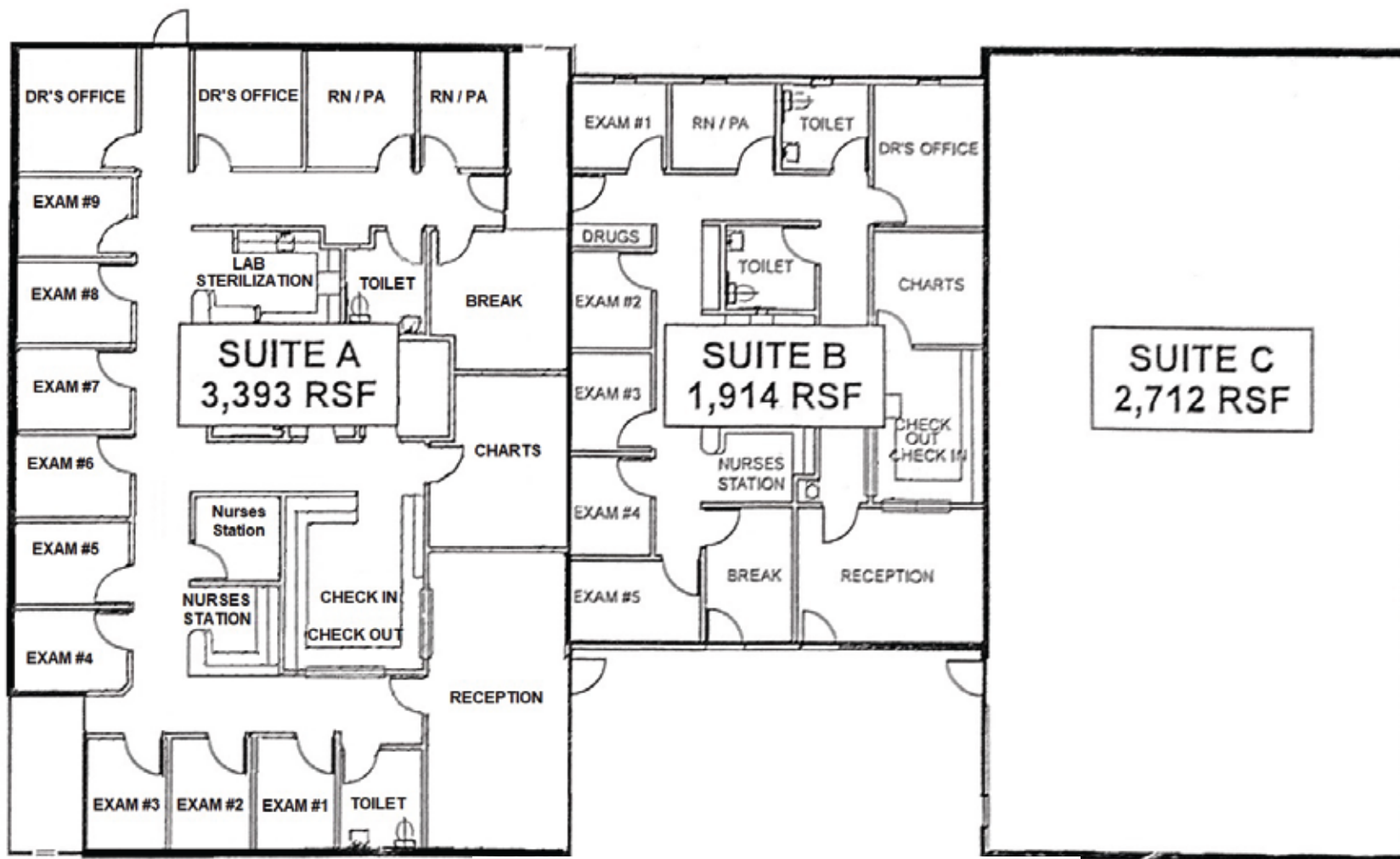
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site plan



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Notable Healthcare Operations

