



FOR SUBLEASE | MEDICAL, HEALTH, & WELLNESS OFFICES

CAMELBACK OFFICE CONDOS

7600 E Camelback Rd Ste 7, Scottsdale, AZ 85251

Preston Beck Advisor | 480.610.2400 | preston@coberealestate.com



coberealestate.com

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VIRTUAL TOUR

PROPERTY OVERVIEW

Located in the heart of Scottsdale and currently built out as a medspa, this space would be the **perfect fit for a medical, health, or wellness office**. Buildout includes: reception, break room, 2 offices, restroom, 3 treatment rooms, 1 laser room, flex/photo room, and plenty of space for storage. **2 reserved visitor parking spaces** make getting in and out simple for clients, while 20 first-come-first-served spaces are available for an easy parking solution.

Located off Camelback Rd and Miller Dr, this space is **easily accessible** for clients and employees. Enjoy the benefits of being **near several gas stations, grocery stores, and restaurants**.

Do not disturb current tenant; contact broker for access.

PROPERTY SUMMARY

Available SF: 1,800 SF

Lease Rate: \$29.71 SF/yr (NNN)

Lot Size: 0.73 Acres

Building Size: 2,992 SF

Building Class: A

Zoning: S-R

Cross Streets: Camelback Rd & Miller Dr

PROPERTY HIGHLIGHTS

- >31,700 VPD getting eyes on your business
- Building & directory signage available
- Current buildout is perfect for medical, health, or wellness use
- Located minutes from Loop 101, countless grocery stores, and restaurants
- Average HH income within 1 mile is ~\$130,000

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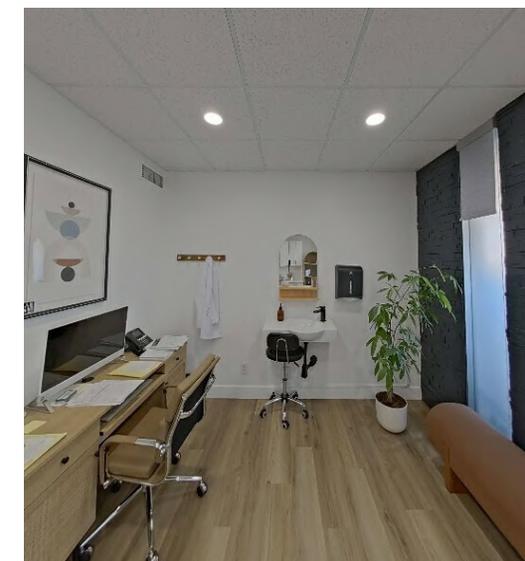
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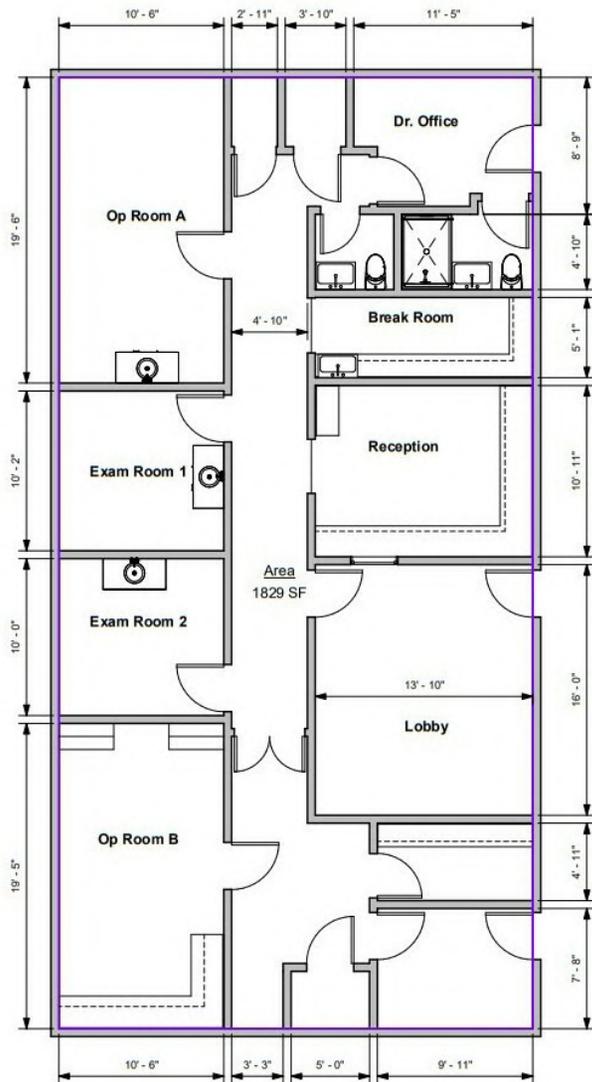
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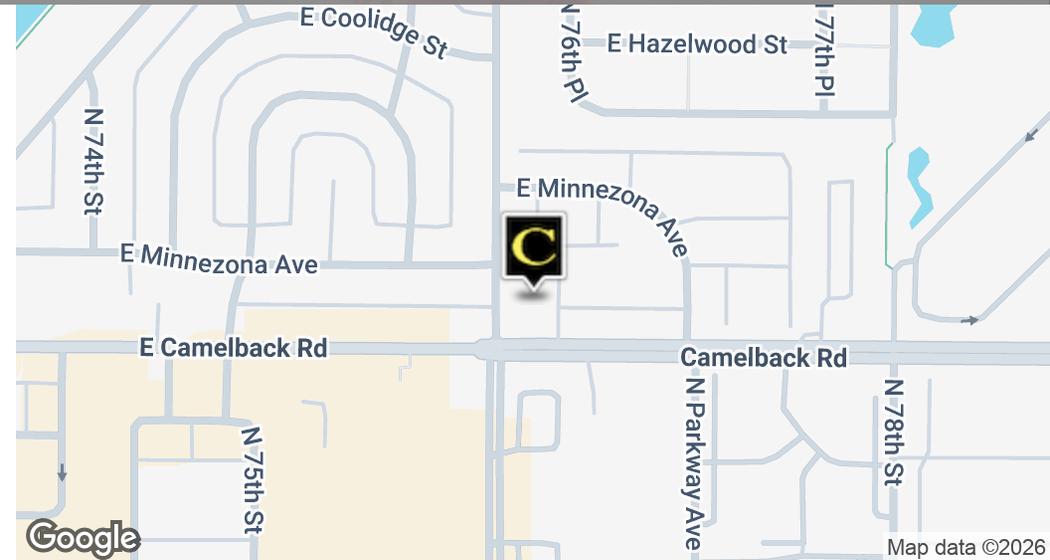
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TRAFFIC COUNTS

E Camelback Rd	~20,200 VPD
N Miller Rd	~11,500 VPD

DISTANCE TO

Loop 101	2.1 Miles
Loop 101/Loop 202 Interchange	6.0 Miles
AZ-51	7.5 Miles

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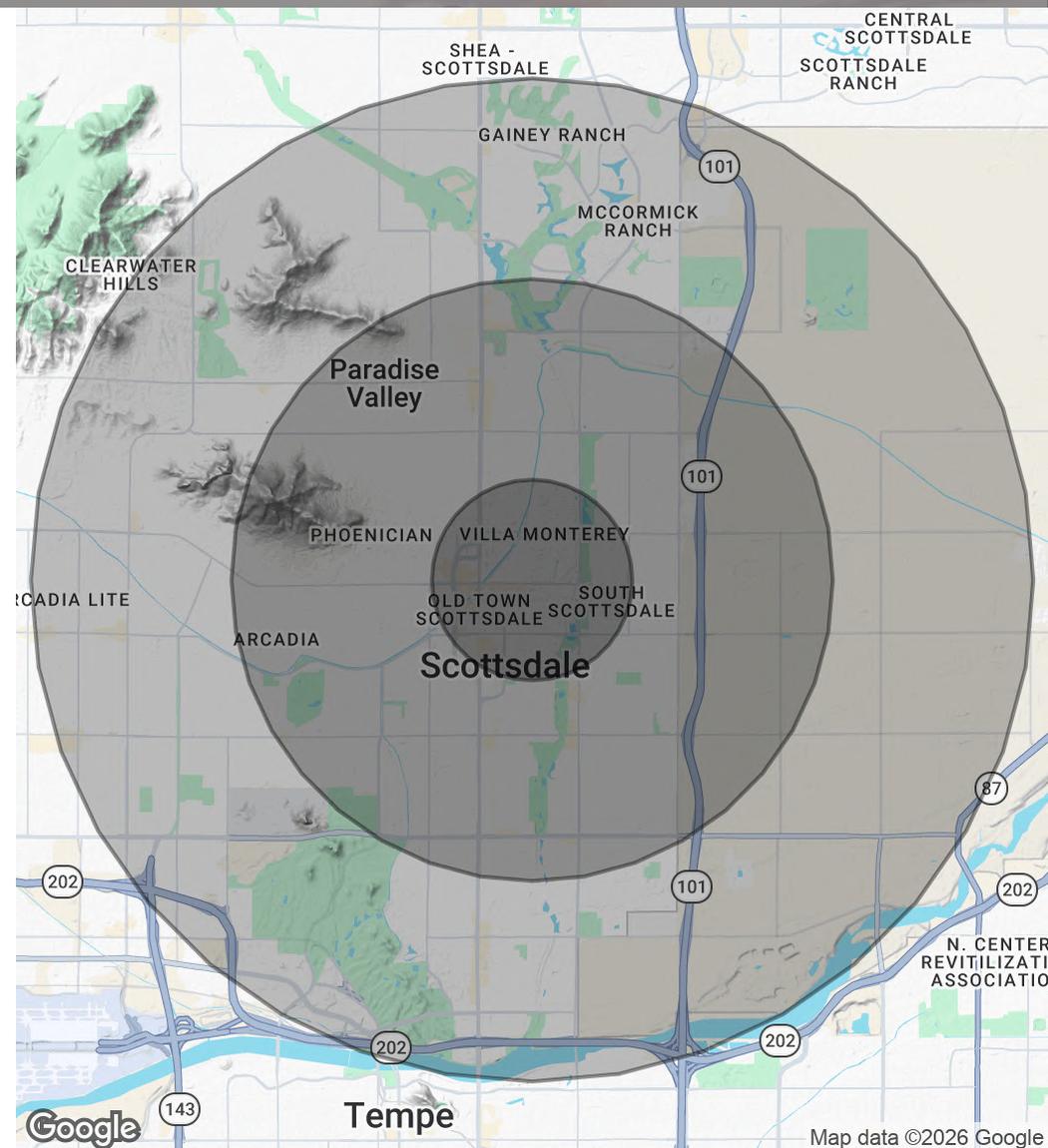
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,103	90,755	177,903
Average Age	46	44	42
Average Age (Male)	45	43	41
Average Age (Female)	48	45	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	10,848	46,174	85,636
# of Persons per HH	1.7	2	2.1
Average HH Income	\$128,765	\$133,016	\$128,904
Average House Value	\$737,735	\$749,773	\$717,501

Demographics data derived from AlphaMap



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