

FOR SUBLEASE

OPTIMA VILLAGE

6895 E CAMELBACK RD | SCOTTSDALE, AZ



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OFFERING DETAILS



\$ **SUBLEASE RATE:**
Call For Pricing

 **AVAILABLE:**
±3,200 SF

PROPERTY HIGHLIGHTS

- Creative Office Space
- Located within Optima Village
- 1st Floor easy accessibility
- Camelback Rd Frontage

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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



ADDITIONAL IMAGES



DEMOGRAPHICS

6895 E CAMELBACK RD | SCOTTSDALE, AZ



POPULATION

	1 MILE	3 MILES	5 MILES
2023	15,017	96,665	213,856
2028	15,914	98,095	216,456



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	8,293	46,639	97,729
2028	8,802	47,300	98,844



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$135,928	\$113,980	\$105,365



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	29,110	67,966	170,468



BUSINESSES

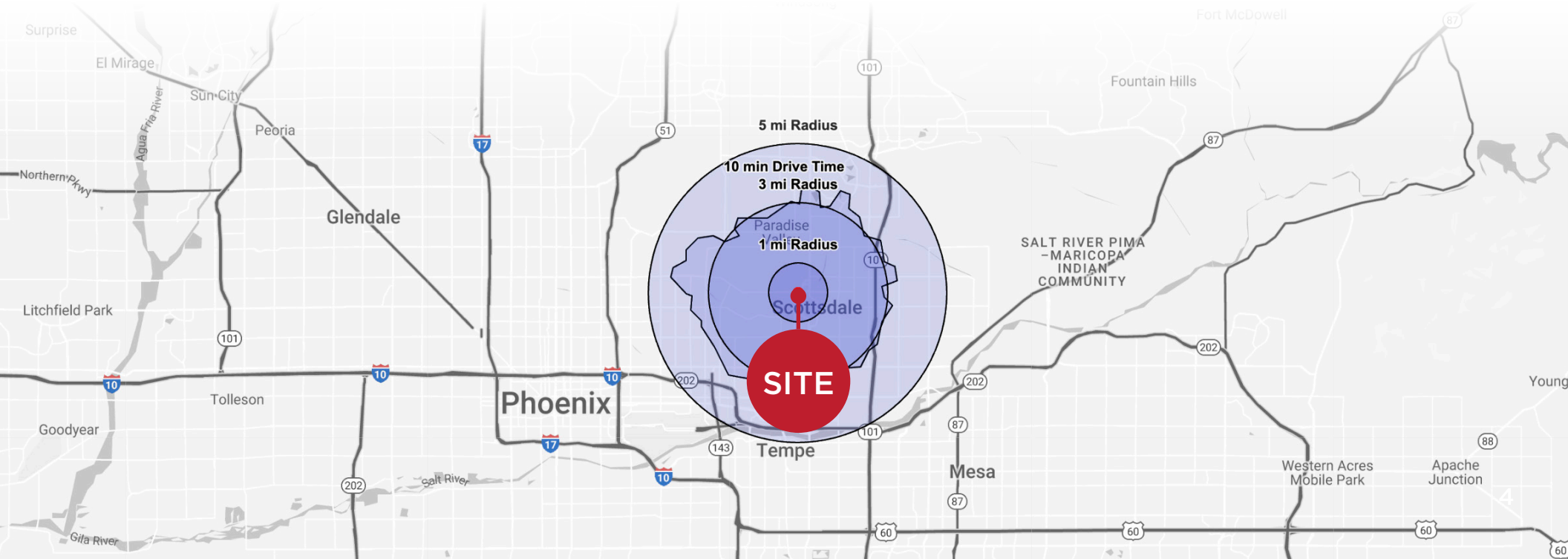
	1 MILE	3 MILES	5 MILES
2023	2,694	6,848	13,674



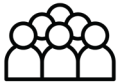
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2023	\$738,115	\$442,831	\$439,986

Info gathered via Costar.com



SCOTTSDALE CITY OVERVIEW



240K +
TOTAL POPULATION



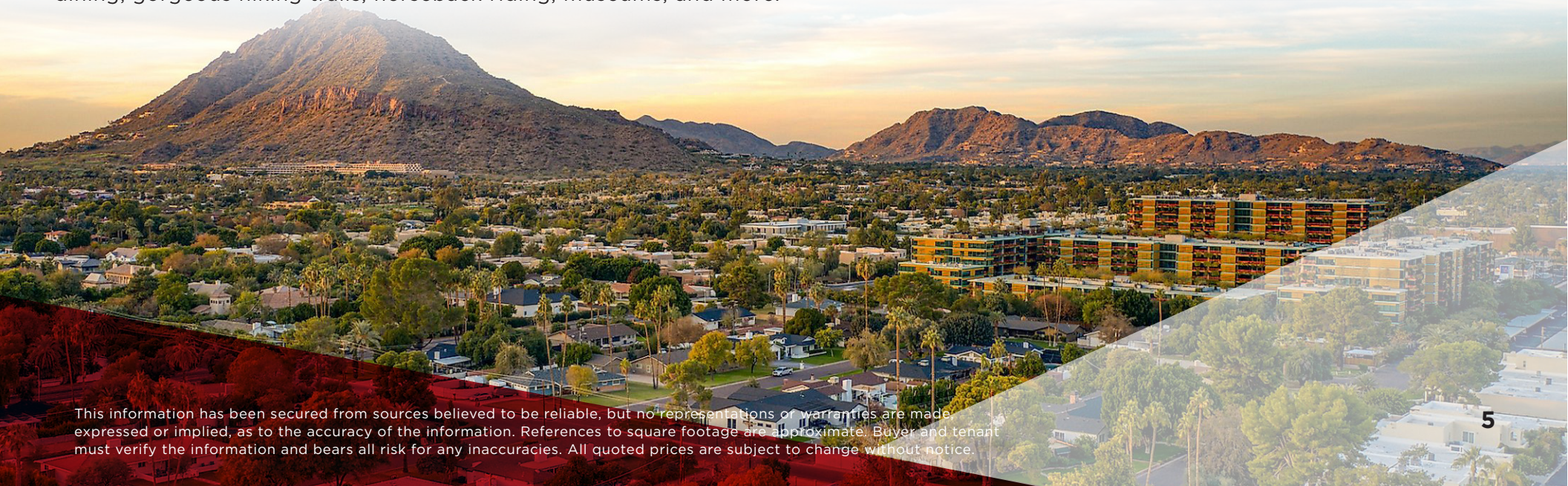
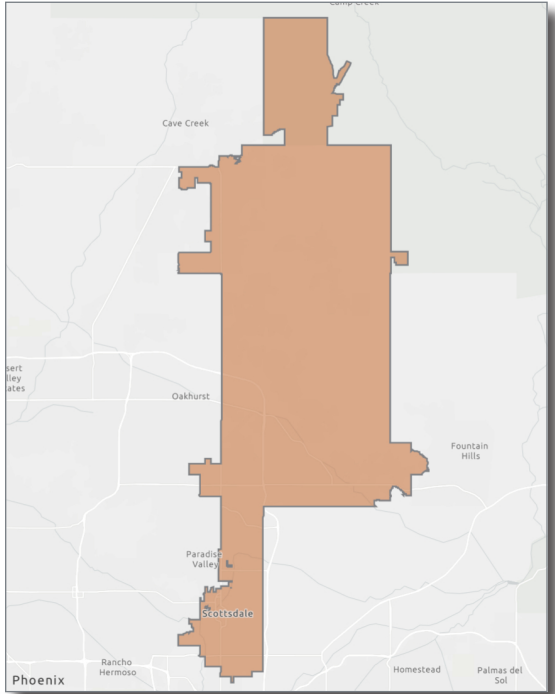
\$157K +
AVG HH INCOME

DESIRABLE COMMUNITY

Scottsdale, Arizona is the 7th largest city in the state of Arizona and one of the most popular suburbs in Phoenix Metro. It is located in the beautiful Sonoran Desert and is bordered by Phoenix to the West, the and the McDowell Mountains to the East. Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. One of the biggest workforce industries is tourism, which services the 11 million plus tourists that visit the city each year.

THE CITY AT A GLANCE

Scottsdale's top 5 largest employers include HonorHealth, General Dynamics, Vanguard, City of Scottsdale, and CVS Health with approximately 18,000 employees combined. Scottsdale has endless recreational activities for its residents and visitors that include pristine golf courses and resorts, upscale dining, gorgeous hiking trails, horseback riding, museums, and more.



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