

7575 E Redfield Rd  
Scottsdale, AZ 85260

Scottsdale Church Tenant Looking to Provide  
a Three Year Sublease with Option to Renew

Great Church Property  
to serve as the Main  
Church Location or for  
a Church Plant!

\$1.00/sf Premier Church  
Facilities for Sublease

All visits must be scheduled in advance.  
Please contact: Thomas Smith

Exclusively Listed By:



**Church Realty Solutions**

Linking Real Estate to Ministry

Thomas A. Smith  
+1 602 393 6640  
Mobile: 858 692 7911

**NAL** Horizon



# Property Insights

## Church tenant looking to share space and provide a sublease for 3 years

Master church tenant needs use of the church facilities on Sunday morning and Sunday evening, but Sunday afternoon the church is available to sublessee.

Mondays through Saturdays the church is available to lessee all day and evening, 24 hours/day, with the only restriction being Wednesday evenings.

Available for possible Day Care or Adult Day Care use Monday – Saturday 24/7 except Wednesday evening.

### Features:

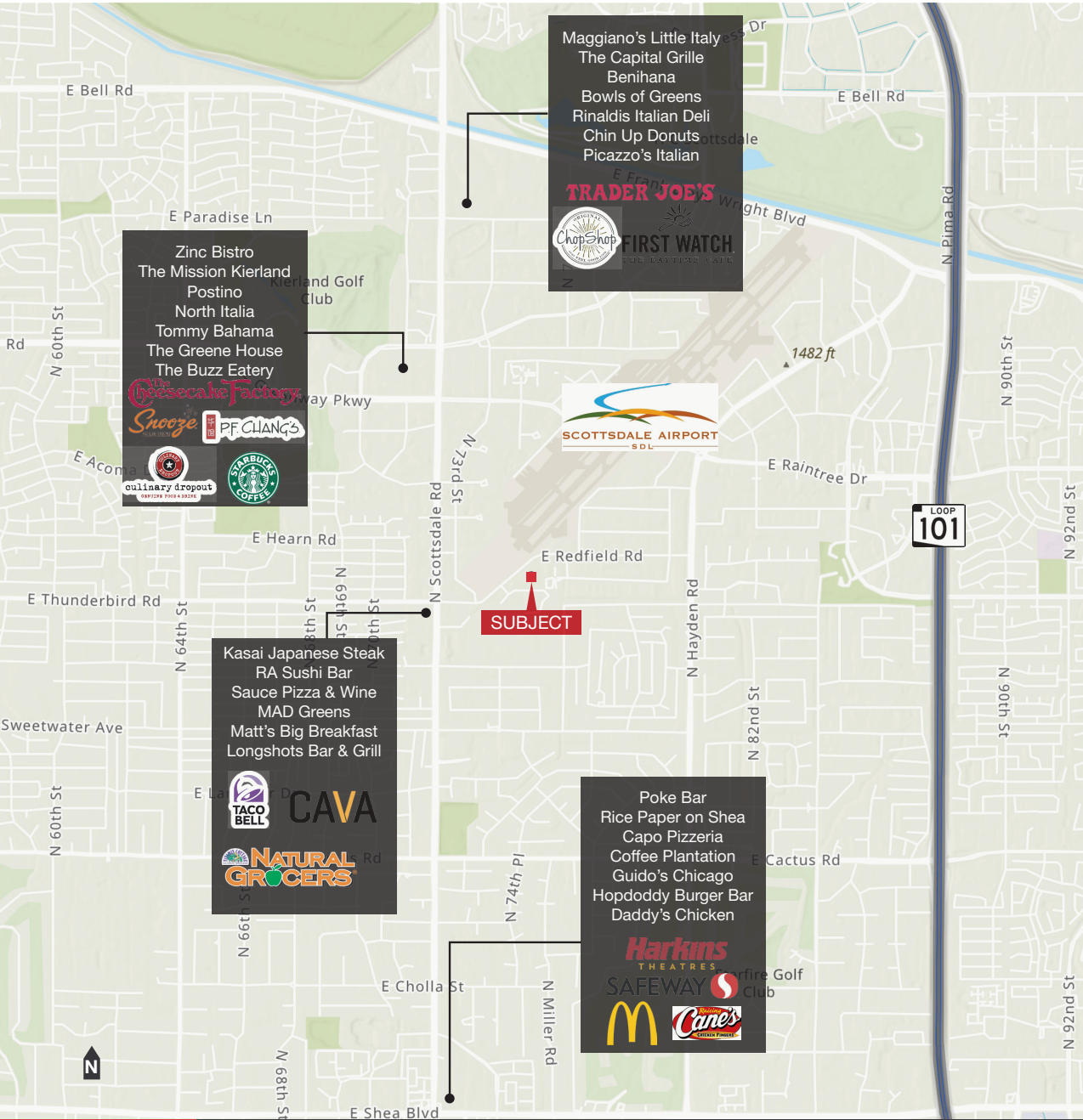
- Well planned floor space for church and or group uses
- Dining facilities
- Sanctuary seats up to 300
- Theater with stage
- Kitchen facilities
- Sound and lighting systems
- Space located at end cap of building
- Teen recreation room facilities
- Dynamic entry and fellowship area
- Office

|                    |                            |
|--------------------|----------------------------|
| Lease Rate         | \$1.00 PSF, Modified Gross |
| Avail SF:          | ±9,429                     |
| Building SF:       | 111,865                    |
| Flex SF:           | ±9,429                     |
| Total Acres:       | 5.7                        |
| Lot SF:            | 248,292                    |
| Construction Type: | Masonry                    |
| A/C:               | Yes                        |
| Sprinklers:        | Dry                        |





## Property Information



Site/Location Features:

- Near Scottsdale Airpark
- Parking ratio 3.07/1000 but additional on Sundays and evenings
- Located between N Scottsdale Rd and N Hayden Rd
- Driving access to a range of restaurants and shopping and remodeled campus
- Active areas also available for children's activities

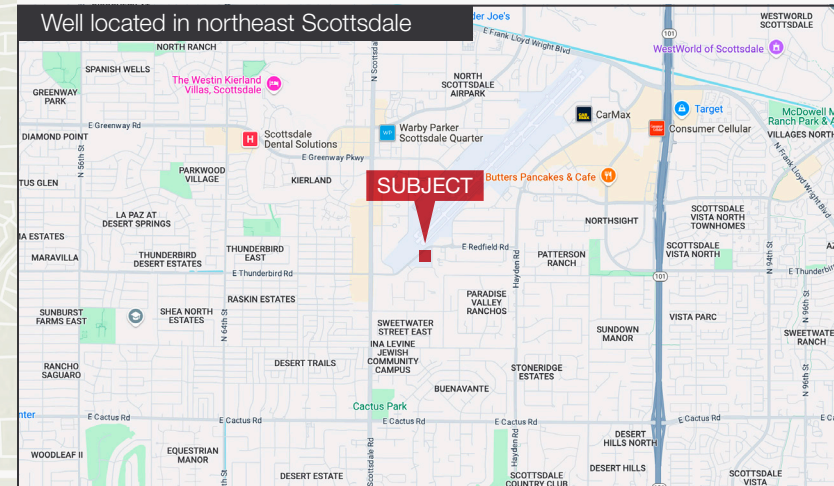
## Demographics

| Demographics       | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------|-----------|-----------|-----------|
| Median Age:        | 45.3      | 45.8      | 46.3      |
| Population:        | 5,042     | 80,342    | 200,245   |
| Average HH Income: | \$200,565 | \$159,250 | \$168,253 |

## Traffic Counts

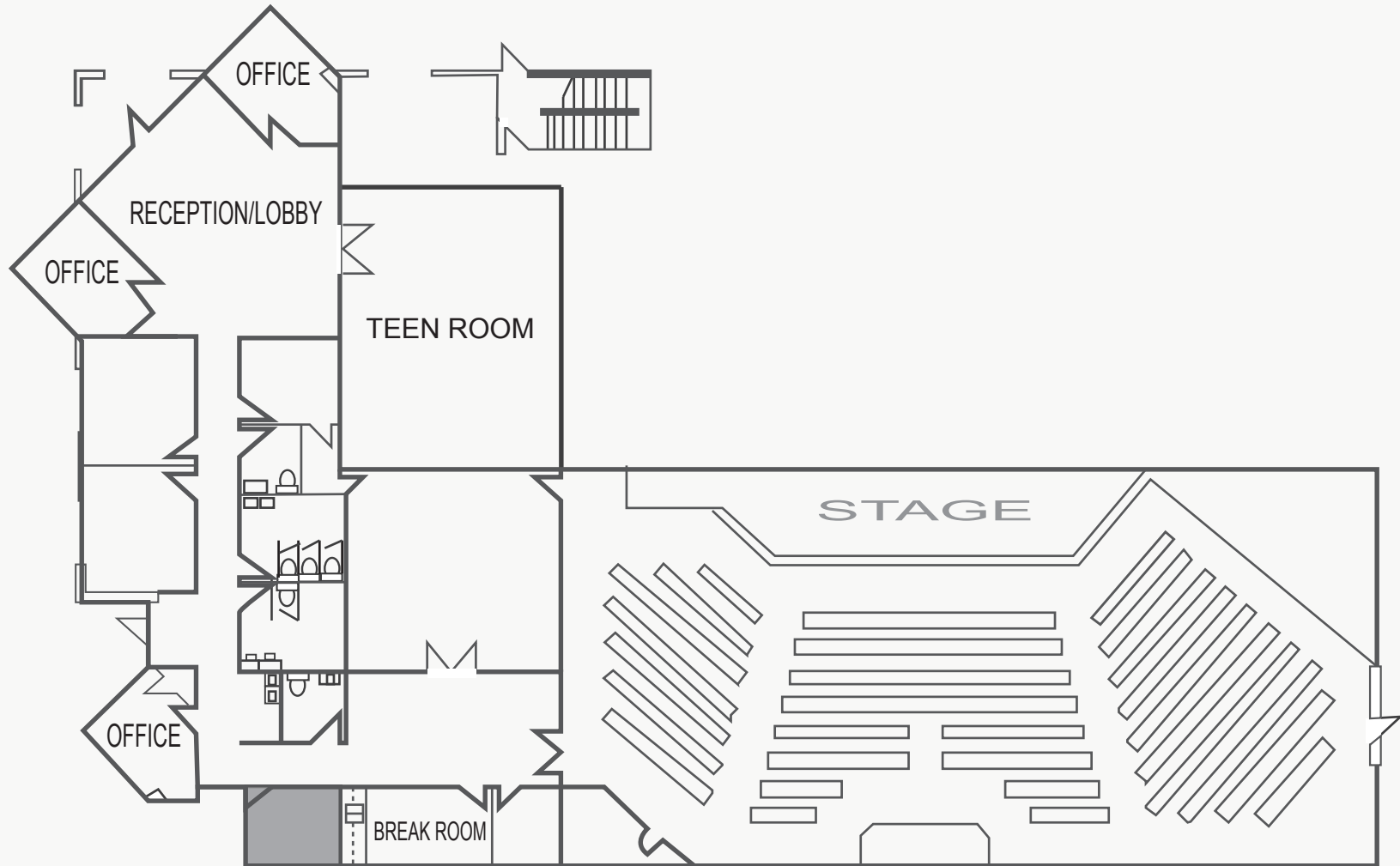
| Traffic Counts   | VPD    |
|------------------|--------|
| E Redfield Rd    | 15,800 |
| E Thunderbird Rd | 18,300 |

Well located in northeast Scottsdale



# Floor Plan

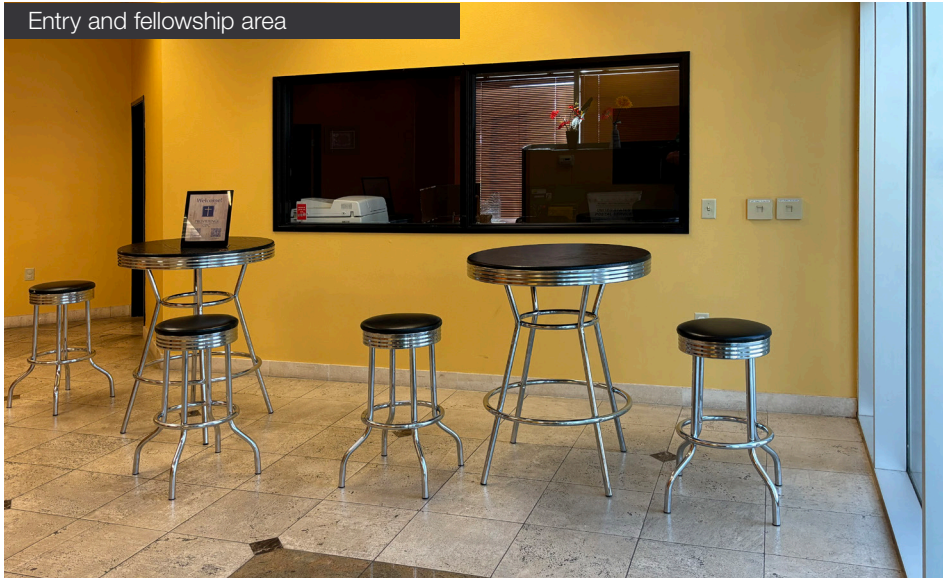
Available SF: ±9,429





# Property Photos

Entry and fellowship area



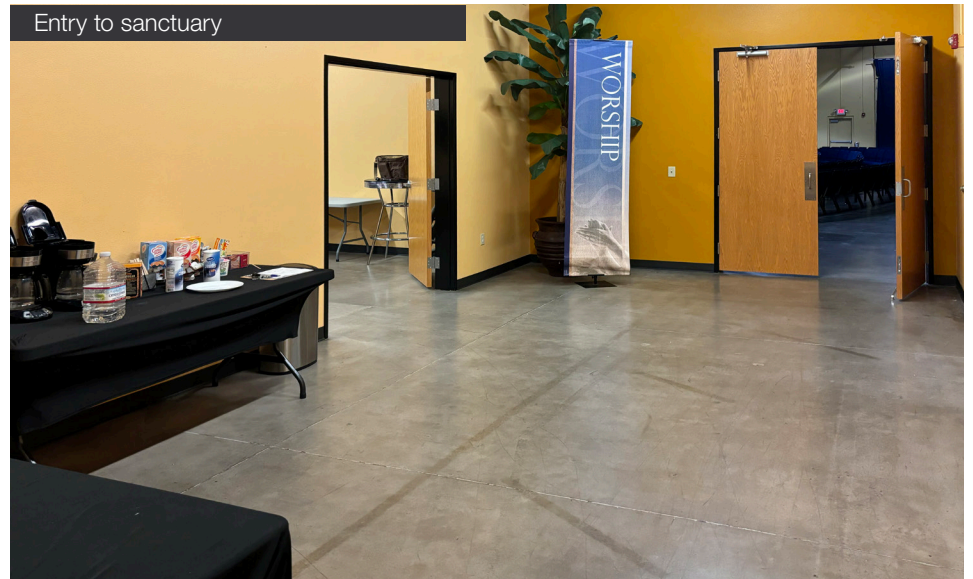
Babies and tots area



Office



Entry to sanctuary





# Property Photos





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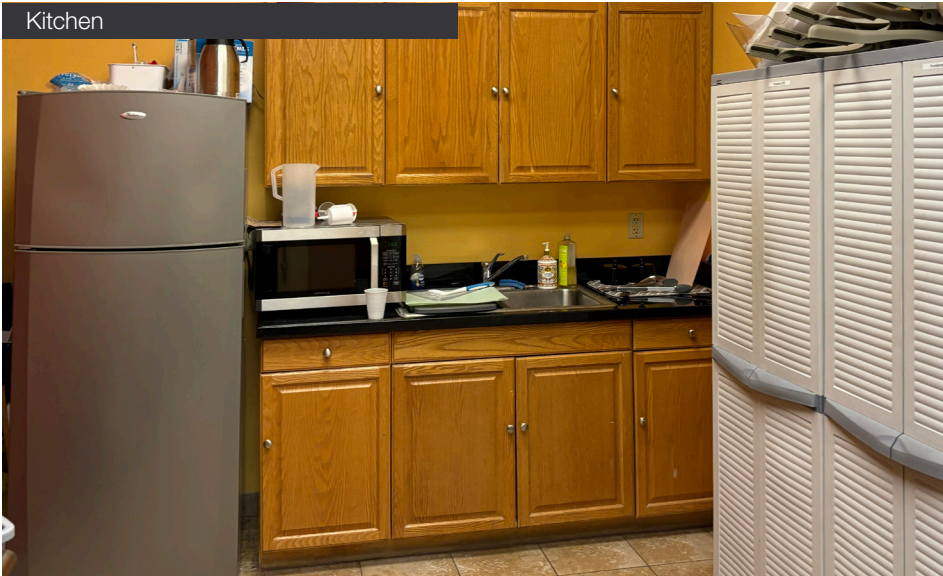
Sanctuary



Sanctuary Sound Board



Kitchen



Dining Hall





# Property Photos

Foyer from Teen Room



Teen Room



Teen Room



Entry Foyer





# Property Photos

Bathroom 1



Bathroom 2



Bathroom 3



Bathroom 4





# Property Photos





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## Thunderbird Air Park Center

Contact Thomas Smith for lease rates:

Thomas A. Smith  
+1 602 393 6640

[thomas.smith@naihorizon.com](mailto:thomas.smith@naihorizon.com)

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If after reviewing this Memorandum, you have no further interest in leasing the Property, kindly return this Memorandum to NAI Horizon.

24-04-083

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