

Paradise Valley Medical Plaza

5410 N SCOTTSDALE ROAD, PARADISE VALLEY, AZ 85253

FOR LEASE

Paradise Valley Medical Plaza



FOR MORE INFORMATION



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Executive Summary



PROPERTY SUMMARY

Available SF:	1,933 - 4,314 SF
Lease Rate:	\$37.00 SF/yr (NNN)
Building Size:	50,686 SF
Building Class:	B
Sub Market:	Scottsdale South
Property Website:	View

PROPERTY OVERVIEW

High profile location at the corner of Jackrabbit and Scottsdale road with a highly coveted Paradise Valley address. Scottsdale frontage visibility.

PROPERTY HIGHLIGHTS

- Built-to-suit Medical Office Building
- Amazing visibility at the lighted intersection of Scottsdale Road and Jackrabbit.
- Fantastic tenant mix including an onsite surgery center.
- Monument signage coming soon.
- Many area amenities. Feet from Fashion Square Mall and Downtown Scottsdale.



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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building B- Suite 200	Available	1,933 SF	NNN	\$37.00 SF/yr	2nd generation medical office
Building I - Suite 200	Available	4,314 SF	NNN	\$37.00 SF/yr	Build-to-suit medical office building opportunity.

BUILDING I DELIVERED SEPTEMBER 2026



BLDG I SHELL SPACE AVAILABLE



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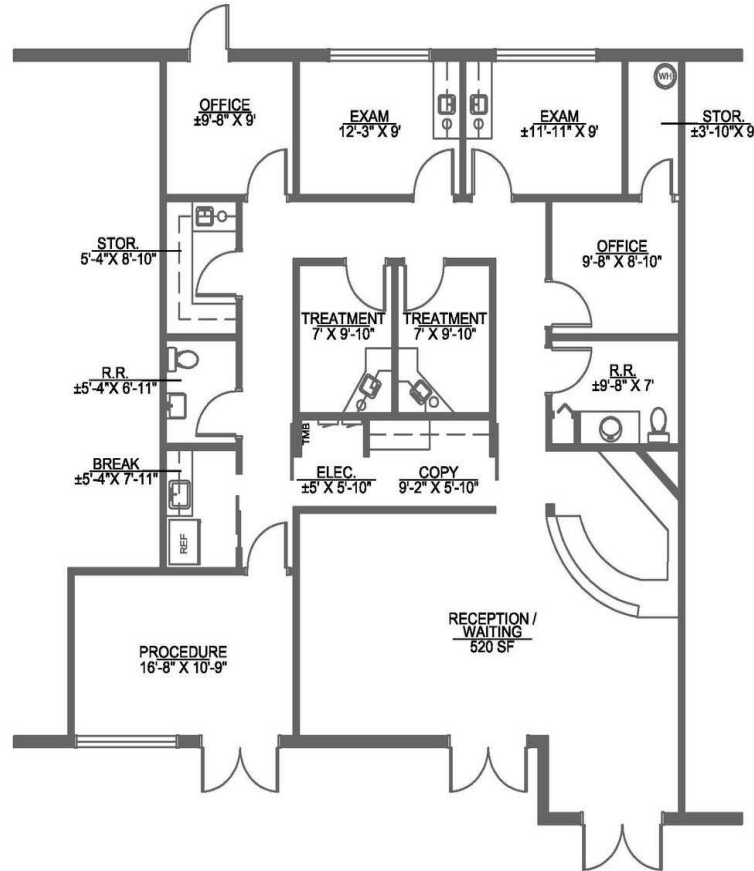


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Floor Plans



SUITE B-200



 B-200 - 1,933 SF
Available 1/1/2026



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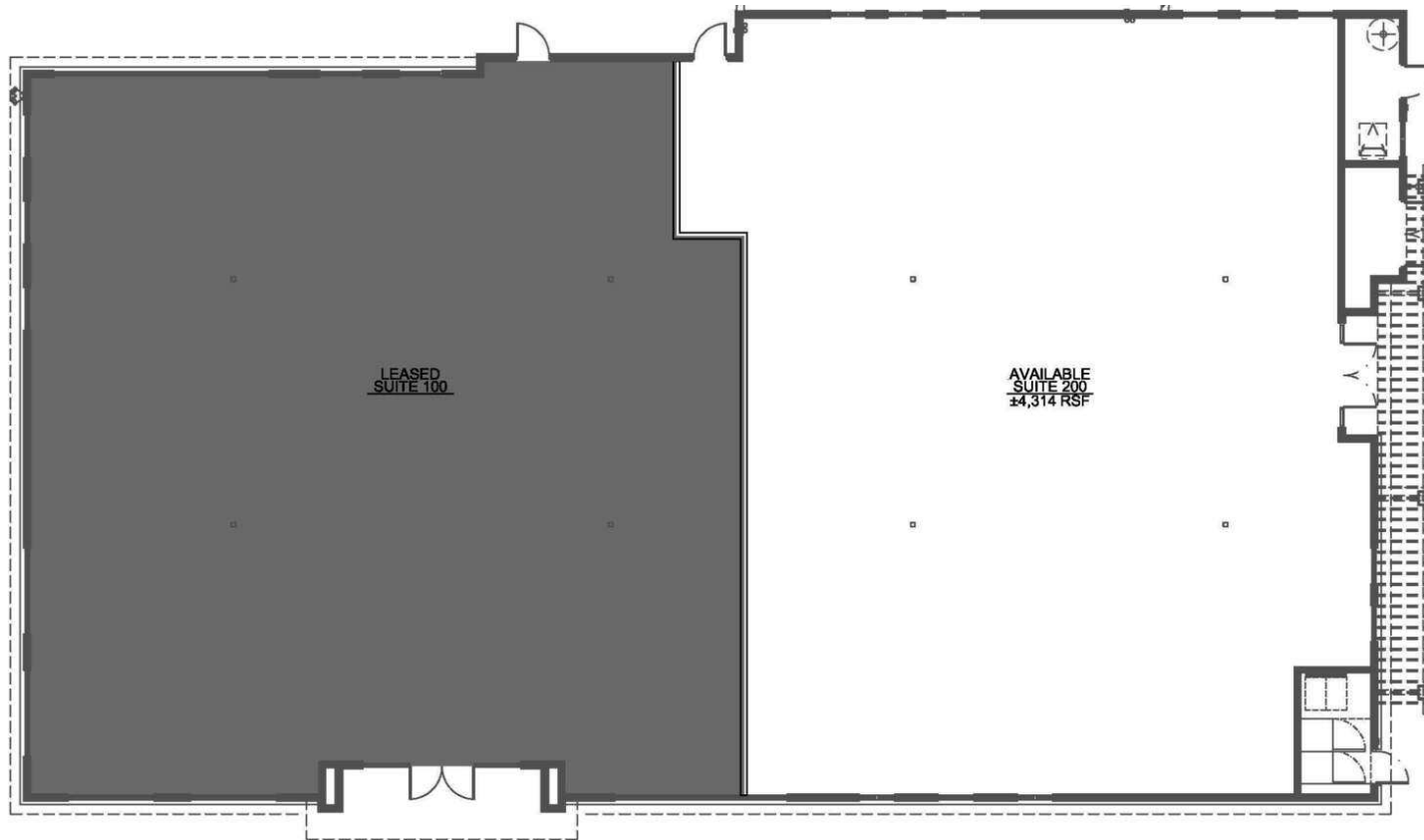


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Site Plan



FLOOR PLAN



-  BUILDING I - SUITE 200 - 4,314 RSF
-  Build-to-suit medical office opportunity.



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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,195	178,744	869,416
Average Age	58.2	42.1	36.1
Average Age (Male)	55.0	41.2	35.3
Average Age (Female)	59.7	42.8	36.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,739	83,199	362,433
# of Persons per HH	1.7	2.1	2.4
Average HH Income	\$93,935	\$90,089	\$75,085
Average House Value		\$530,259	\$413,789

2020 American Community Survey (ACS)



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Retailer Map

