



BROWN & STETSON
BUSINESS DISTRICT

CHASE Old Town
Scottsdale

Hilton
Garden Inn

Camelback Miller Plaza

SPROUTS
FARMERS MARKET
TJ-maxx
PETSMART
edible



CVS pharmacy

Orangetheory

Indian School
Park Baseball
Field

Civic Center
Park

Civic Center
Library

Scottsdale
Stadium

HonorHealth
Scottsdale Osborn
Medical Center

Museum Square
Planned Mixed-Use Development
190-Key hotel and 4 residential
buildings totaling 346 Units



N GOLDWATER BLVD

40,147 VPD

STARBUCKS
STAPLES

Ten Wine Lofts
Apartments

N SCOTTSDALE RD

**"The Osborn" Health Care
Redevelopment**
247 Units across 3.59 Acres

SITE

6TH ST

OSBORN RD 13,302 VPD '25

Scottsdale Fashion
Square Mall

70TH ST

For Sale

Old Town Scottsdale Office Building

7039 E. 6th Street | Scottsdale, AZ

±1,800 SF Available

Scott Ellsworth

602.682.6063

scott.ellsworth@srsre.com



For Sale

Old Town Scottsdale Office Building

7039 E. 6th Street | Scottsdale, AZ



Property Specifications

BUILDING

±1,800 SF + Rear Parking Lot

LOT SIZE

.19 AC

ZONING

C-3

PRICE

\$1,230,000

SCOTT ELLSWORTH

602.682.6063 | scott.ellsworth@srsre.com

About the Property

- ±1,800 SF freestanding office building with secured on-site parking in the South Scottsdale submarket
- Can be separated into two (2) 900 SF suites with each suite having dedicated front & rear door, restroom, electrical panel, etc...
- Highly desirable Old Town Scottsdale location near E. 6th Street and N. Goldwater Boulevard
- Located in an Opportunity Zone
- C-3 zoning with urban infill positioning and strong surrounding commercial/residential density
- Attractive small-building opportunity for an owner-user or investor

✦ 7039 E. 6th Street is situated in the heart of South Scottsdale, offering convenient access to Old Town Scottsdale, nearby residential neighborhoods, and a strong mix of everyday retail, dining, and service amenities. The property benefits from an urban infill location with close proximity to major Scottsdale corridors and established surrounding businesses.

Traffic Counts

N Scottsdale Rd	22,803 VPD
Goldwater Blvd	12,685 VPD
N Osborn Rd	6,315 VPD

Year: 2025 | Source: ADOT



Interior ±1,800 SF



Interior



Interior



Interior



Interior



Exterior



Exterior





Area Snapshot

1 MILE

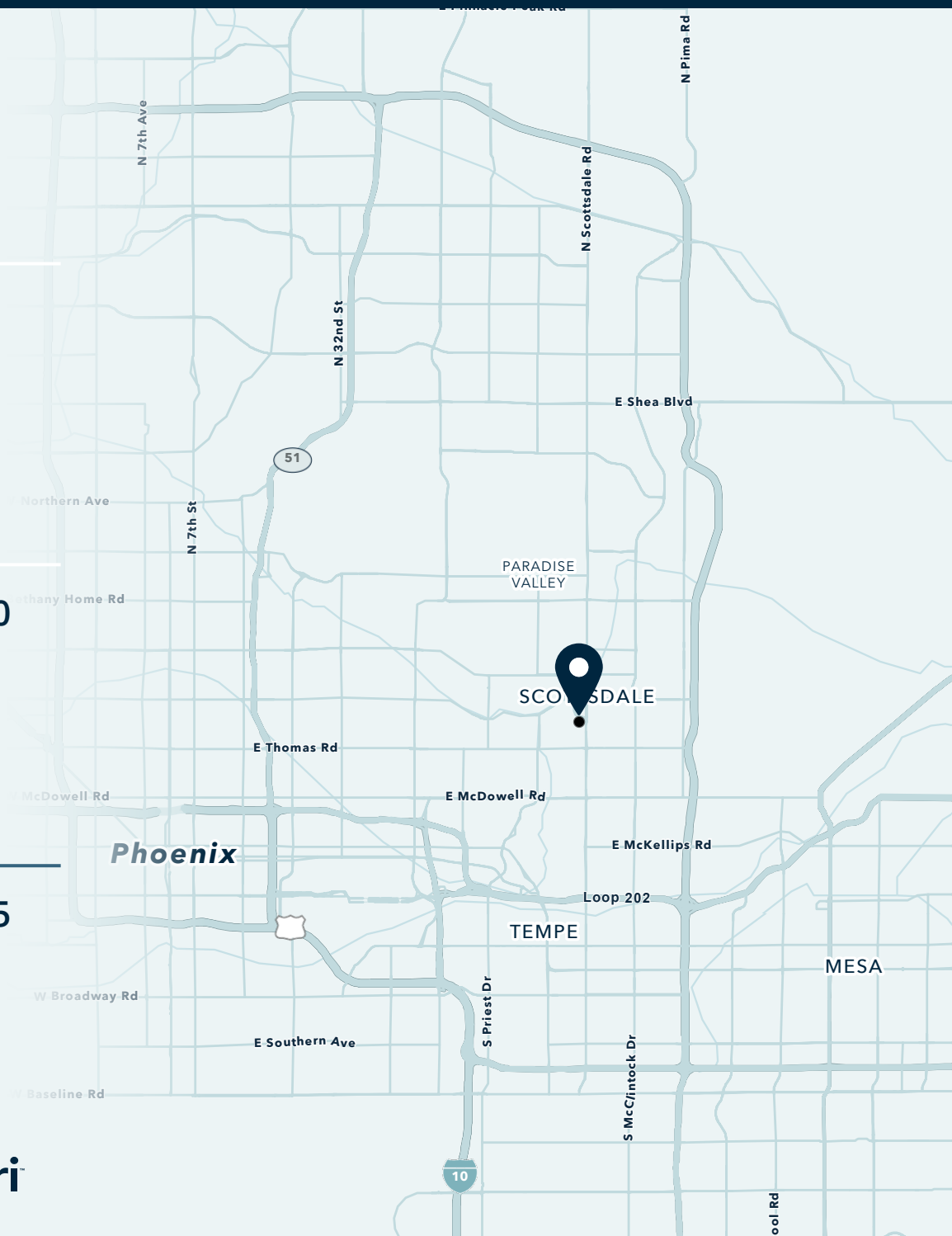
20,155	20,936	\$155,199	39,774
2026 Population	2031 Population	Average Household Income	Daytime Population

3 MILES

106,488	110,474	\$162,170	136,220
2026 Population	2031 Population	Average Household Income	Daytime Population

5 MILES

235,887	251,506	\$149,333	344,475
2026 Population	2031 Population	Average Household Income	Daytime Population





3131 E Camelback Rd, Suite 110
Phoenix, AZ 85016
602.682.6000

CONTACT:

Scott Ellsworth
602.682.6063
scott.ellsworth@srsre.com

SRSRE.COM

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.