

# OWNER/USER SALE (WITH INCOME)

11260 N TATUM BLVD | PHOENIX, AZ 85028



**MICHAEL WAXMAN**  
Partner  
480.294.6004  
[mwaxman@levrose.com](mailto:mwaxman@levrose.com)

**LEVROSE**  
COMMERCIAL REAL ESTATE

**TCN**  
REAL ESTATE SERVICES



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E CHOLLA STREET

TATUM BLVD - ±35,138 VPD





# 01

## PROPERTY SUMMARY



# PROPERTY SUMMARY

Property Address: 11260 N Tatum Blvd Phoenix, AZ

Property Type: Office Condo

Sale Price: \$1,706,250 (\$375/SF)

Total Building Size: ±4,550 SF

Suite 149 (LEASED) ±683 SF  
\$16,440/YR

Suite 145 (VACANT) ±3,865 SF

Year Built: 2005

APN: 167-66-132, 167-66-131,  
167-66-130

Zoning: R-O

Cholla St

167-66-130

167-66-131

167-66-132

NAP


N Tatum Blvd



# PROPERTY SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to acquire 11260 N Tatum Blvd. This property is a 4,550 square foot single tenant office building located in the Cholla Estates Office Suites Condominium Complex. Cholla Estates consists of 4 buildings and multiple professional tenants. This is a very strong office market with top tier rents and a high demand when spaces are available.

The building is a C-2 zoned property with over 42,000 vehicles per day traveling via Tatum Blvd. This location is surrounded by an affluent area with the average household income of over \$115,000 per year. The area's dense demographics yield over 9,820 people in a one-mile radius, over 82,487 in a three-mile radius, and over 218,089 in a five-mile radius.



11260



# 02

## TENANT OVERVIEW





## TENANT OVERVIEW



Miss Ghost Scottsdale Hypnosis is a unique hypnotherapy practice offering clients a transformative approach to emotional healing and self-discovery. Blending traditional hypnosis with spiritual and metaphysical elements, the studio helps individuals overcome challenges such as stress, anxiety, addiction, and past trauma while also exploring deeper consciousness through techniques like regression and intuitive guidance. Led by experienced hypnotherapist Colleen Hitchcock, the practice stands out for its compassionate, customized sessions that empower clients to break limiting beliefs, release emotional blocks, and reconnect with their most authentic selves—all within a calming, supportive environment.

## LEASE SUMMARY & INVESTMENT HIGHLIGHTS

TENANT'S NAME	Miss Ghost, LLC dba Scottsdale Hypnosis
LEASE GUARANTEE	Personal
SUITE 149	±685 SF
LEASE RATE	\$24.00/SF + NNN
LEASE OPTIONS	4 - Two (2) Year Options
LEASE COMMENCEMENT	12/01/2024
LEASE TERMINATION	12/31/2027
ANNUAL RENT INCREASES	Three (3%) percent
NEXT INCREASE	1/01/2026
ANNUAL INCOME	\$16,440

- Established hypnotherapy practice offering emotional healing and self-improvement services
- Unique blend of traditional and spiritual hypnotherapy techniques
- Led by certified and experienced practitioner, Colleen Hitchcock
- Strong client base with in-person and virtual sessions
- Located in a calm, wellness-focused Scottsdale setting



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# VIRTUAL TOUR

(THIS SPACE IS CURRENTLY VACANT)

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Dunlap & Magee



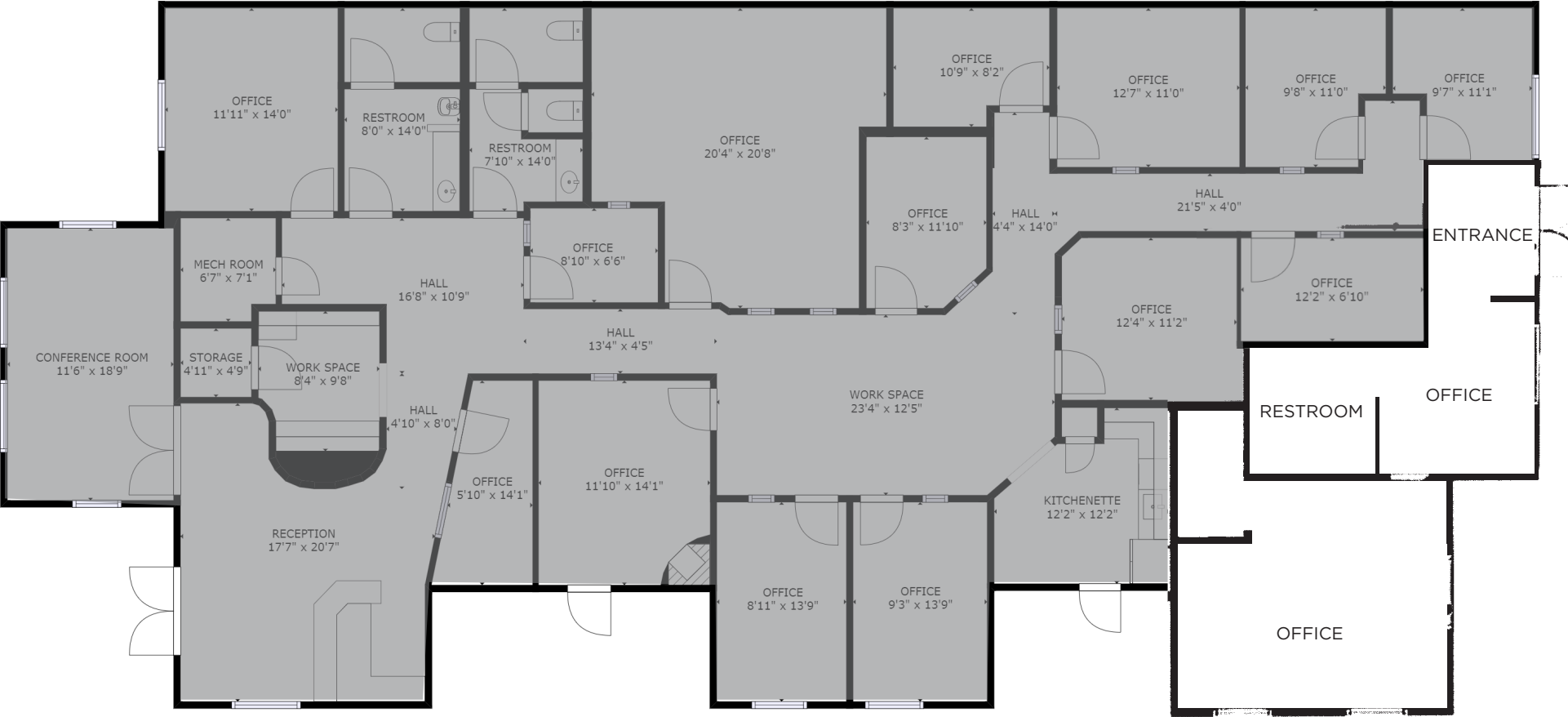
SUITE 145 FLOOR PLAN





SUITE 149 FLOOR PLAN

NOT A PART





# 03

## AERIAL OVERVIEW



**AERIAL OVERVIEW**

paradise valley mall

TATUM BLVD - 35,138 VPD

N

Information has been secured from sources believed to be reliable, and no representations or warranties are made, expressed or implied, as to the accuracy of the information. Reference to square footage are approximate. Buyer and tenant must verify the information and bear all responsibility and consequences. All quoted prices are subject to change without notice. BOWEN

**AERIAL OVERVIEW**

paradise valley mall

TATUM BLVD - 35,138 VPD

N

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# 04

## DEMOGRAPHIC OVERVIEW

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# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024	9,865	81,060	218,421
2029	10,755	87,545	237,378



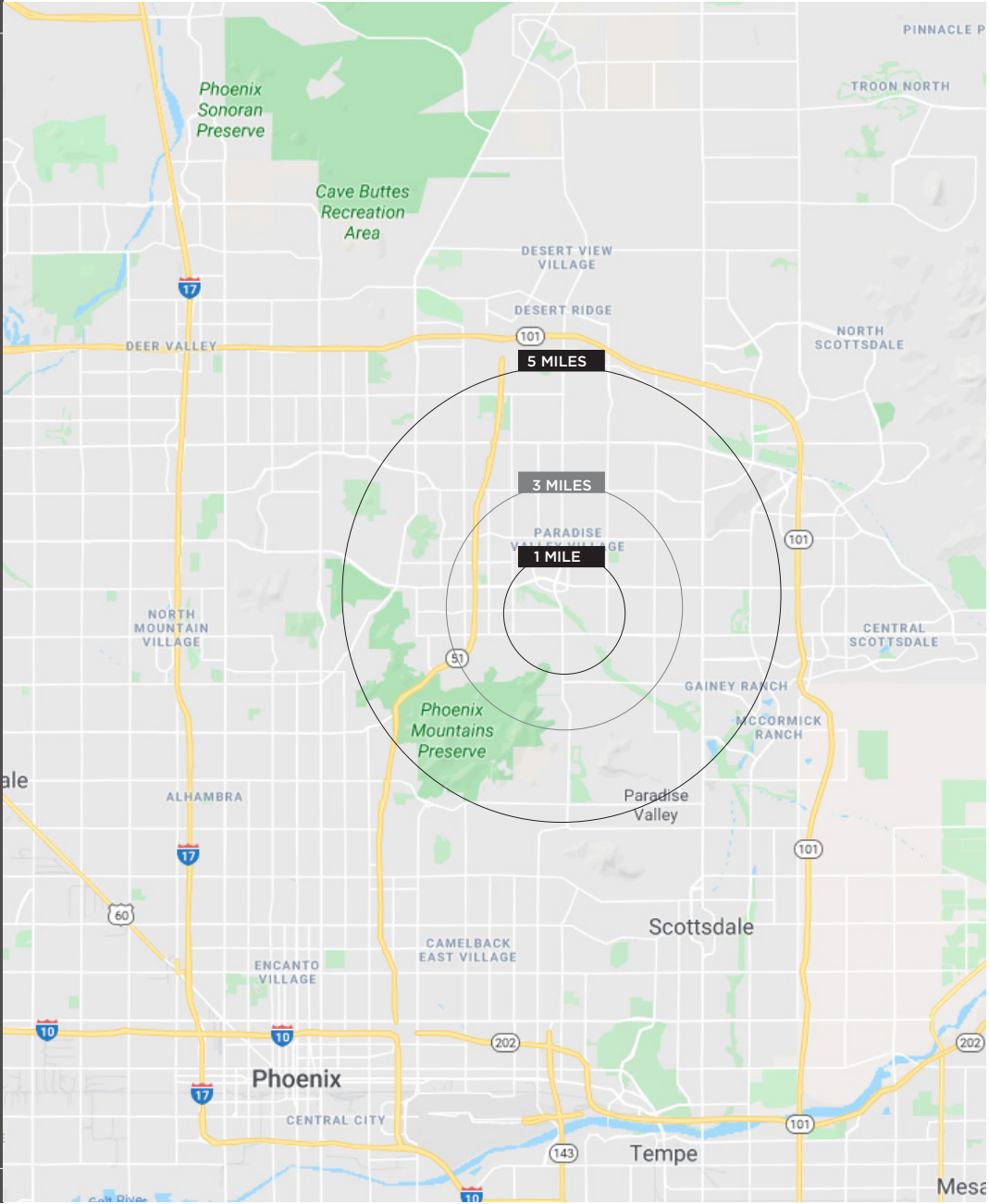
## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	4,764	33,189	92,473
HH Growth 2024-2029	1.9%	1.6%	1.8%



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024	\$116,214	\$123,887	\$122,120



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## CONTACT

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