



Raintree Office Park

Owner User Office Condo for Sale

9280 E RAINTREE DR. #103 , PHOENIX, AZ 85260

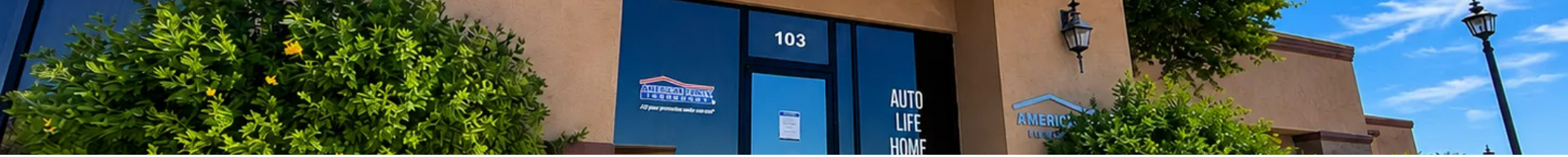
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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY

RAINTREE OFFICE PARK

9280 E RAINTREE DR. #103
PHOENIX, AZ 85260

OFFERING SUMMARY

SALE PRICE: \$416,000 | \$385 PSF

BUILDING SIZE: ± 1,081 SF

ZONING C-O (City of Scottsdale)

TAXES \$2,446.60 (2025)

CAM FEES \$276.49 Monthly
(\$3.07 PSF Annually)

CONSTRUCTION YEAR 2001

ROOF Pitched Roof with Tile
and Flat with Elastomeric

HVAC 4 Ton Package Unit

COVERED PARKING 1 Reserved
4.00/1,000 Ratio

POWER / WATER Split directly between
owners



PROPERTY DESCRIPTION



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SVN Desert Commercial Advisors, as the exclusive representative of the Owner, is pleased to offer for sale Suite 103 at 9280 E. Raintree Drive within the Raintree Office Park condominium development.

This ±1,081 SF office condominium offers an efficient layout featuring two private offices, a front reception/bullpen area, private restroom, and galley-style break area. The suite is well suited for a law firm, CPA, insurance agency, financial services firm, consultant, or other professional office user seeking a long-term North Scottsdale location.

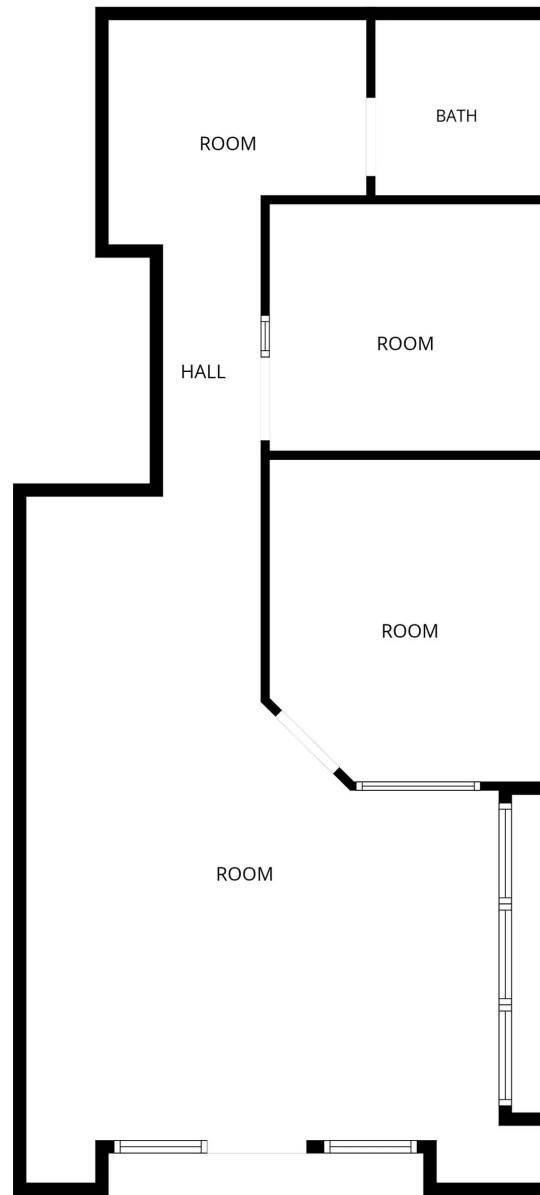
Raintree Office Park offers multiple points of ingress and egress, convenient access throughout the Scottsdale Airpark area, and proximity to restaurants, retail, and major employment centers. Suite 103 presents an attractive opportunity for an owner-user to establish a professional business presence while building equity through ownership.

LOCATION DESCRIPTION

Located in North Scottsdale near the Scottsdale Airpark, 9280 E. Raintree Drive offers an exceptional location at N. 92nd Street and E. Raintree Drive, just east of the Loop 101 within the Raintree Office Park condominium development. The property provides convenient access from throughout the Valley and places businesses within one of the most desirable and affluent trade areas in the Phoenix metropolitan area.

The surrounding area is home to a strong mix of executive housing, major employers, destination retail, dining, recreation, and hospitality. Nearby amenities and landmarks include Kierland Commons, Scottsdale Quarter, Taliesin West, WestWorld of Scottsdale, TPC Scottsdale, McCormick Ranch, and the Scottsdale Airpark. This combination of accessibility, demographics, and surrounding amenities makes the property an attractive location for professional and service-oriented businesses seeking a North Scottsdale presence.

FLOOR PLAN



ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,111	6,449	17,632
AVERAGE AGE	38.3	42.6	41.3
AVERAGE AGE (MALE)	32.8	37.1	38.9
AVERAGE AGE (FEMALE)	45.2	47.6	44.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,077	3,427	8,660
# OF PERSONS PER HH	2.0	1.9	2.0
AVERAGE HH INCOME	\$83,458	\$96,918	\$118,170
AVERAGE HOUSE VALUE	\$479,156	\$468,579	\$590,069

2023 American Community Survey (ACS)

