



Menlo Group
COMMERCIAL REAL ESTATE



FREESTANDING RESTAURANT FOR SALE

7014 E 1st Ave Scottsdale, AZ 85251

Mon Cheri Restaurant
Old Town Scottsdale

Exclusively listed by:

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PROPERTY SUMMARY

PRICE	\$3,500,000
BUILDING SIZE	4,916 SF
LOT SIZE	6,325 SF
PROPERTY TYPE	Retail
APN	13012041
YEAR BUILT	1954
NUMBER OF FLOORS	1

PROPERTY HIGHLIGHTS

- Freestanding, Built-Out Restaurant Space with High-End Finishes and a Large Outdoor Patio Area
- Located on the East Side of 1st Avenue, just off Goldwater Boulevard and Indian School Road in the Heart of Old Town Scottsdale
- Located Near High-Traffic Intersections
- Excellent Frontage and Visibility along 1st Avenue
- Strong Demographics with an Average Household Income of \$112,875
- Do Not Disturb Tenant (Will Be Delivered Vacant)
- Easy Access to Loop 101 Freeway
- Near Business, Retail, and Commercial Amenities
- C-2 Zoning - City of Scottsdale

Additional Photos



Retailer Map

DAVID E. ADLER
FINE RUGS



ONE Handsome BASTARD
DISTILLERY & GRILL

E Indian School Rd

calico

SITE

Coach House



THE MARKET PLACE

N Marshall Way

E 1st Ave

N Goldwater Blvd

Nearby Businesses / Retail:

- Pizzeria Virtu
- The House Brasserie
- Bonner David Galleries
- Saddlebags
- The Brush Bar
- Hainsworth & Co.
- Cafe Monarch
- Craft 64 Scottsdale
- The Poisoned Pen Bookstore
- A.R. Mays Construction
- Realty Exchange
- BODI
- Valerianne of Scottsdale
- The Marshall Gallery



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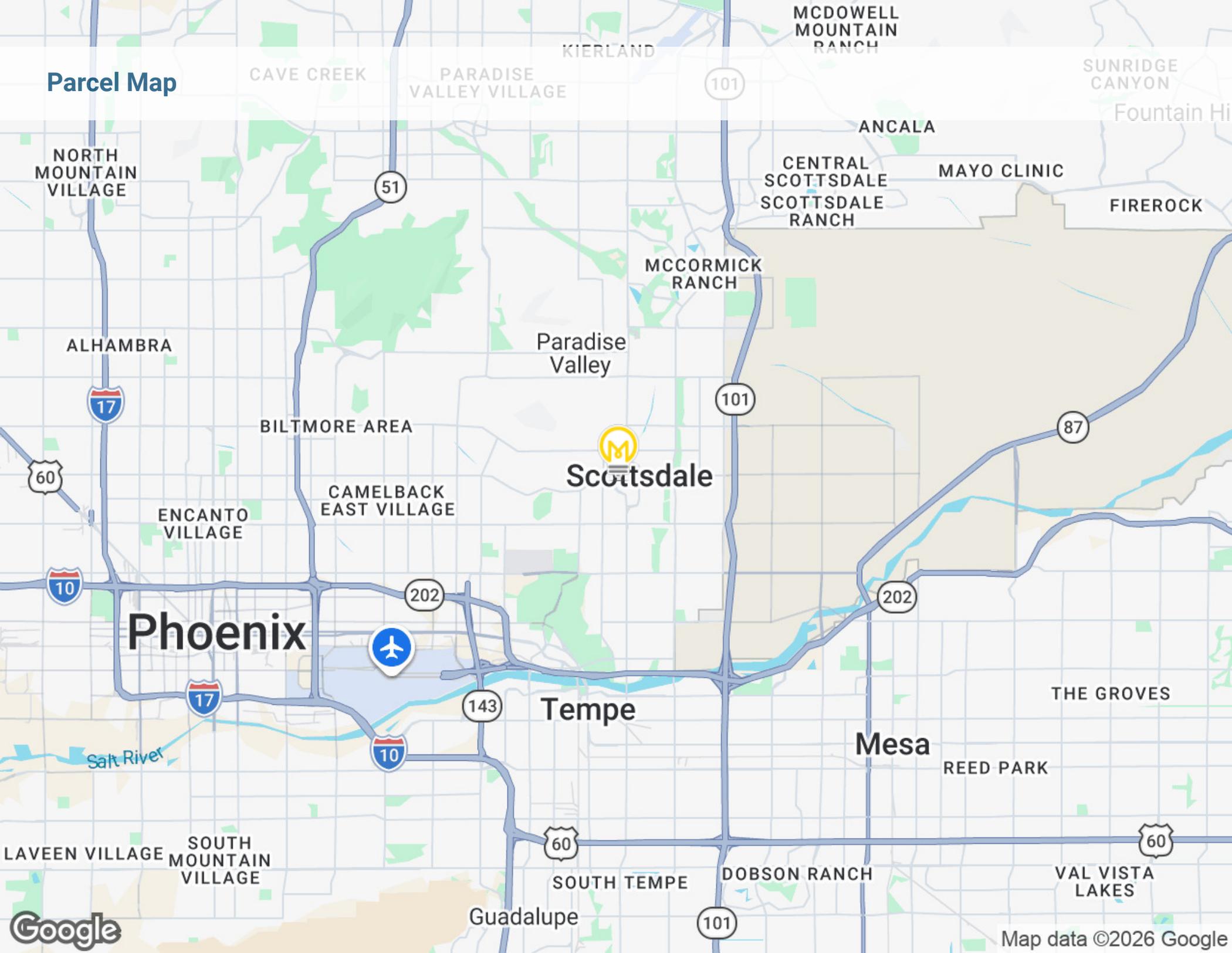
society
SALON

SCHAFFER'S BRIDAL

THE BEVERLY



Parcel Map



Phoenix

Scottsdale

Tempe

Mesa

CAVE CREEK

PARADISE VALLEY VILLAGE

KIERLAND

MCDOWELL MOUNTAIN RANCH

SUNRIDGE CANYON

NORTH MOUNTAIN VILLAGE

51

101

ANCALA

CENTRAL SCOTTSDALE RANCH

MAYO CLINIC

FIREROCK

ALHAMBRA

MCCORMICK RANCH

Paradise Valley

101

87

60

BILTMORE AREA



ENCANTO VILLAGE

CAMELBACK EAST VILLAGE

Scottsdale

10

202

202



143

THE GROVES

Salt River

SOUTH MOUNTAIN VILLAGE

SOUTH MOUNTAIN VILLAGE

REED PARK

60

60

SOUTH TEMPE

DOBSON RANCH

VAL VISTA LAKES

Guadalupe

101

Google

Map data ©2026 Google

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,412	100,731	208,298
Average Age	36.7	40.5	38.8
Average Age (Male)	38.3	40.3	39.1
Average Age (Female)	37.4	42.2	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,487	51,032	99,618
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$153,809	\$142,467	\$135,640
Average House Value	\$644,906	\$679,355	\$780,211

2023 American Community Survey (ACS)

