

# ***AVAILABLE FOR SALE OR LEASE***

## ***PRIME NORTH SCOTTSDALE LOCATION***

- ❖ **Hard to Find C-4 Zoning**
- ❖ **High Traffic Arterial Frontage**
- ❖ **Ideal Owner/User Building**

***Stevens***  
**FINE FURNITURE  
&  
CONSIGNMENT GALLERY**

**FOR MORE INFORMATION CONTACT:**

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**STEVEN J. SCHNITZER LTD.**

**Commercial Sales & Leasing**

**(602) 478-1525**

Gallery Pictures





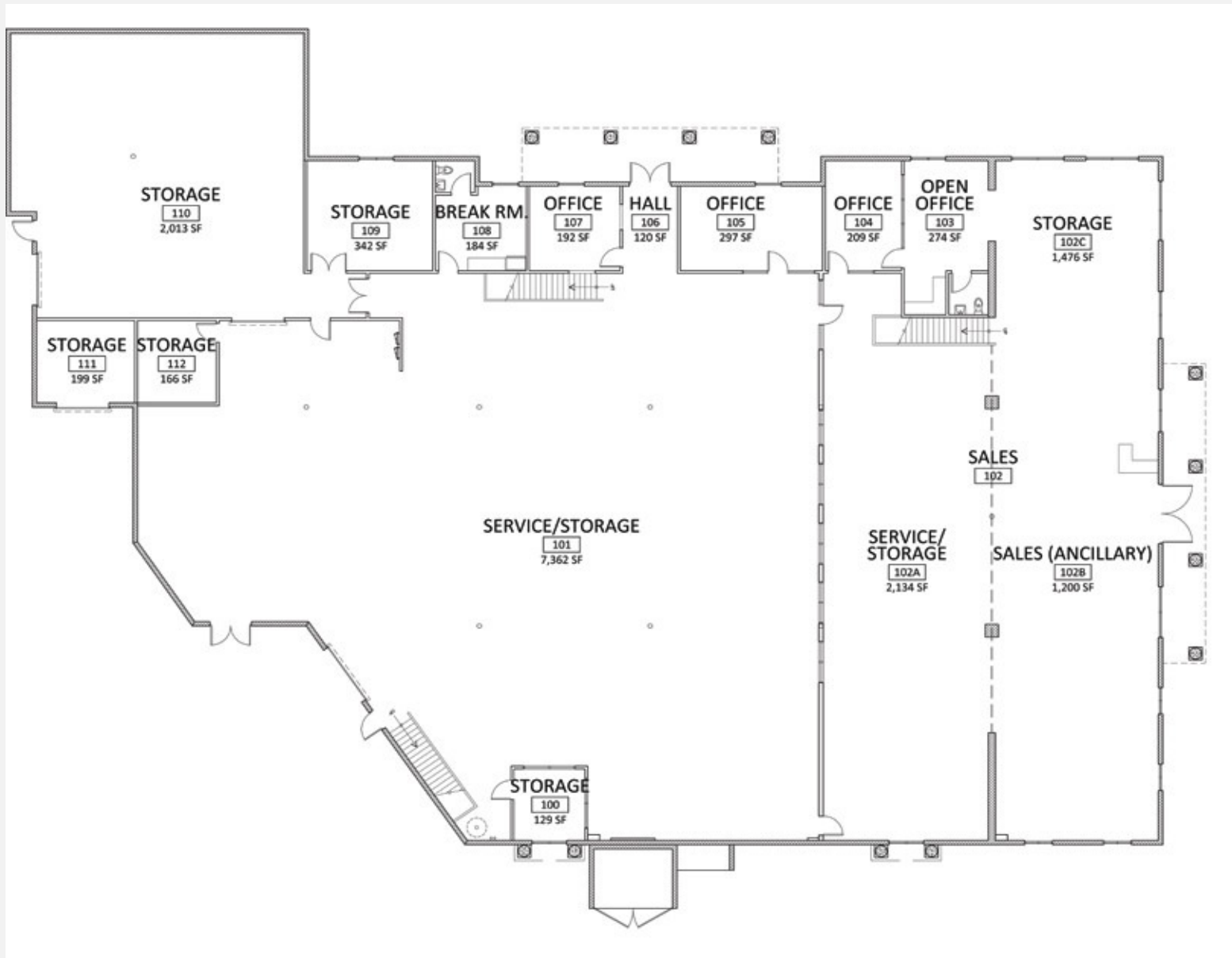
## *The Property:*

<b>Address:</b>	<b>7995 East Paradise Lane Scottsdale, Arizona 85260</b>	<b>Property Type:</b>	<b>Commercial Retail Building</b>
<b>Building Size:</b>	<b>21,446 +/- Square Feet</b>	<b>No. of Floors:</b>	<b>Two (2)</b>
<b>Location:</b>	<b>Scottsdale Airpark</b>	<b>Parking:</b>	<b>32 Parking Spaces</b>
<b>Zoning:</b>	<b>C-4; City of Scottsdale</b>	<b>Year Built:</b>	<b>2006</b>
<b>Lot Size:</b>	<b>1.05 Acres</b>	<b>Construction:</b>	<b>Frame/Stucco</b>
<b>Uses:</b>	<b>Retail/Showroom/Automotive</b>	<b>Roof:</b>	<b>Built Up/Elastomeric Coating</b>
<b>Rental Rate:</b>	<b>\$20.00/SF NNN</b>	<b>Availability:</b>	<b>Immediately (Vacant)</b>
		<b>Sales Price:</b>	<b>\$8,995,000</b>



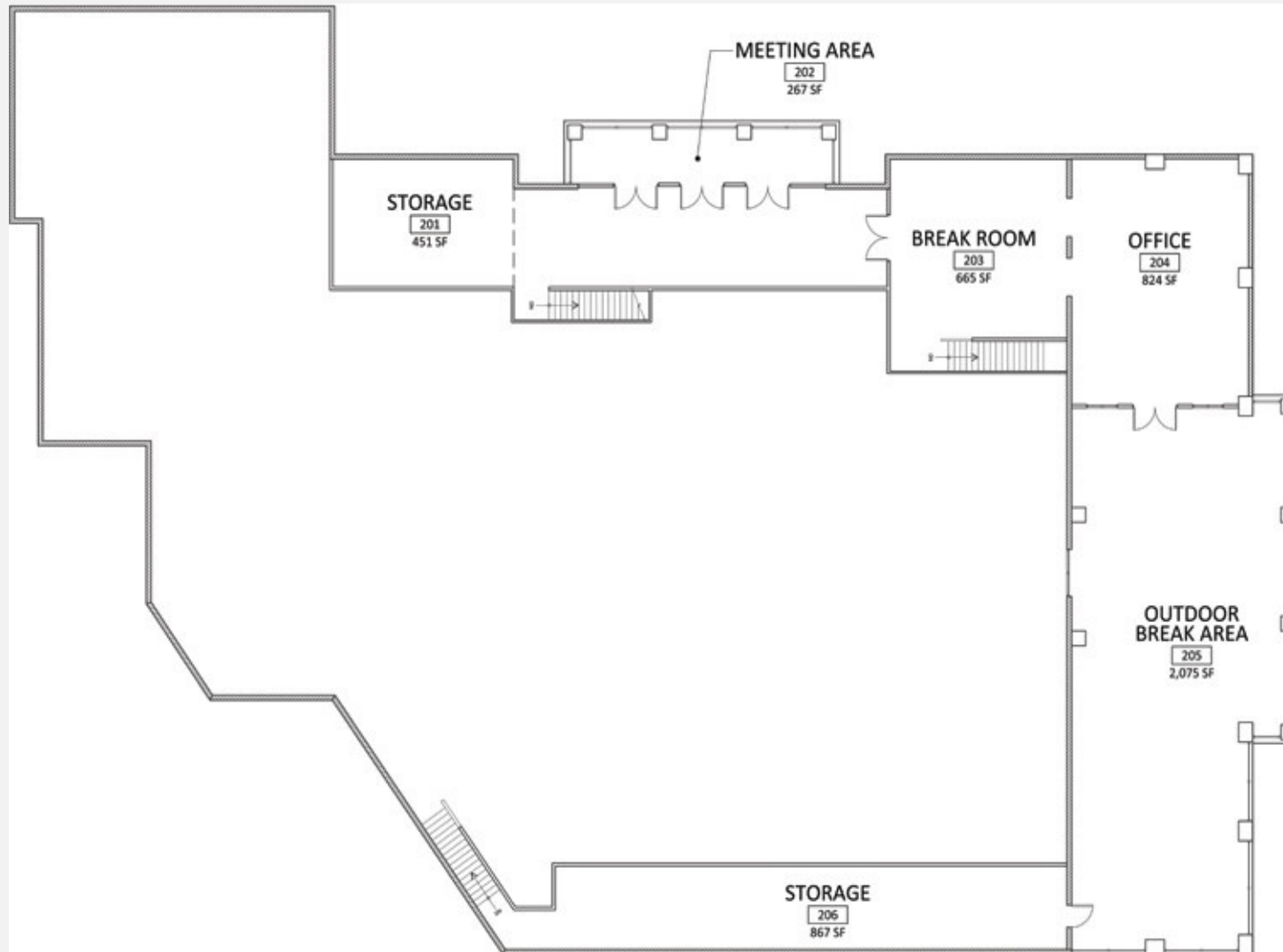
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# FIRST FLOOR – FLOORPLAN (Approx. 16,500SF)



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## SECOND FLOOR – FLOORPLAN (Approx. 5,000SF)





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## AVAILABLE SPACE NEARBY/RENTAL RATES

PHOTO	LOCATION	USE	BUILDING SIZE	
			AVAILABLE SPACE	RENT/SF
	8245 EAST BUTHERUS DRIVE	AUTOMOTIVE	30,056 SF 16,561 SF	\$20.00/SF
	15551 N. GREENWAY HAYDEN LOOP	RETAIL	97,538 SF 2,889 SF	\$45.00/SF
	14891 N. NORTHSIGHT BLVD	RETAIL	33,458 SF 11,100 SF	\$25-\$31/SF
	16,407 N. SCOTTSDALE ROAD	RETAIL	58,804 SF 7,864 SF	\$31-\$38/SF
	<i>SUBJECT PROPERTY:</i> 7995 EAST PARADISE LANE	RETAIL	21,446 SF	\$20.00/SF

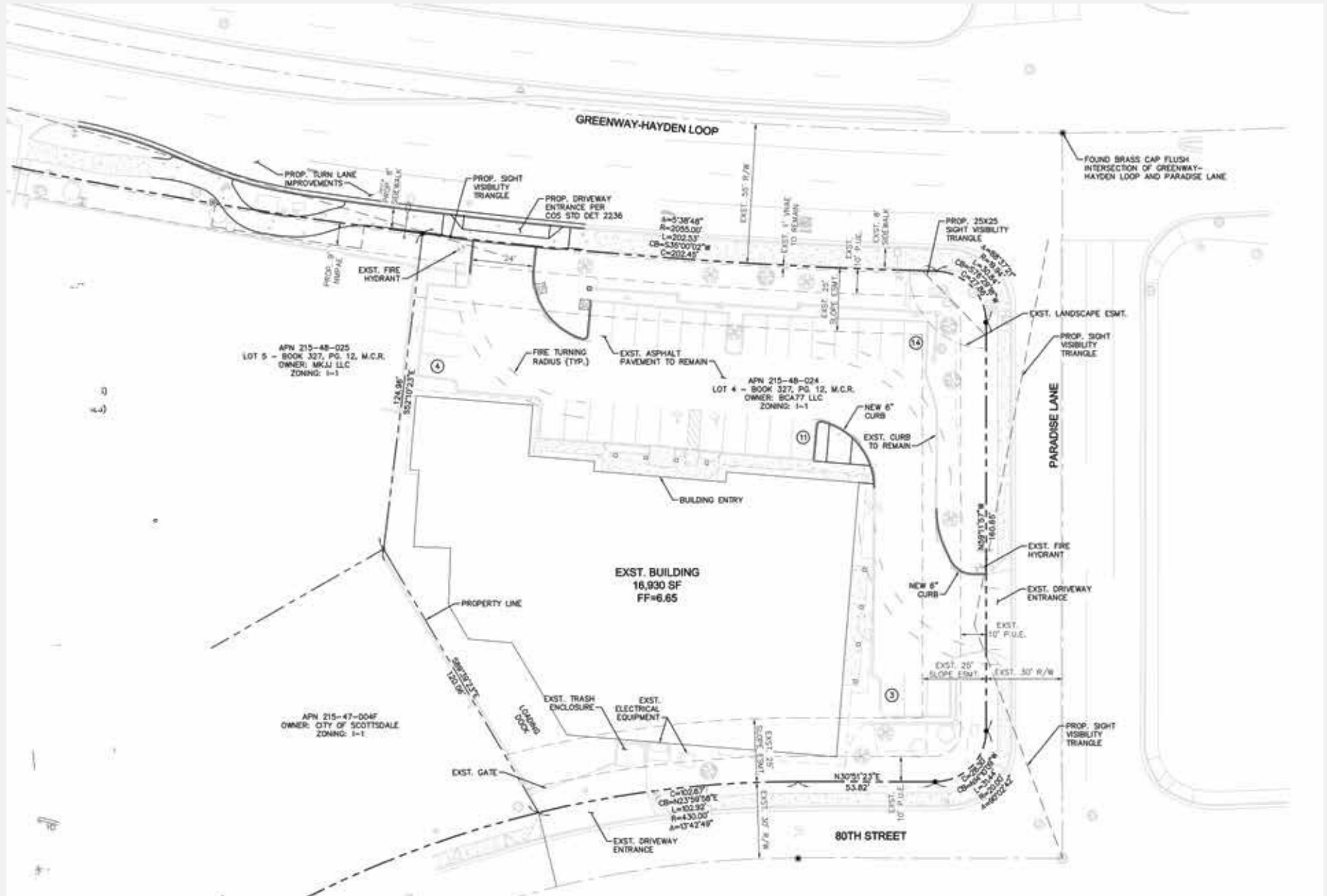
## RECENT SALES COMPARABLES

PHOTO	LOCATION	SIZE	DATE SOLD	SALES PRICE	PRICE/SF	ZONING	YEAR BUILT
	16121 N. 78 <sup>TH</sup> STREET	13,081 SF	11/21/2024	\$5,150,000	\$393	I-1	2000
	14950 N. 83 <sup>RD</sup> PLACE	19,931 SF	11/15/2024	\$7,950,000	\$399	C-4	1985 RENOVATED IN 2019
	14850 N. 83 <sup>RD</sup> PLACE	12,622 SF	11/12/2024	\$5,350,000	\$423	C-4	1997
	16275 N. GREENWAY HAYDEN LOOP	3,478 SF	08/11/2023	\$2,134,000	\$613	C-3	2017
	<b><i>SUBJECT PROPERTY:</i></b> 7995 E PARADISE LANE	21,446 SF		\$8,995,000	\$419	C-4	2006

Note: All sales comparables were obtained from CoStar/COMPS and believed to be reliable.



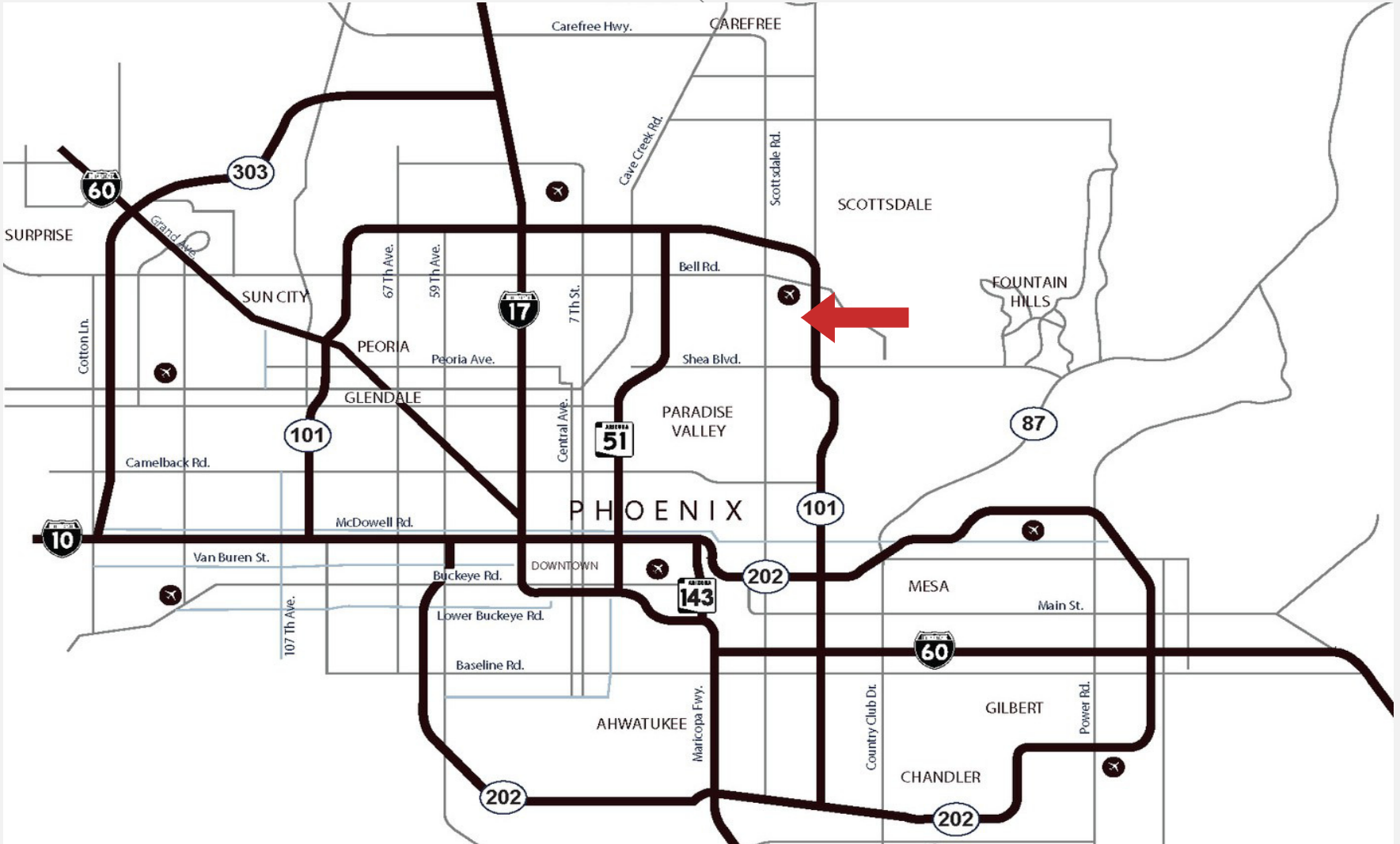
# SITE PLAN



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# LOCATION MAP

Freeway M



# AERIAL MAP

