

Loop 101 & Via De Ventura 11.23 Acre Lot For Sale (Divisible)



LOOP
101

Kyle McGinley
602-327-3984
kmcginley@rossbrown.com

Payton Kruidenier
480-695-8688
paytonk@rossbrown.com

**ROSS
BROWN**

Nearby Attractions & Corporate Neighbors

- Divisible to ± 3 Acres
- Build to Suit Available

11.23 Acre Lot



Pima Road

plexus

YARDI

MT BUILDERS COMPANIES

LUXURY AUTO COLLECTION

PIMACENTER

THE BLOCK AT PIMACENTER

TRU by MILTON

OrthoArizona

nēktar

White Castle

TEXAS ESCAPE

Starbucks

Via De Ventura

LOOP 101

SALT RIVER FIELDS AT TALKING STICK

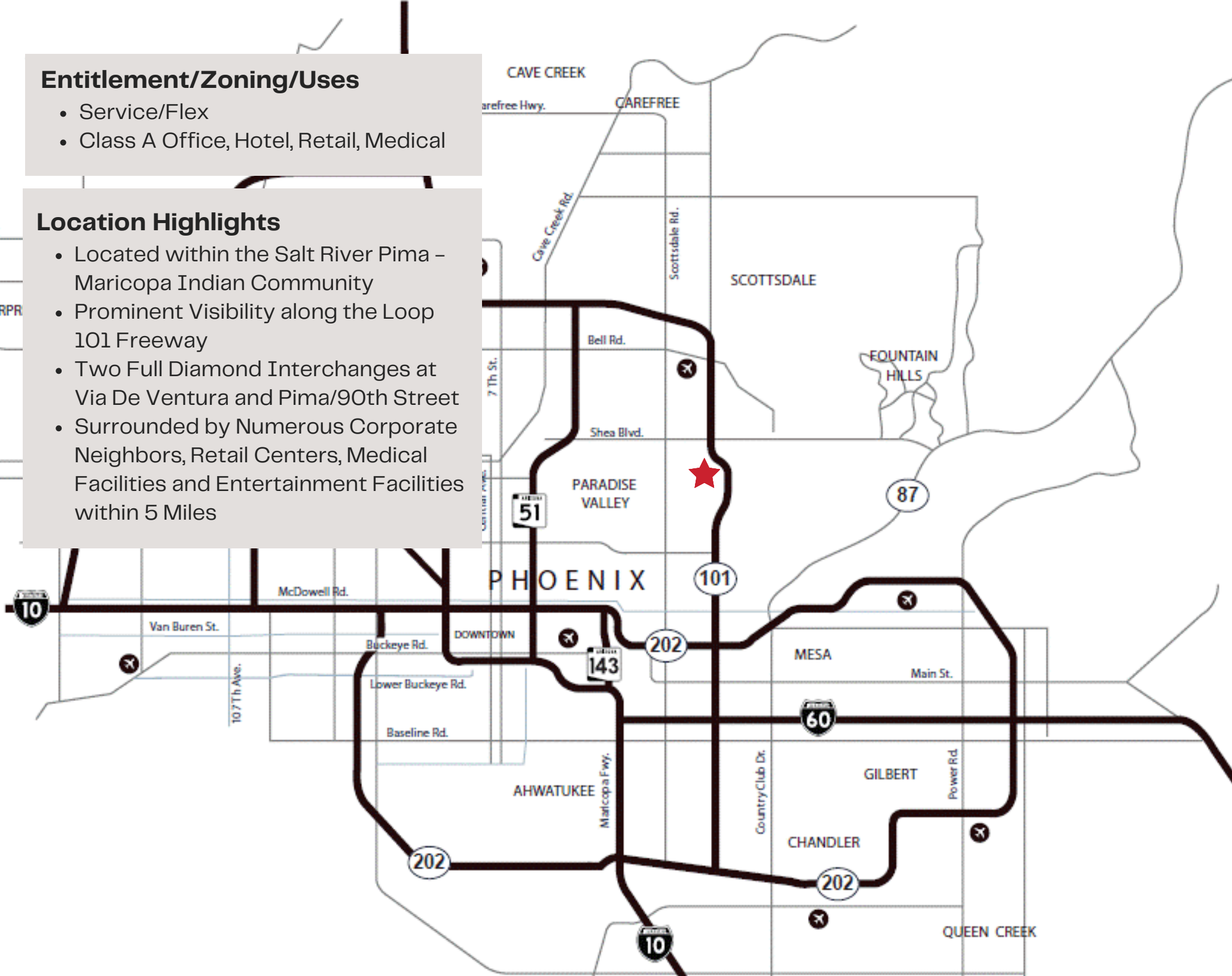
ODYSEA AQUARIUM

Entitlement/Zoning/Uses

- Service/Flex
- Class A Office, Hotel, Retail, Medical

Location Highlights

- Located within the Salt River Pima - Maricopa Indian Community
- Prominent Visibility along the Loop 101 Freeway
- Two Full Diamond Interchanges at Via De Ventura and Pima/90th Street
- Surrounded by Numerous Corporate Neighbors, Retail Centers, Medical Facilities and Entertainment Facilities within 5 Miles



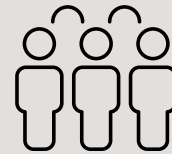
AREA POPULATION AND DEMOGRAPHICS

SCOTTSDALE, ARIZONA



2,074,276

People Living within a
30 Minute Commute



2 Miles

13,816

Population



\$92,441

Median Household Income
within 5 Mile Radius



5 Miles

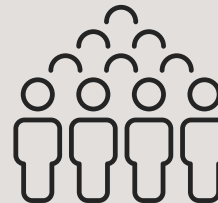
140,856

Population



462,883

Skilled Workforce Living
within a 10 Mile Radius of
the Property



10 Miles

763,653

Population



15,000+

Total Businesses



OVER

\$37 Million

Spent on Entertainment Annually
within a 2 Mile Radius

Loop 101 & Via De Ventura 11.23 Acre Lot For Sale (Divisible)



LOOP
101

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Neither Ross Brown Partners, Inc nor any of its clients or independent contractors, makes any guarantees or representations, express or implied, as to the completeness or accuracy of such information. Any projections, opinions, assumptions or estimates. used are for example only. Neither Ross Brown Partners nor any of its clients accepts any liability for loss resulting from reliance on such information. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Copyright © 2024 Ross Brown Partners, Inc. All rights reserved

Kyle McGinley
602-327-3984
kmcginley@rossbrown.com

Payton Kruidenier
480-695-8688
paytonk@rossbrown.com

**ROSS
BROWN**