

FOR SUBLEASE
7707 E Acoma Dr #110
SCOTTSDALE, AZ 85260

PRESENTED BY:

JUSTIN HORWITZ, SIOR
C: 480.220.2674
justin.horwitz@svn.com

RICHARD LEWIS JR.
C: 602.327.0064
richard.lewis@svn.com

AARON GUTIERREZ
C: 602.396.8004
aaron.gutierrez@svn.com

SEAN ALDERMAN
C: 602.785.1919
sean.alderman@svn.com



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.

JUSTIN HORWITZ, SIOR

C: 480.220.2674

justin.horwitz@svn.com

RICHARD LEWIS JR.

C: 602.327.0064

richard.lewis@svn.com

AARON GUTIERREZ

C: 602.396.8004

aaron.gutierrez@svn.com

SEAN ALDERMAN

C: 602.785.1919

sean.alderman@svn.com

PROPERTY SUMMARY

OFFERING SUMMARY

LEASE RATE	\$1.57 MG PSF
LEASE TERM	Ends October 31st, 2025
BUILDING SIZE	2,049 SF
DRIVE INS	1 tot 10'w x 10'h
CLEAR HEIGHT	16'
LOT SIZE	34,797 SF 0.80 AC
APN	215-56-237A
YEAR BUILT	1982
ZONING	I-1
HVAC	Fully AC'd
PARKING	5 Reserved 3 in rear, 2 in front



JUSTIN HORWITZ, SIOR
C: 480.220.2674
justin.horwitz@svn.com

RICHARD LEWIS JR.
C: 602.327.0064
richard.lewis@svn.com

AARON GUTIERREZ
C: 602.396.8004
aaron.gutierrez@svn.com

SEAN ALDERMAN
C: 602.785.1919
sean.alderman@svn.com

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

SVN is pleased to present for sublease 7707 E Acoma Dr #110. Located in the Scottsdale Airpark submarket, this property offers an ideal location and flex space layout. This modern flex suite has multiple private offices, a reception area, and a warehouse. This space is fully ac'd and offers one roll-up door with a clear height of 16'. There is currently a sublease in place, expiring on October 31st; however, the owner is willing to entertain direct deals, as well.

LOCATION DESCRIPTION

Located in the heart of Scottsdale, the area around 7707 E Acoma Dr offers a dynamic mix of cultural, recreational, and business attractions. Enjoy a vibrant culinary scene, upscale shopping, world-class golf courses, and the Scottsdale Airpark just minutes away. Explore the area's renowned art galleries and museums, or unwind in the stunning desert landscapes of nearby parks and hiking trails. For the business-minded investor, the proximity to major corporate headquarters and thriving commercial districts presents an enticing opportunity for growth and success. With its prime location and rich amenities, the area surrounding 7707 E Acoma Dr is a compelling choice for potential Office/Flex business owners/investors.

JUSTIN HORWITZ, SIOR

C: 480.220.2674

justin.horwitz@svn.com

RICHARD LEWIS JR.

C: 602.327.0064

richard.lewis@svn.com

AARON GUTIERREZ

C: 602.396.8004

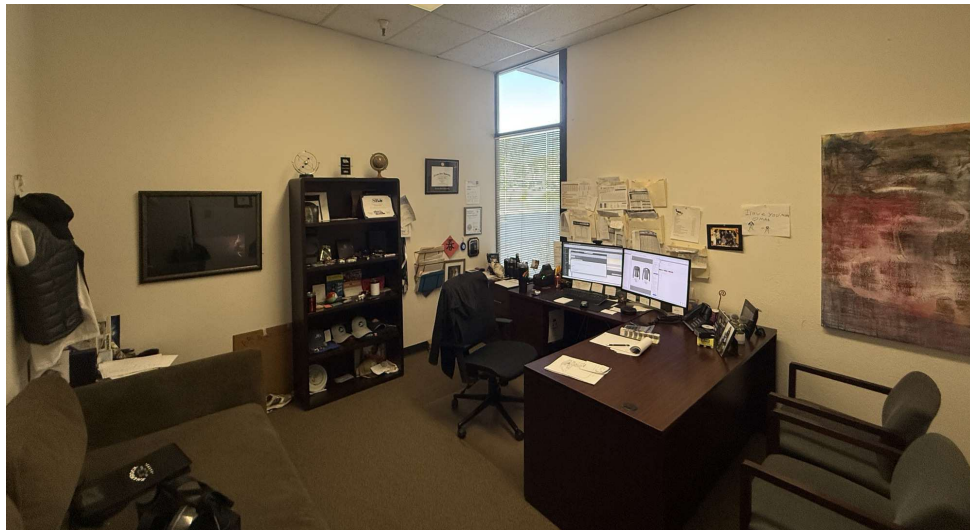
aaron.gutierrez@svn.com

SEAN ALDERMAN

C: 602.785.1919

sean.alderman@svn.com

ADDITIONAL PHOTOS



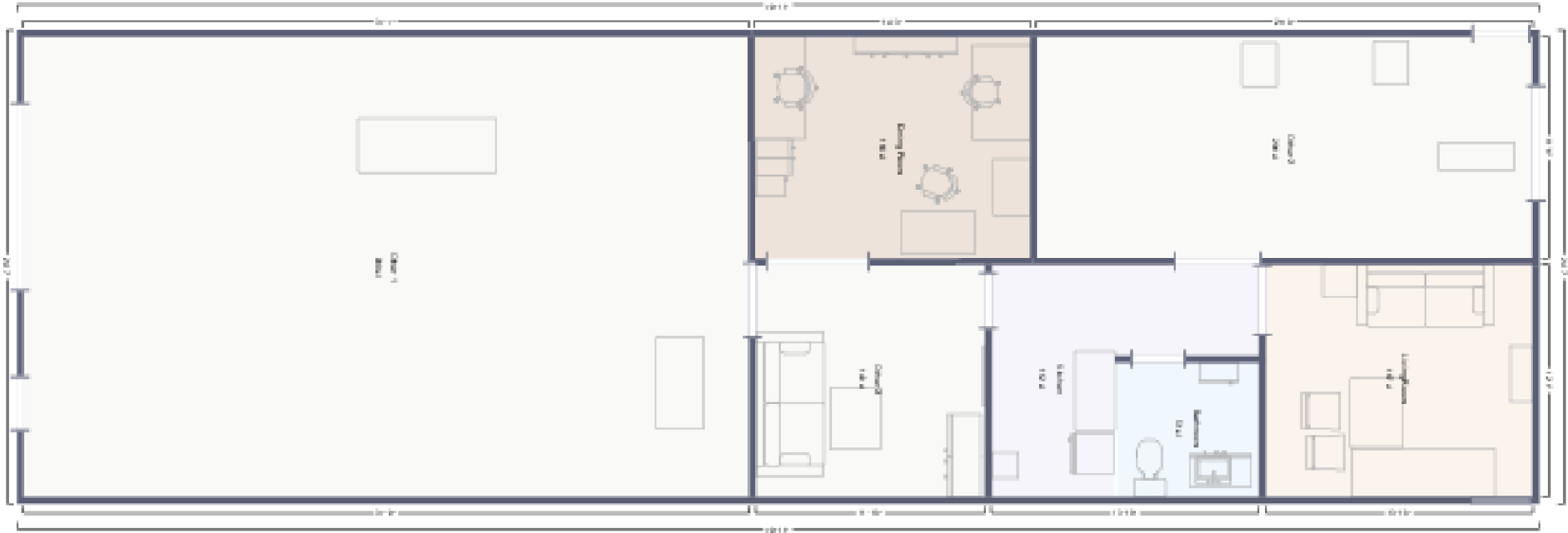
JUSTIN HORWITZ, SIOR
C: 480.220.2674
justin.horwitz@svn.com

RICHARD LEWIS JR.
C: 602.327.0064
richard.lewis@svn.com

AARON GUTIERREZ
C: 602.396.8004
aaron.gutierrez@svn.com

SEAN ALDERMAN
C: 602.785.1919
sean.alderman@svn.com

FLOORPLAN



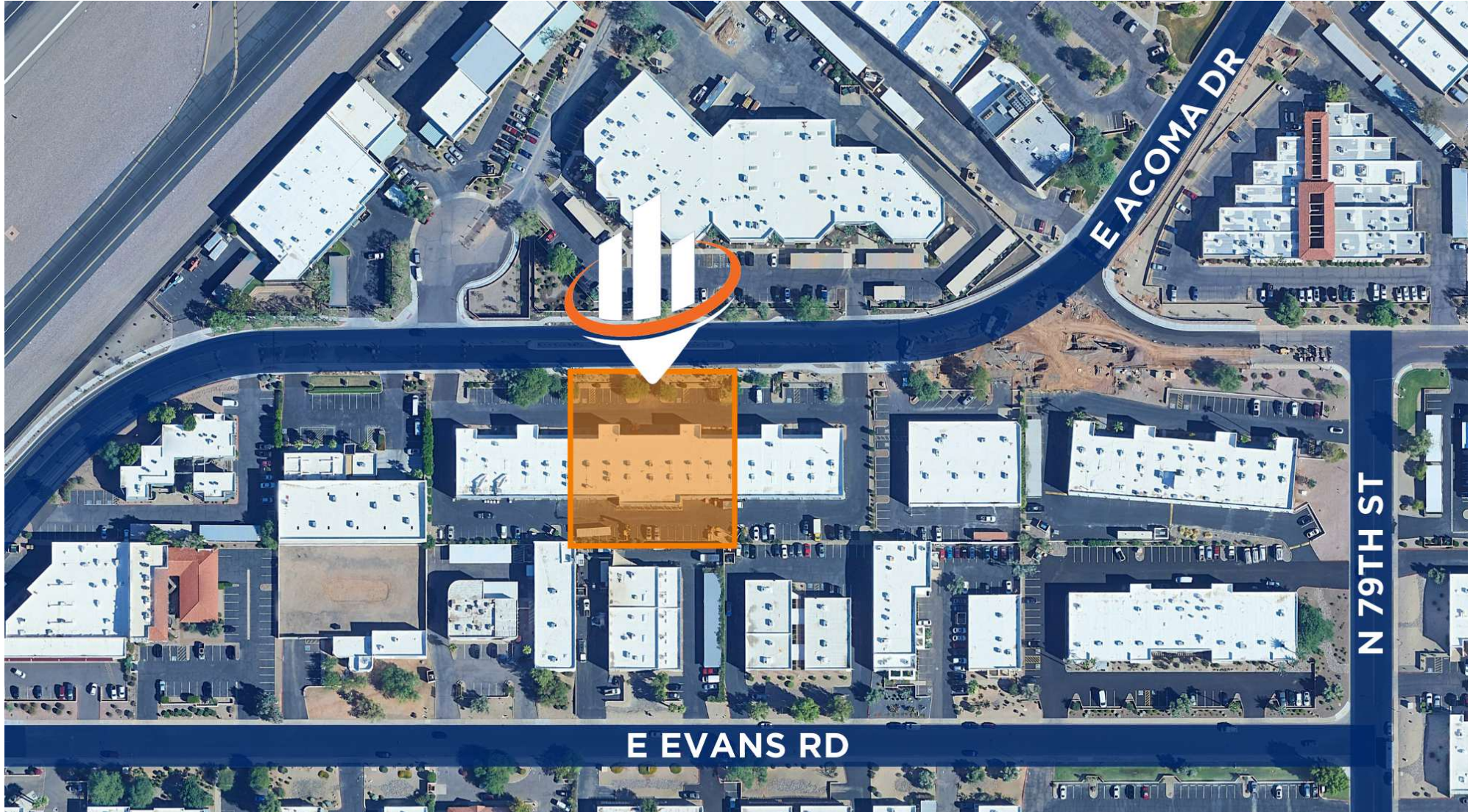
JUSTIN HORWITZ, SIOR
 C: 480.220.2674
 justin.horwitz@svn.com

RICHARD LEWIS JR.
 C: 602.327.0064
 richard.lewis@svn.com

AARON GUTIERREZ
 C: 602.396.8004
 aaron.gutierrez@svn.com

SEAN ALDERMAN
 C: 602.785.1919
 sean.alderman@svn.com

PROPERTY AERIAL



JUSTIN HORWITZ, SIOR
C: 480.220.2674
justin.horwitz@svn.com

RICHARD LEWIS JR.
C: 602.327.0064
richard.lewis@svn.com

AARON GUTIERREZ
C: 602.396.8004
aaron.gutierrez@svn.com

SEAN ALDERMAN
C: 602.785.1919
sean.alderman@svn.com

DEMOGRAPHICS MAP & REPORT

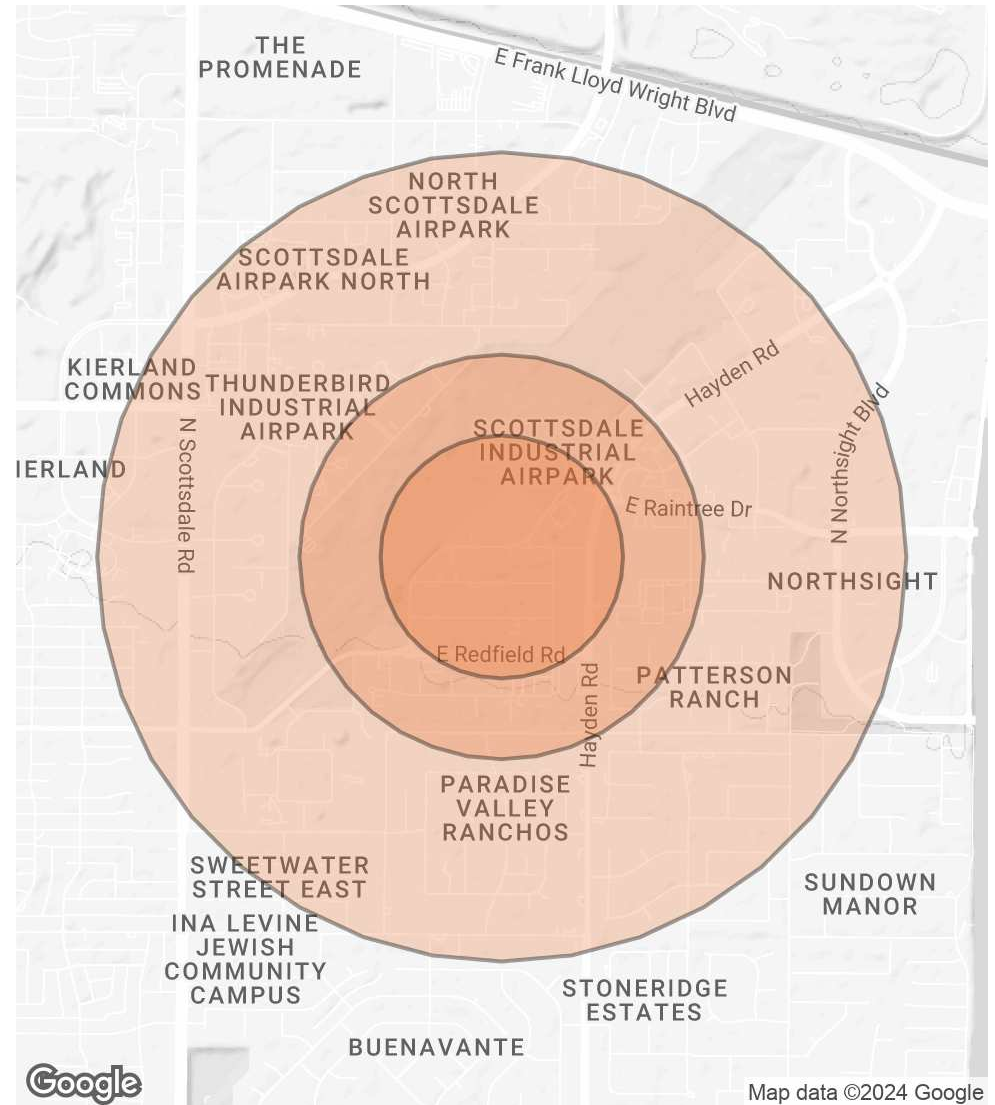
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	11	176	3,325
AVERAGE AGE	43	43	44
AVERAGE AGE (MALE)	43	43	43
AVERAGE AGE (FEMALE)	44	44	44

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	5	80	1,538
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$204,610	\$203,879	\$201,016
AVERAGE HOUSE VALUE	\$1,082,356	\$1,094,894	\$1,050,093

* Demographic data derived from 2020 ACS - US Census



JUSTIN HORWITZ, SIOR
 C: 480.220.2674
 justin.horwitz@svn.com

RICHARD LEWIS JR.
 C: 602.327.0064
 richard.lewis@svn.com

AARON GUTIERREZ
 C: 602.396.8004
 aaron.gutierrez@svn.com

SEAN ALDERMAN
 C: 602.785.1919
 sean.alderman@svn.com



5343 N. 16th Street, Suite 100 Phoenix, AZ 85016
480.425.5518 www.svndesertcommercial.com