10643 N FRANK LLOYD WRIGHT BLVD UNIT 202

SCOTTSDALE, AZ 85259

FOR SALE OWNER/USER

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OFFERING DETAILS

SALE PRICE	$540,000 ($350/SF)
LOT SIZE	±1,543 SF
BUILDING SIZE	±1,543 SF
PARCEL	217-32-506
ZONING	C-3, City of Scottsdale
PARKING	5.11/1,000

PROPERTY HIGHLIGHTS

- Plaza Leyenda Office Condominiums
- 10 Building Office/Medical community
- Professional Office Layout
- Covered Parking
- Numerous retail amenities nearby
- Kitchen/Private Bathroom/ Reception Lobby area
- Access to shared patio from kitchen
- 5 Private offices

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LOCATION OVERVIEW

PRIME NORTH SCOTTSDALE LOCATION

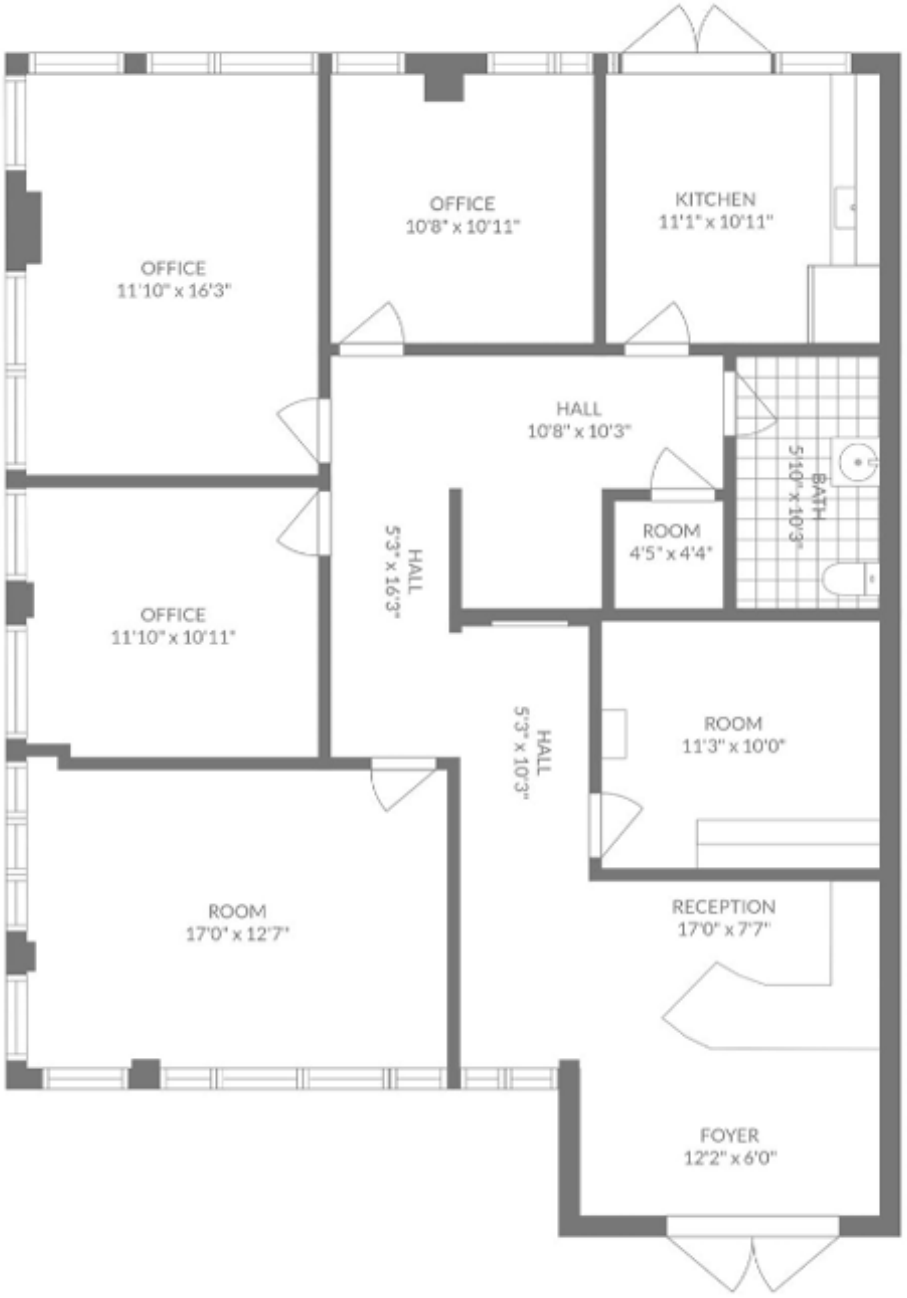
Strategically positioned at the signalized intersection of Shea Blvd and N. Frank Lloyd Wright Blvd, this property offers exceptional visibility and accessibility. Just 2.5 miles from Loop 101 and minutes from both the Mayo Clinic and HonorHealth Scottsdale Shea Medical Center.

ABUNDANT NEARBY AMENITIES

Surrounded by a wide variety of retail and dining options within walking distance, including Albertsons, Starbucks, Mountainside Fitness, Black Rock Coffee, Cold Beer & Cheeseburgers, Over Easy, Rosati's, Subway, and numerous fast-casual restaurants.

PROPERTY PHOTOS

FLOOR PLAN


OFFICE
11'10" x 16'3"
OFFICE
10'8" x 10'11"
KITCHEN
11'1" x 10'11"
HALL
10'8" x 10'3"
BATH
5'10" x 10'3"
ROOM
4'5" x 4'4"
HALL
5'3" x 16'3"
OFFICE
11'10" x 10'11"
HALL
5'3" x 10'3"
ROOM
11'3" x 10'0"
ROOM
17'0" x 12'7"
RECEPTION
17'0" x 7'7"
FOYER
12'2" x 6'0"

AERIAL OVERVIEW

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DEMOGRAPHICS

POPULATION

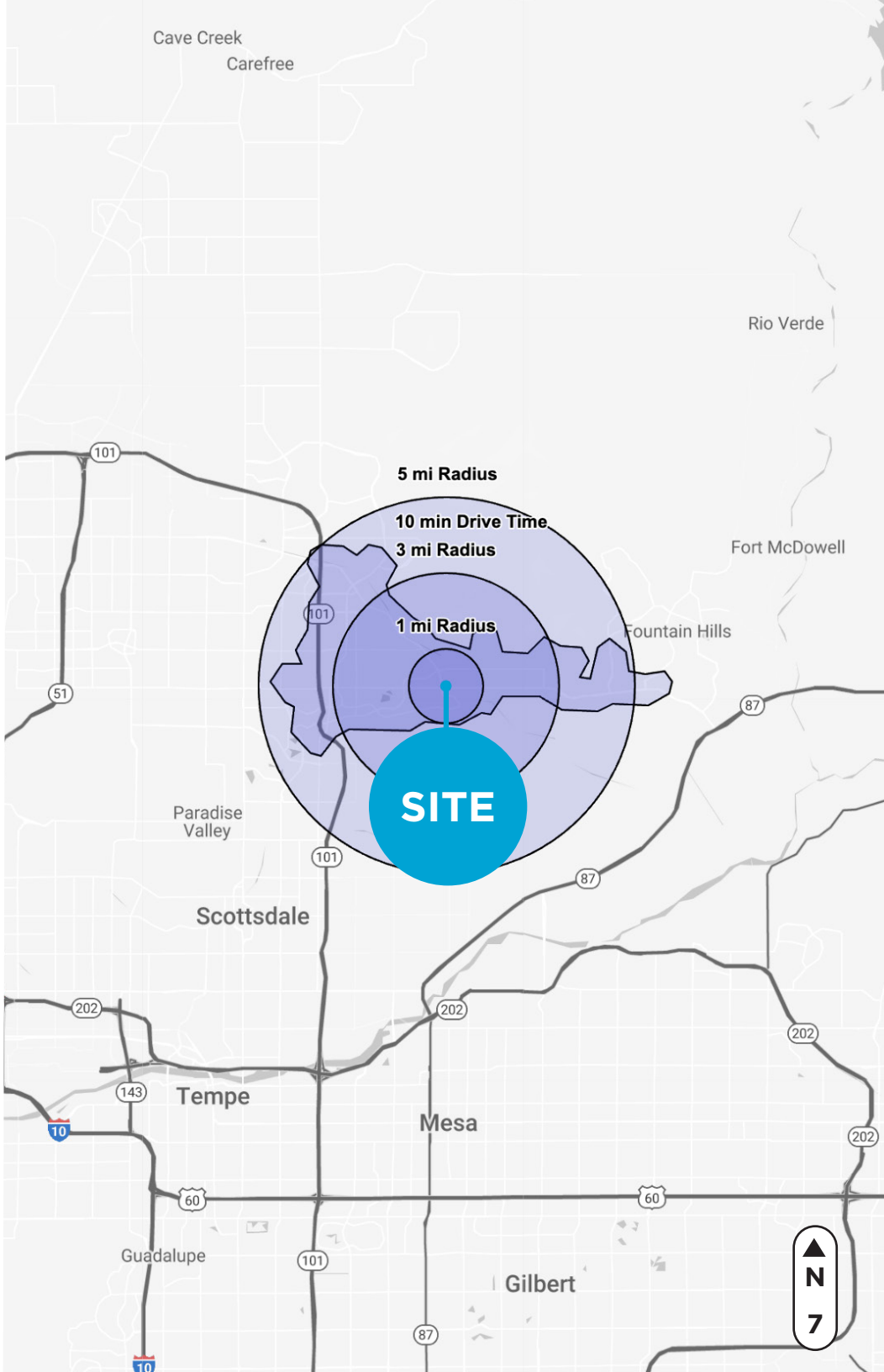
	1 MILE	3 MILES	5 MILES
2024	10,918	43,161	99,575
2029	11,838	47,001	108,772

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	4,991	19,066	45,103
HH GROWTH 2024-2029:	1.7%	1.8%	1.9%

AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024	$128,947	$148,765	$142,768



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