

FOR SALE & FOR LEASE

McDowell Mountain Business Park

OFFICE/FLEX SPACE

16674 N 91st St, Suite D-3 | Scottsdale, AZ 85260

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES



FOR MORE INFORMATION CONTACT:

KERI DAVIES
480.294.6572
kdavies@levrose.com

JASON REDDINGTON
480.289.4504
jreddington@levrose.com

1ST FLOOR OFFICE	1,868 SF
WAREHOUSE	850 SF
2ND FLOOR OFFICE	1,888 SF

PROPERTY SUMMARY

AVAILABLE FOR SALE

± 4,606 SF

SALE PRICE

\$799,000 (\$173/SF)

LEASE RATE

\$15.00/SF, MG

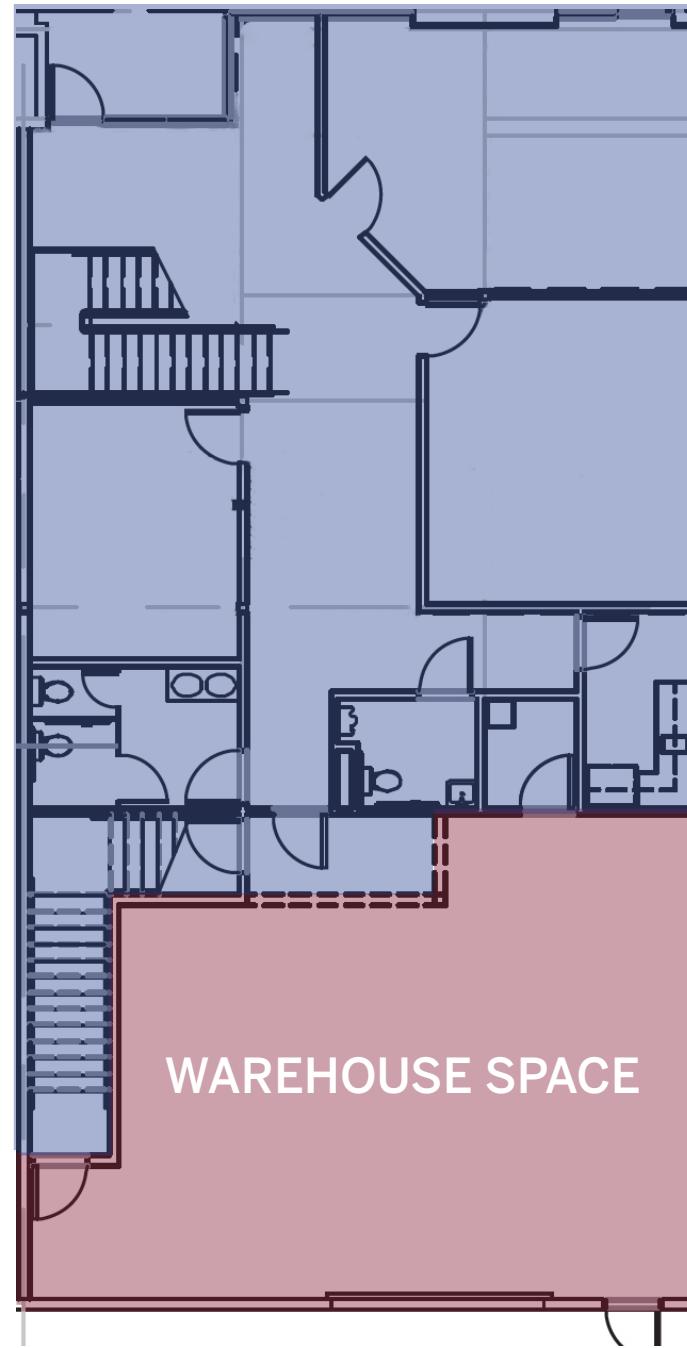
PARCEL

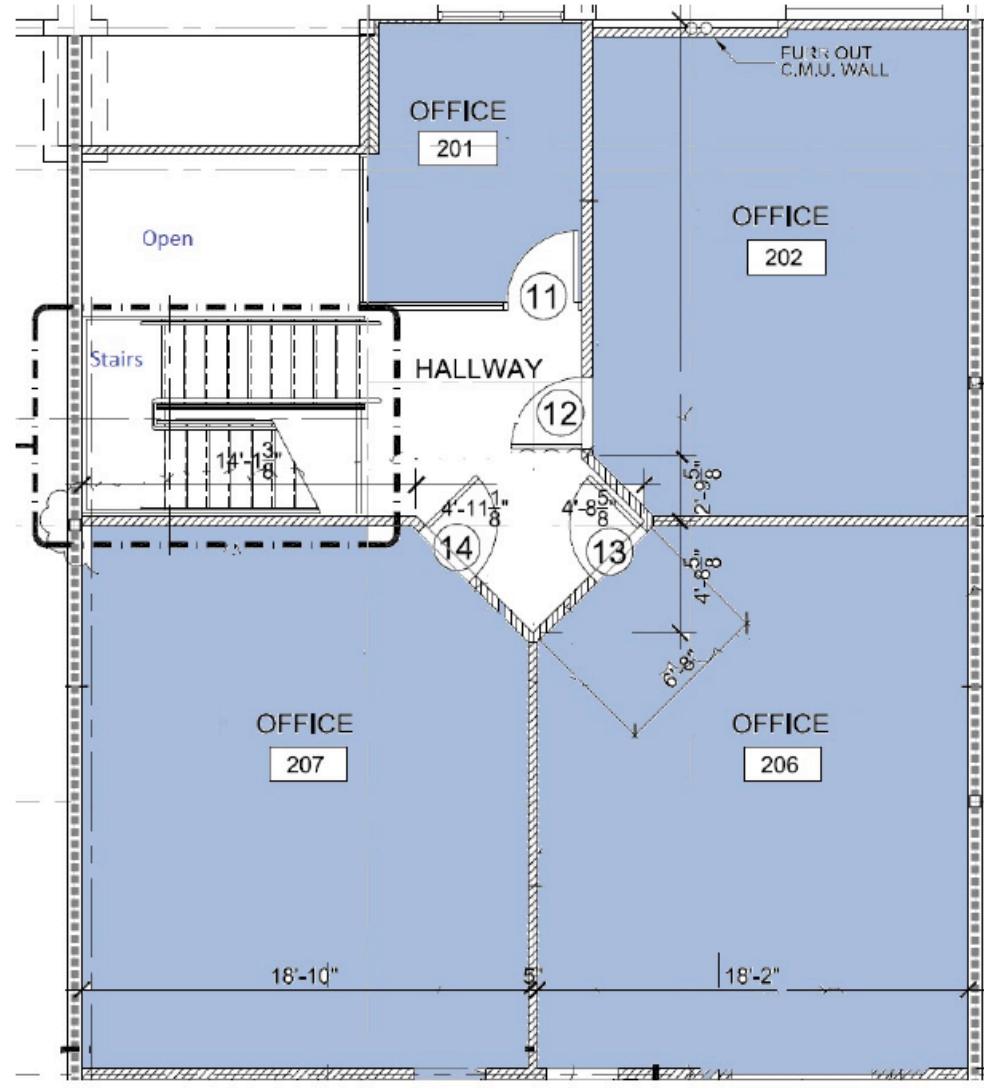
217-13-434

ZONING

I-1, PCD







McDowell Mountain Business Park



Location Highlights



IMMEDIATE FREEWAY
ACCESS



40 RESTAURANTS & 5 GROCERY
STORES WITHIN 1 MILE



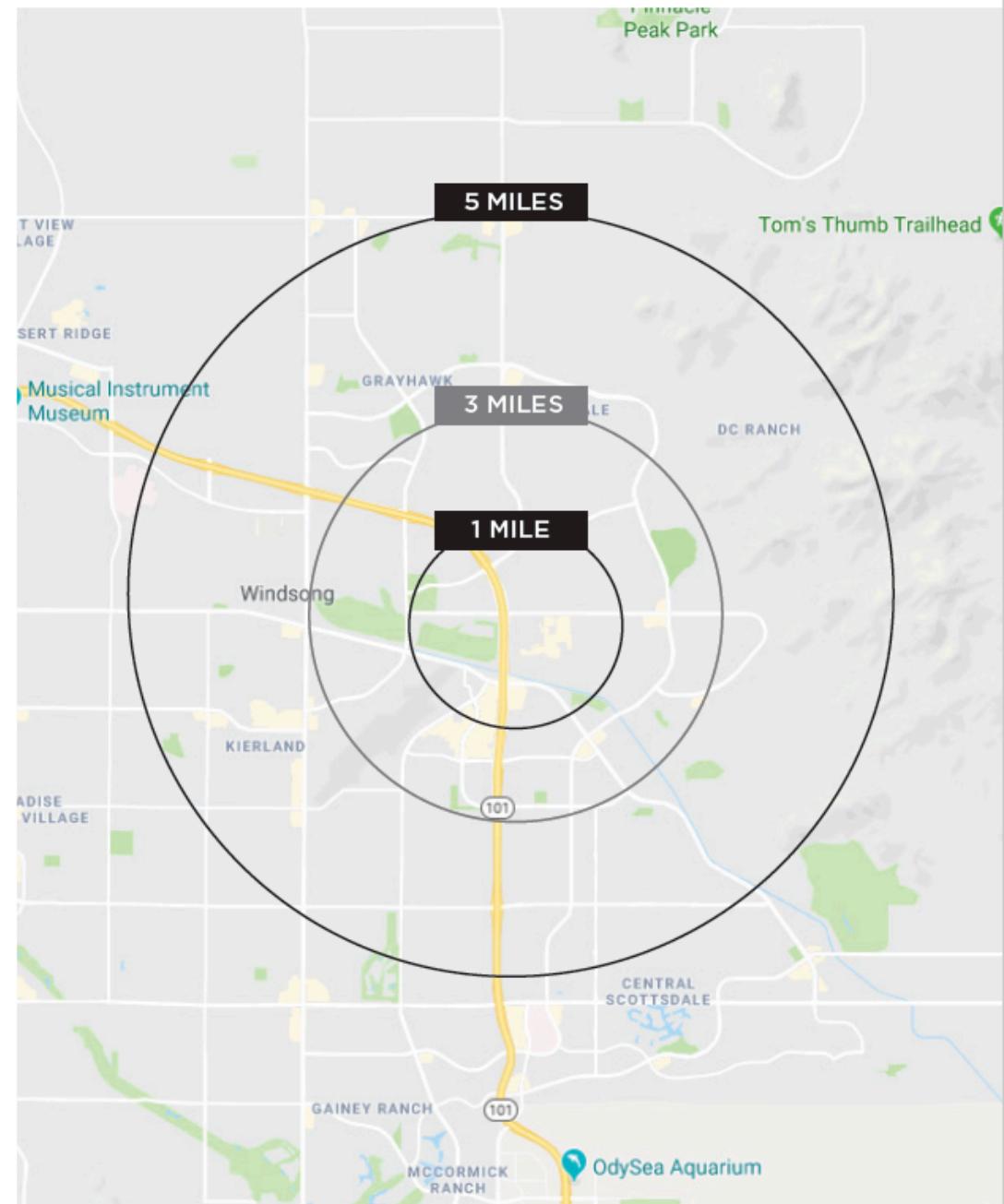
30 RETAIL STORES
WITHIN 1 MILE



3 MILES FROM
SCOTTSDALE AIRPORT

DEMOGRAPHICS

POPULATION			
	1 MILE	3 MILES	5 MILES
2019	8,481	53,785	135,642
2024	9,145	58,124	145,859
HOUSEHOLDS			
	1 MILE	3 MILES	5 MILES
2019	3,913	23,133	58,553
HH Growth 2019-2024:	7.18%	7.36%	7.01%
AVERAGE HOUSEHOLD INCOME			
	1 MILE	3 MILES	5 MILES
2019	\$115,933	\$135,898	\$129,821



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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