

FOR SALE & FOR LEASE

# McDowell Mountain Business Park

OFFICE/FLEX SPACE

**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
COMMERCIAL REAL ESTATE SERVICES

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



FOR MORE INFORMATION CONTACT:

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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

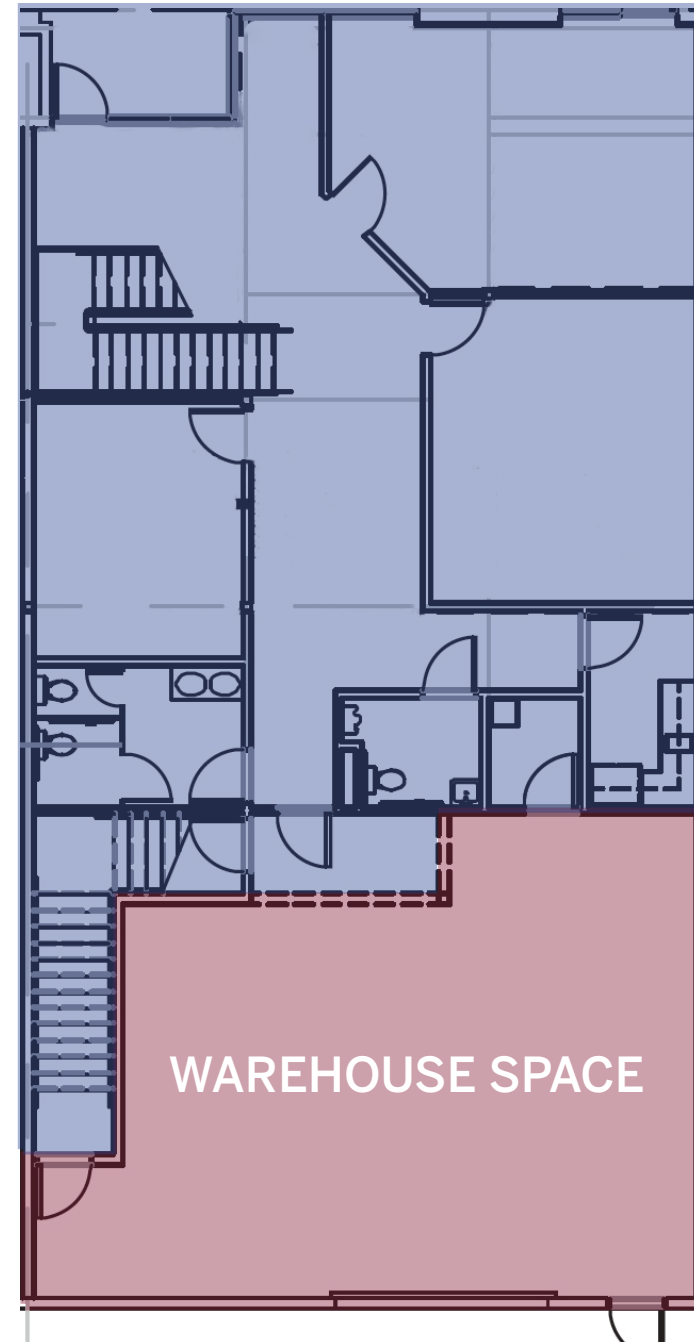
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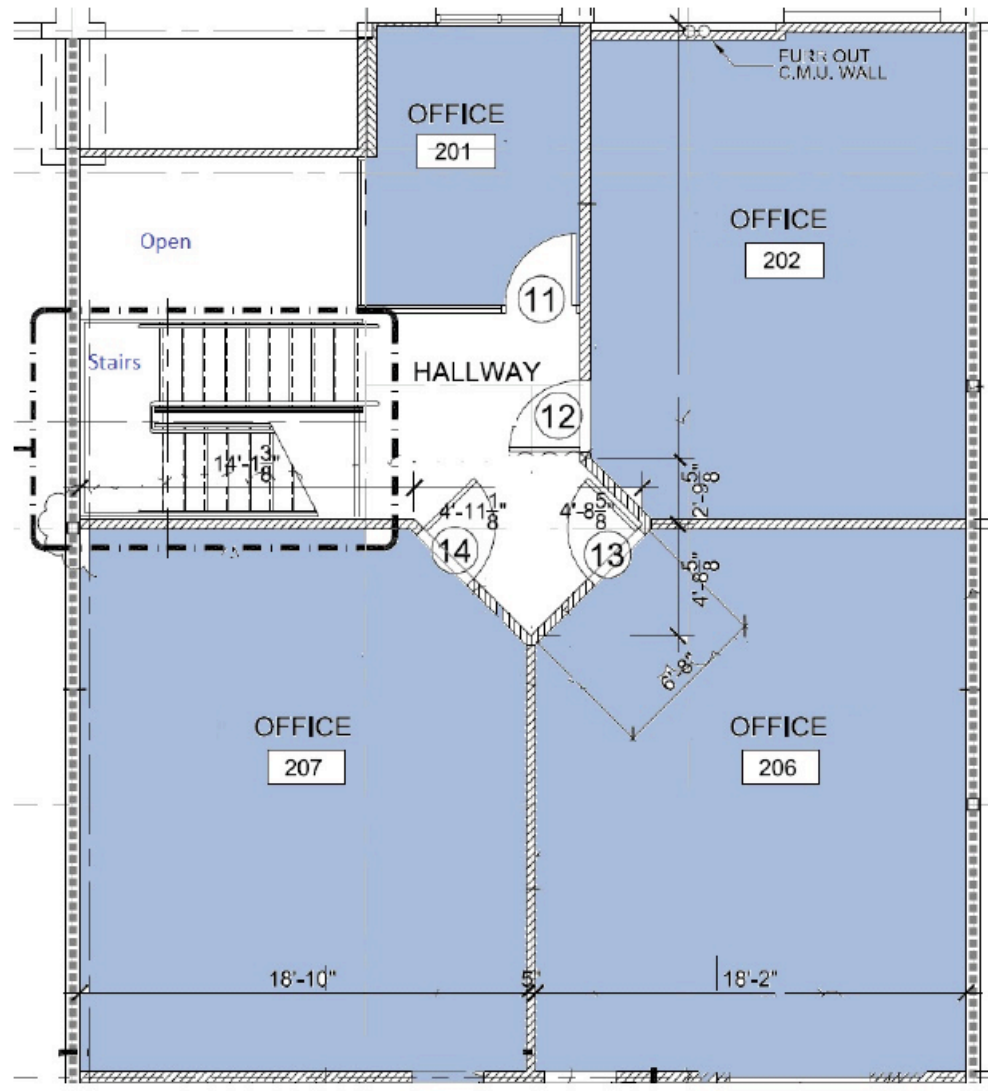




**1st Floor Office Space: 1,868 SF**

**Warehouse: 850 SF**







## McDowell Mountain Business Park

WESTWORLD

E. BELL ROAD

LOOP  
101

E. FRANK LLOYD WRIGHT BLVD

SCOTTSDALE  
AIRPORT



## 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



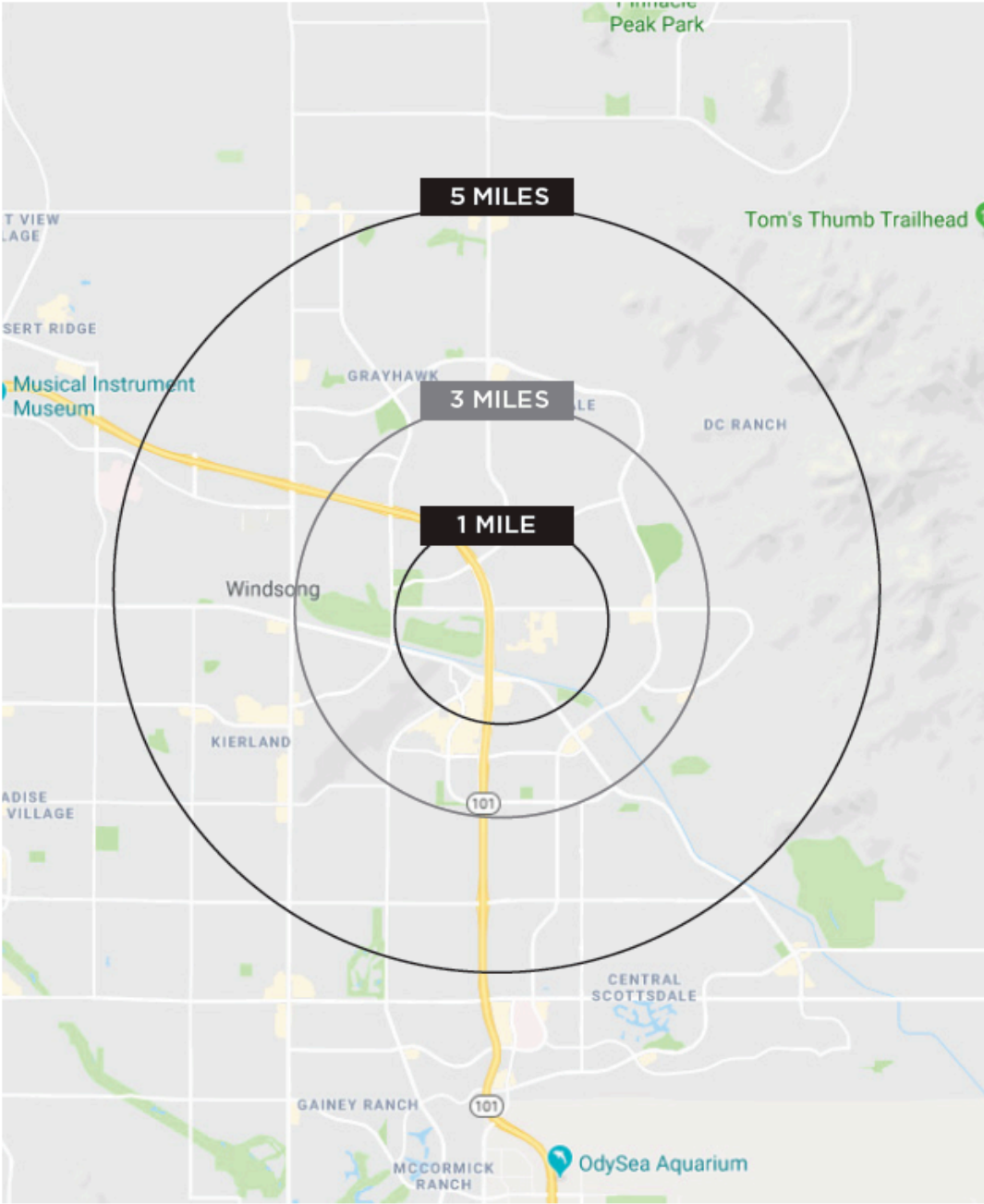
## HOUSEHOLDS

	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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