

SCOTTSDALE CPAs PLLC

Edward Jones

PROFESSIONAL OFFICE CONDO FOR LEASE

# PLAZA LEYENDA

10733 N Frank Lloyd Wright Blvd | Scottsdale, AZ 85259

**BRYAN BABITS**

602.931.4491  
bbabits@w-retail.com

**KATIE WEEKS**

602.368.1372  
kweeks@w-retail.com

**WESTERN RETAIL ADVISORS**

2555 E Camelback Rd, Suite 200  
Phoenix, AZ 85016  
602.778.3747 | w-retail.com



## PLAZA LEYENDA

10733 N Frank Lloyd Wright Blvd | Scottsdale



### LOCATION DESCRIPTION

Position your business in a highly desirable Scottsdale location at 10733 N Frank Lloyd Wright Blvd just off Shea Blvd and Frank Lloyd Wright Blvd, minutes from the Loop 101. This professional office condo offers 726 SF within a beautifully maintained office building complex. Tenants benefit from the property's strong visibility, convenient access, and proximity to key Scottsdale amenities.

The building is ideal for professional service firms, medical uses, or boutique businesses seeking a sophisticated environment. Surrounded by upscale neighborhoods, retail centers, and dining options, this location provides a premium setting to impress clients and support your team's productivity.



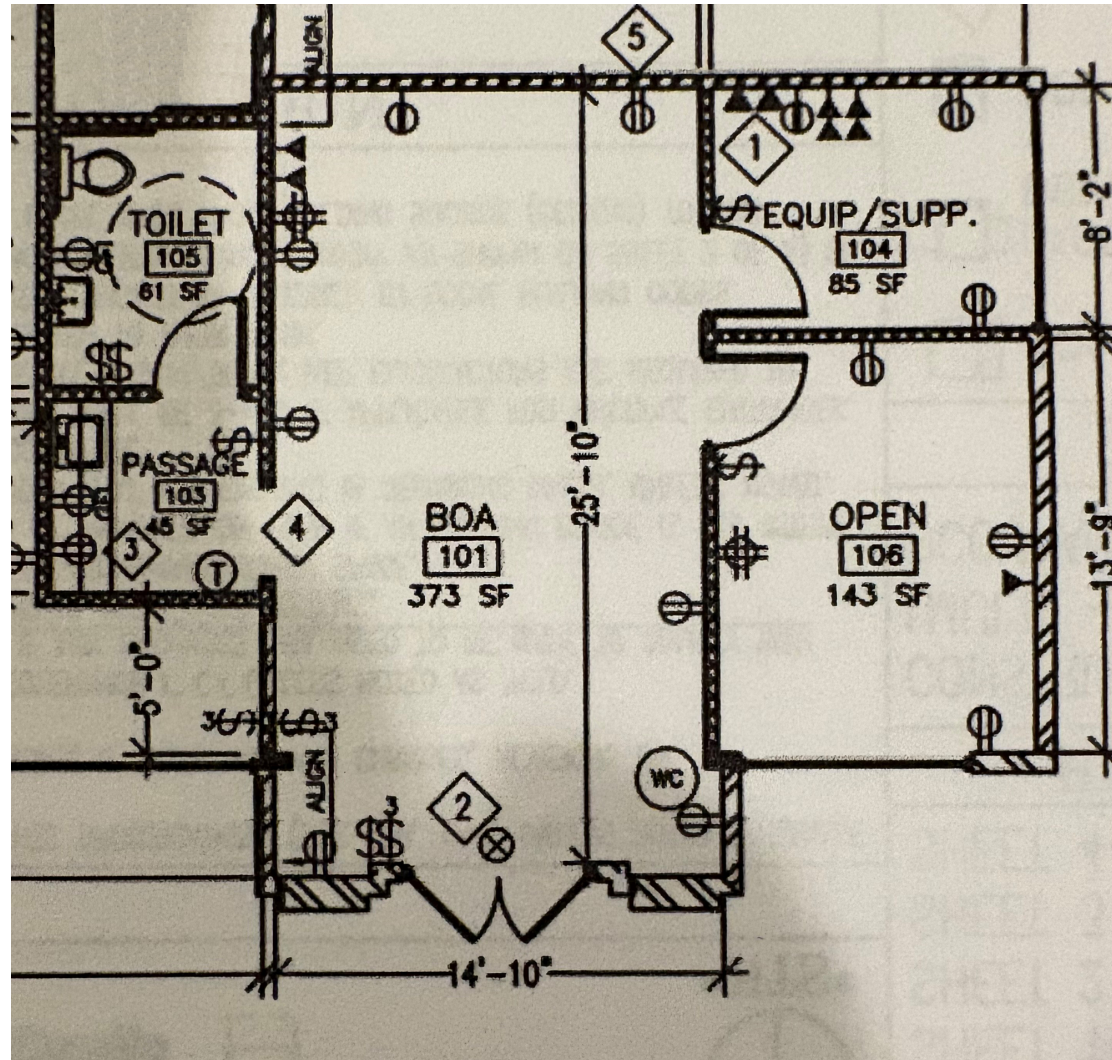
### PROPERTY HIGHLIGHTS

- **726 SF Professional Office Condo Available for Lease**
- Professional Office Environment with Well-Maintained Common Areas Enhanced by Desert Landscaping, Stacked-Stone Accents, and Inviting Courtyards
- Ample On-Site Parking for Tenants and Guests
- Flexible Floor Plan Suitable for Medical, Professional, or Creative Office Uses
- Located at Frank Lloyd Wright Blvd and Shea Blvd in one of Scottsdale's Premier Business Corridors
- Convenient Access to the Loop 101 Freeway for Valley-Wide Connectivity
- Just steps away from Unique Shopping and Popular Local Dining with Close Proximity to Mayo Clinic Scottsdale and HonorHealth Scottsdale Shea Medical Center
- Surrounded by Prestigious Master-Planned Communities such as Ancala Country Club, Desert Mountain, and Stonegate
- Located minutes from Scottsdale Quarter, Kierland Commons, Scottsdale Airpark, Arizona Boardwalk, Salt River Fields, and Talking Stick Resort

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

## PLAZA LEYENDA

10733 N Frank Lloyd Wright Blvd | Scottsdale



The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



# PLAZA LEYENDA

10733 N Frank Lloyd Wright Blvd | Scottsdale

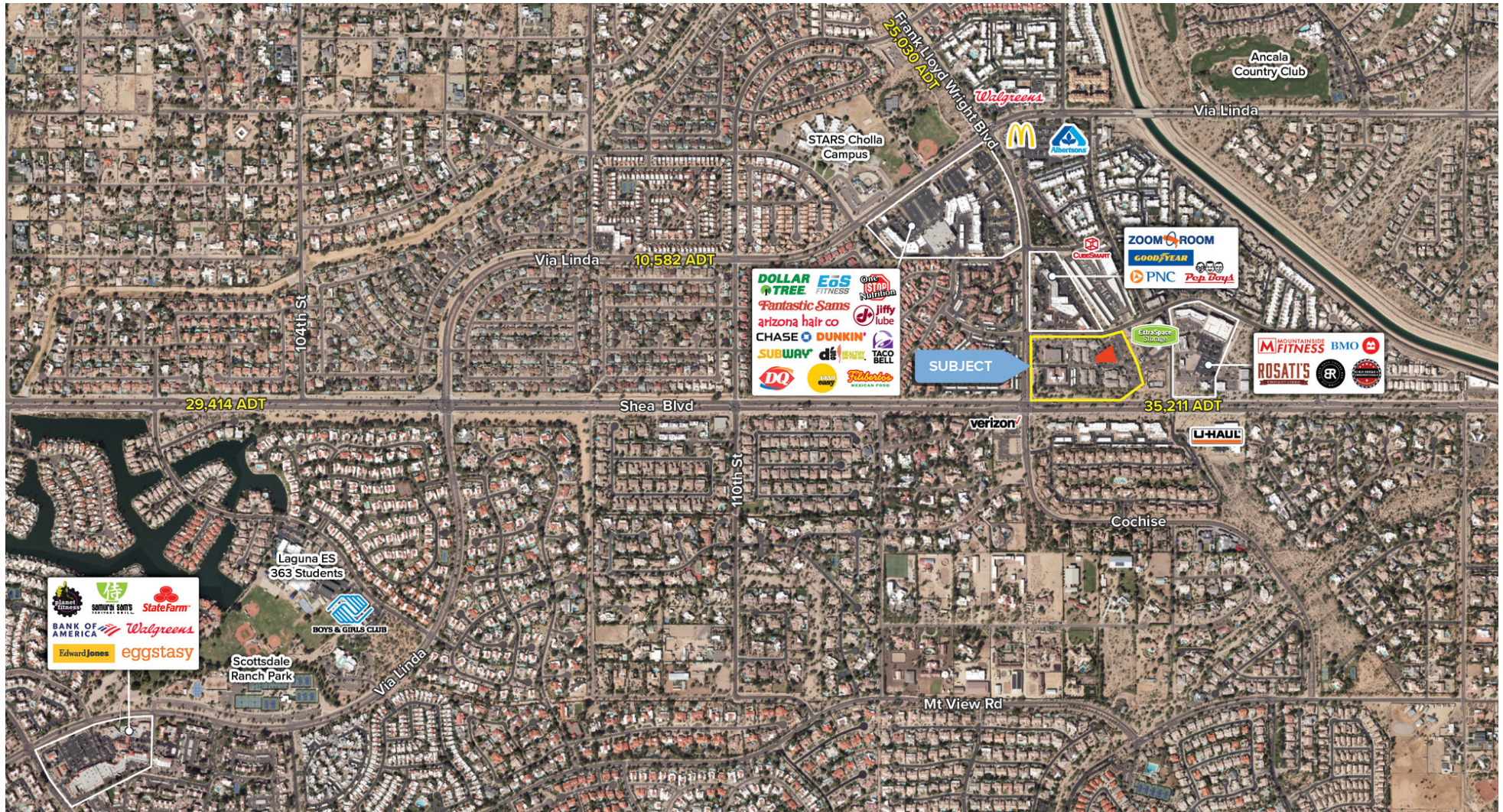


The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



# PLAZA LEYENDA

10733 N Frank Lloyd Wright Blvd | Scottsdale

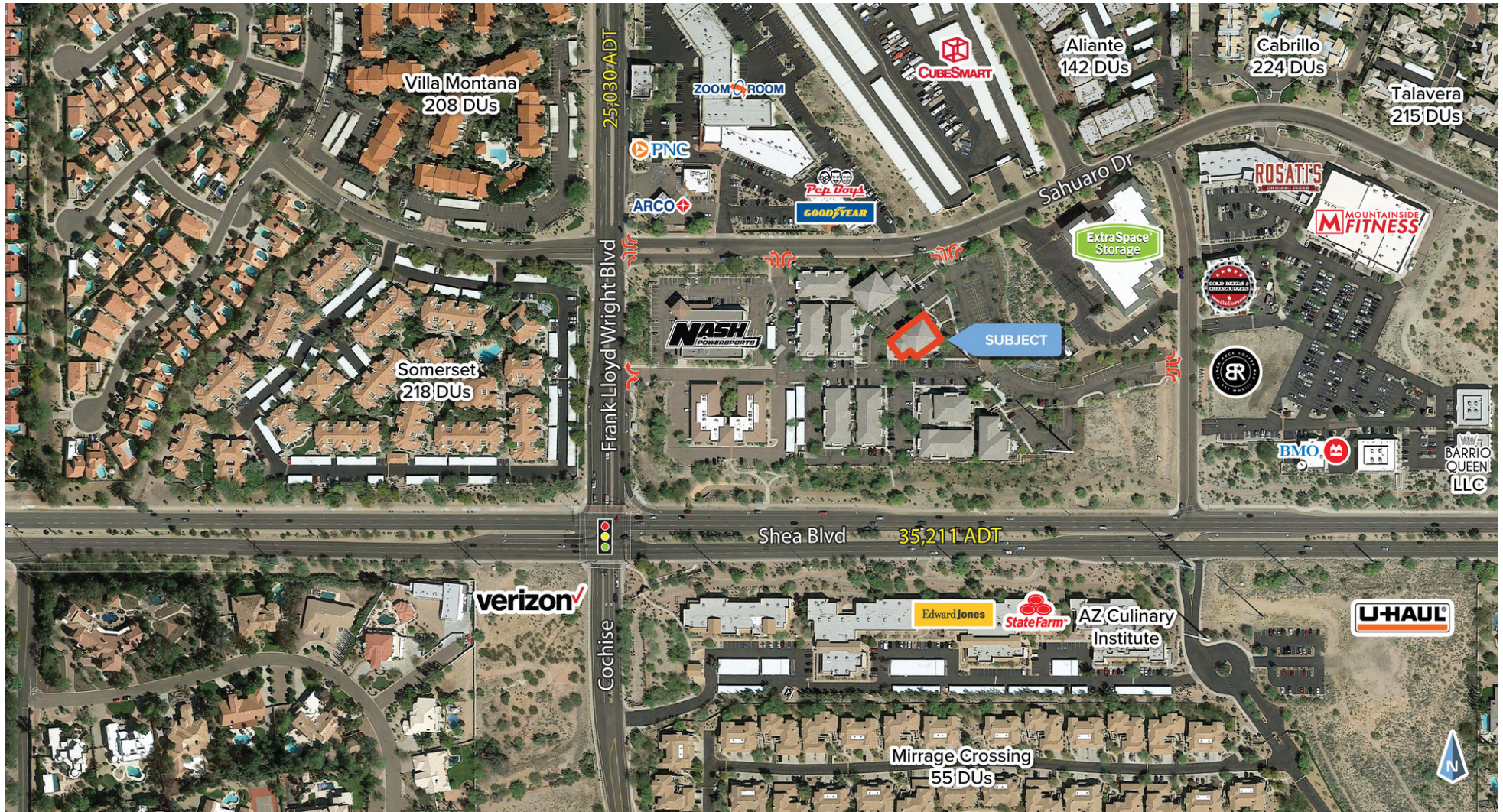


The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



# PLAZA LEYENDA

10733 N Frank Lloyd Wright Blvd | Scottsdale









The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.



PLAZA LEYENDA

10733 N Frank Lloyd Wright Blvd | Scottsdale

<div> <b>POPULATION</b></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Area Total</td><td>10,081</td><td>40,626</td><td>92,323</td></tr><tr><td>Median Age</td><td>47.5</td><td>52.1</td><td>51.2</td></tr></table>					1 MILE	3 MILES	5 MILES	Area Total	10,081	40,626	92,323	Median Age	47.5	52.1	51.2	<div><div></div> <b>HOUSEHOLD INCOME</b></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Median</td><td>\$116,301</td><td>\$141,935</td><td>\$133,789</td></tr><tr><td>Average</td><td>\$170,635</td><td>\$208,065</td><td>\$200,393</td></tr></table>					1 MILE	3 MILES	5 MILES	Median	\$116,301	\$141,935	\$133,789	Average	\$170,635	\$208,065	\$200,393	<div><div></div> <b>DAYTIME WORKFORCE</b></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Total Businesses</td><td>370</td><td>1,546</td><td>6,376</td></tr><tr><td>Employees</td><td>2,315</td><td>18,424</td><td>72,584</td></tr><tr><td>Daytime Population</td><td>8,230</td><td>48,254</td><td>135,396</td></tr></table>					1 MILE	3 MILES	5 MILES	Total Businesses	370	1,546	6,376	Employees	2,315	18,424	72,584	Daytime Population	8,230	48,254	135,396
	1 MILE	3 MILES	5 MILES																																																
Area Total	10,081	40,626	92,323																																																
Median Age	47.5	52.1	51.2																																																
	1 MILE	3 MILES	5 MILES																																																
Median	\$116,301	\$141,935	\$133,789																																																
Average	\$170,635	\$208,065	\$200,393																																																
	1 MILE	3 MILES	5 MILES																																																
Total Businesses	370	1,546	6,376																																																
Employees	2,315	18,424	72,584																																																
Daytime Population	8,230	48,254	135,396																																																
<div><div></div> <b>EDUCATION</b></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Percentage with Degrees</td><td>73.7%</td><td>75.2%</td><td>71.9%</td></tr></table>					1 MILE	3 MILES	5 MILES	Percentage with Degrees	73.7%	75.2%	71.9%	<div><div></div> <b>EMPLOYMENT</b></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>White Collar</td><td>79.0%</td><td>83.4%</td><td>84.7%</td></tr><tr><td>Services</td><td>14.1%</td><td>9.6%</td><td>8.0%</td></tr><tr><td>Blue Collar</td><td>6.9%</td><td>7.0%</td><td>7.4%</td></tr></table>					1 MILE	3 MILES	5 MILES	White Collar	79.0%	83.4%	84.7%	Services	14.1%	9.6%	8.0%	Blue Collar	6.9%	7.0%	7.4%	<div><div></div> <b>HOUSEHOLD STATISTICS</b></div> <table><tr><th></th><th>1 MILE</th><th>3 MILES</th><th>5 MILES</th></tr><tr><td>Households</td><td>4,779</td><td>18,319</td><td>42,547</td></tr><tr><td>Median Home Value</td><td>\$756,031</td><td>\$798,583</td><td>\$774,645</td></tr></table>					1 MILE	3 MILES	5 MILES	Households	4,779	18,319	42,547	Median Home Value	\$756,031	\$798,583	\$774,645				
	1 MILE	3 MILES	5 MILES																																																
Percentage with Degrees	73.7%	75.2%	71.9%																																																
	1 MILE	3 MILES	5 MILES																																																
White Collar	79.0%	83.4%	84.7%																																																
Services	14.1%	9.6%	8.0%																																																
Blue Collar	6.9%	7.0%	7.4%																																																
	1 MILE	3 MILES	5 MILES																																																
Households	4,779	18,319	42,547																																																
Median Home Value	\$756,031	\$798,583	\$774,645																																																

\*2025 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.