



7505 EAST 6TH AVENUE
SCOTTSDALE ARIZONA 85251
OLD TOWN SCOTTSDALE

**Late Century Modern Building
in Old Town Scottsdale For
Lease**

Seeking café, lifestyle retail,
service retail, art/ design
studio, gallery, restaurant or
office in the heart of the
Scottsdale.



Inquiries
Jose Ramirez
jose@oxurban.com
602-363-4628 cell





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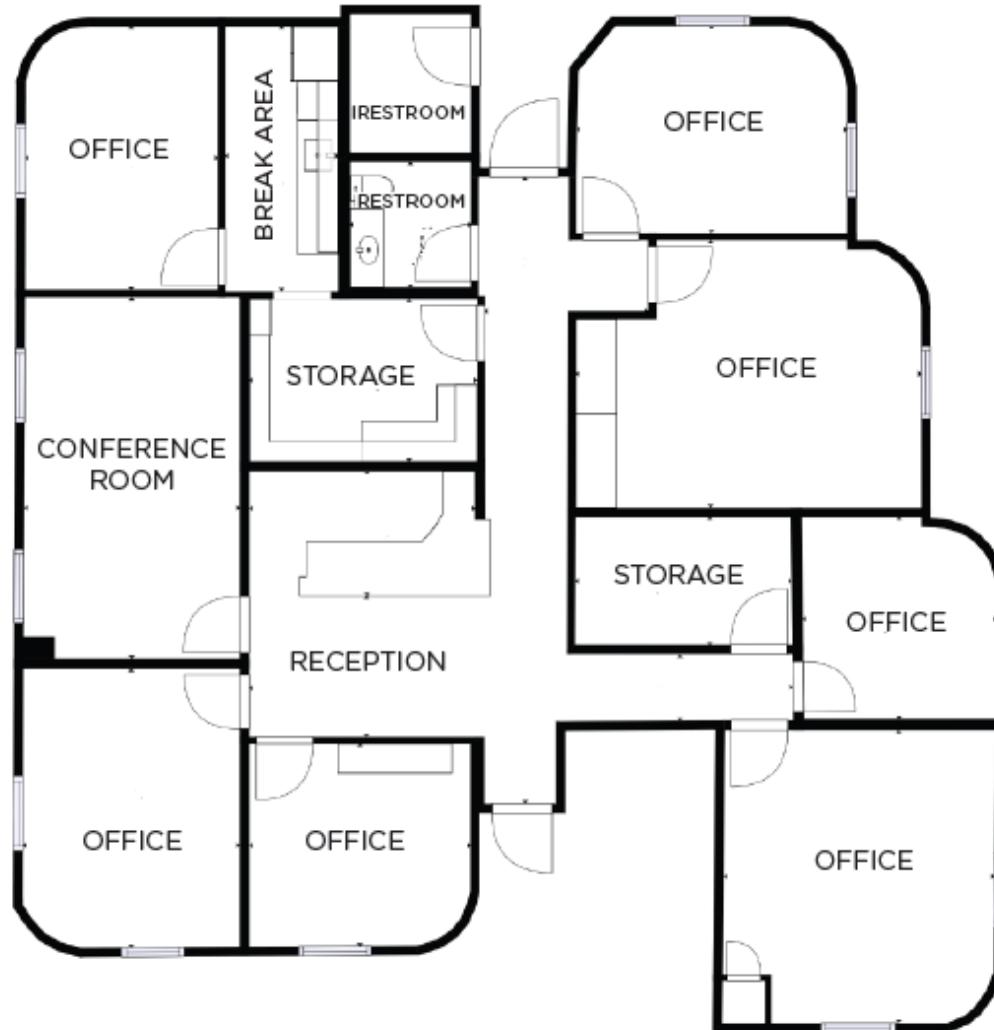


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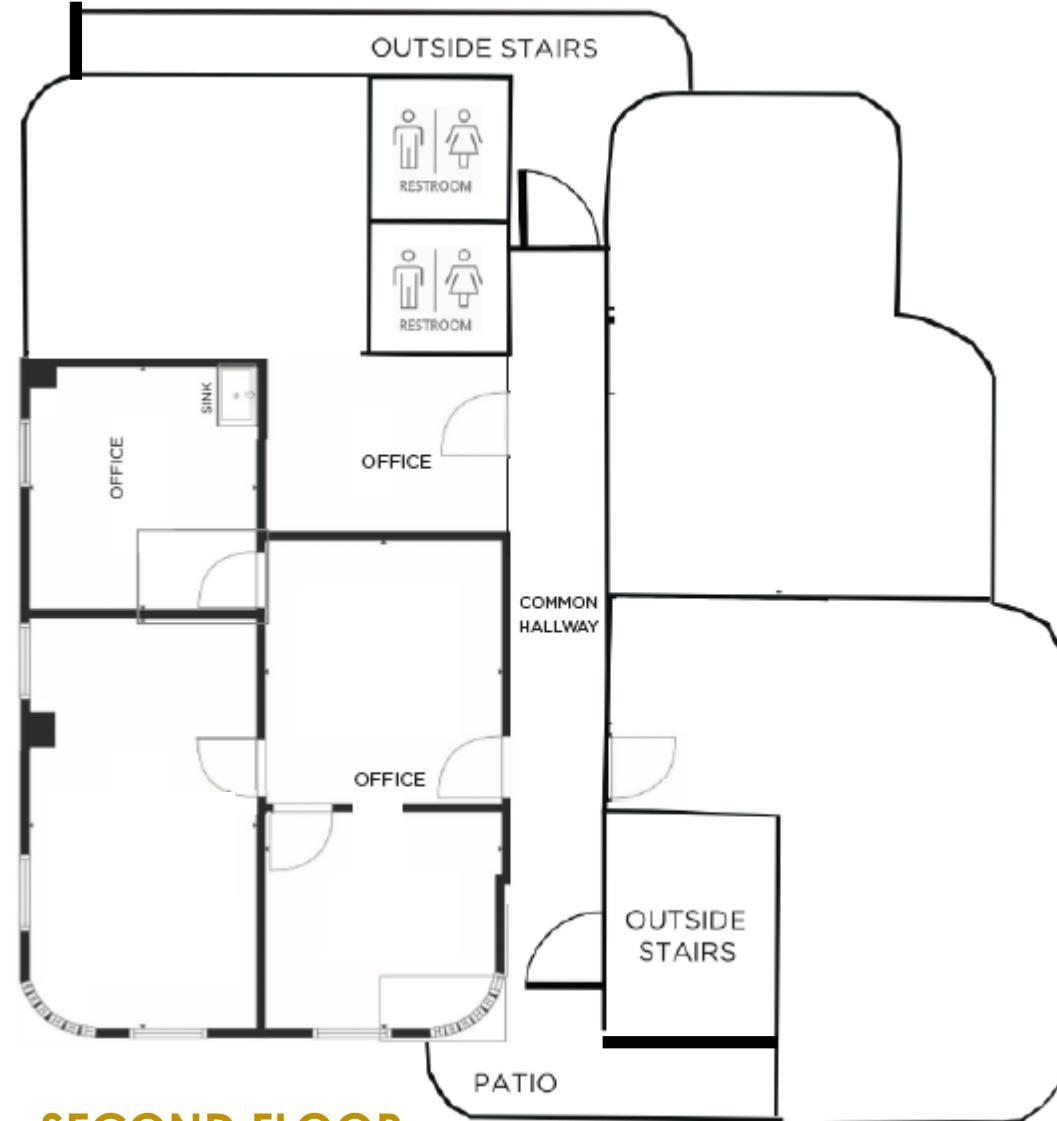
TOCA MADERA





FIRST FLOOR

2,502 SF



SECOND FLOOR

2,502 SF



DETAILS

BUILDING SIZE

5,004 SF

AVAILABLE

FIRST FLOOR 2,502 SF

(Owner will entertain demising space to 1100 sf)

SECOND FLOOR 2,502 SF

ZONING

C-3

ON SITE PARKING

16+

PUBLIC PARKING

Down the street within a 3 minute walk

OLD TOWN SCOTTSDALE

Located in the heart of Old Town Scottsdale, just steps from Marshall Way and surrounded by Scottsdale's most active dining, nightlife, and retail corridor. Immediate proximity to Fox Cigar Bar, Cala, Hot Chick, Boondocks, and other high-traffic destinations creates consistent pedestrian activity day and night.

Open to single tenant or dual tenant. Owner open to substantially renovate and modernize with a full façade consistent with the attached concept for the right use and terms. Opportunity for anchor user to shape the building's identity, presence and experience.

