

**33765** **N SCOTTSDALE RD**  
**BUILDING A**  
SCOTTSDALE, AZ 85266

SELLER CARRYBACK  
FINANCING MAY BE AVAILABLE



**OFFICE CONDO FOR SALE & LEASE**

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**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
COMMERCIAL  
REAL ESTATE SERVICES

# OFFERING DETAILS

<b>SALE PRICE</b>	<b>\$2,000,000 (\$384.39/SF)</b>
<b>LEASE RATE</b>	<b>\$25.00/SF NNN</b>
<b>2026 NNN'S</b>	<b>\$3.37/SF/YR</b>
<b>BUILDING SIZE</b>	<b>±5,203 SF</b>
<b>TOTAL AVAILABLE</b>	<b>±5,203 SF</b>
<b>ZONING</b>	<b>S-R, City of Scottsdale</b>
<b>PARCEL NO.</b>	<b>216-50-744, 216-50-745, 216-50-746 and 216-50-747</b>



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.

# PROPERTY HIGHLIGHTS

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- Scottsdale Rd and Westland Hard Corner
- Ample Parking
- Great Visibility
- Upgraded Finishes
- Professional Office
- Prime North Scottsdale location

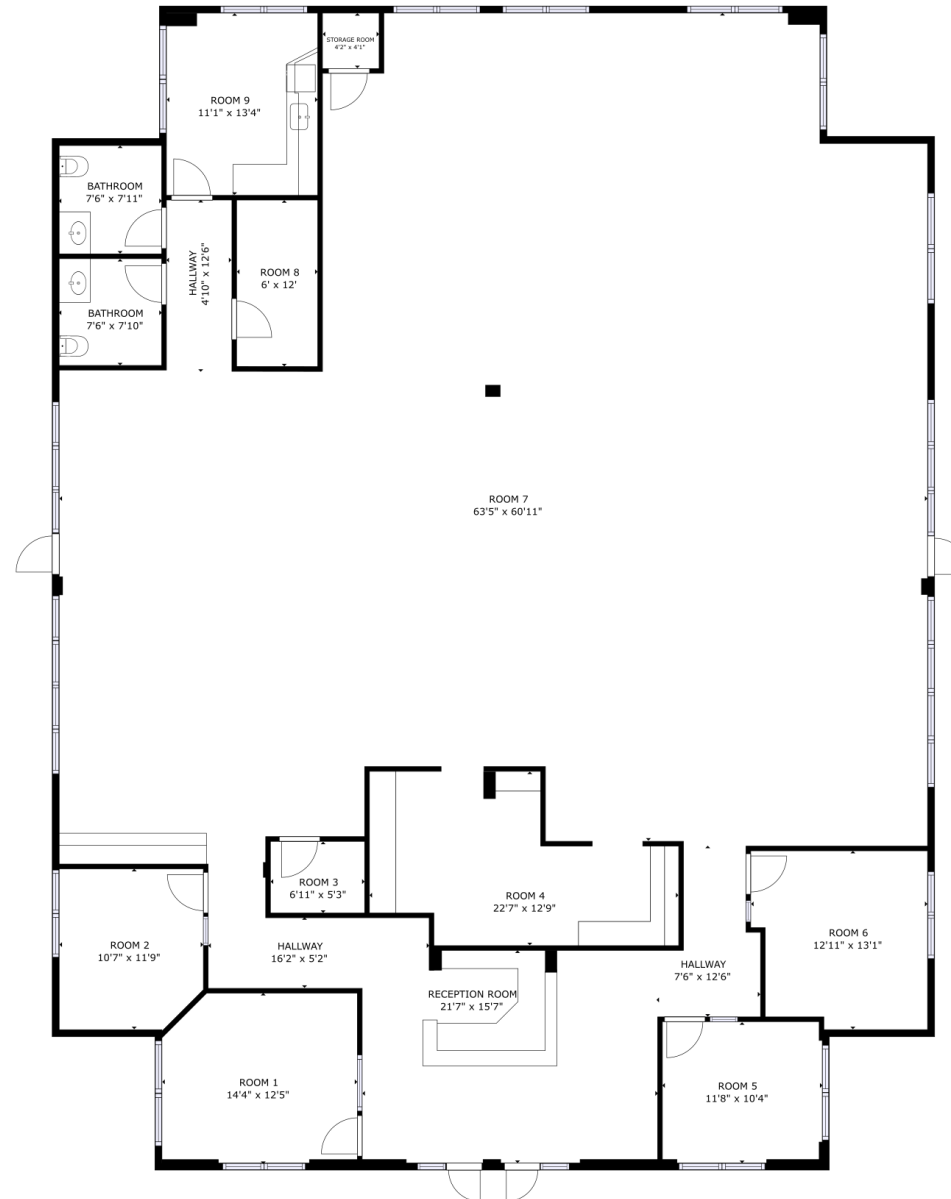


# ADDITIONAL PHOTOS

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# FLOOR PLAN



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# AERIAL OVERVIEW



TERRAVITA  
MARKETPLACE



**BOULDERS**  
RESORT & SPA  
SCOTTSDALE



**TERRAVITA**  
GOLF CLUB

**SITE**

E WESTLAND DR

N SCOTTSDALE RD

**SITE**



ANYTIME FITNESS **target**

**Office DEPOT**  
**OfficeMax**



**Whisper**  
ROCK

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2025</b>	4,825	24,236	51,795
<b>2030</b>	5,212	25,675	54,232



## HOUSEHOLDS

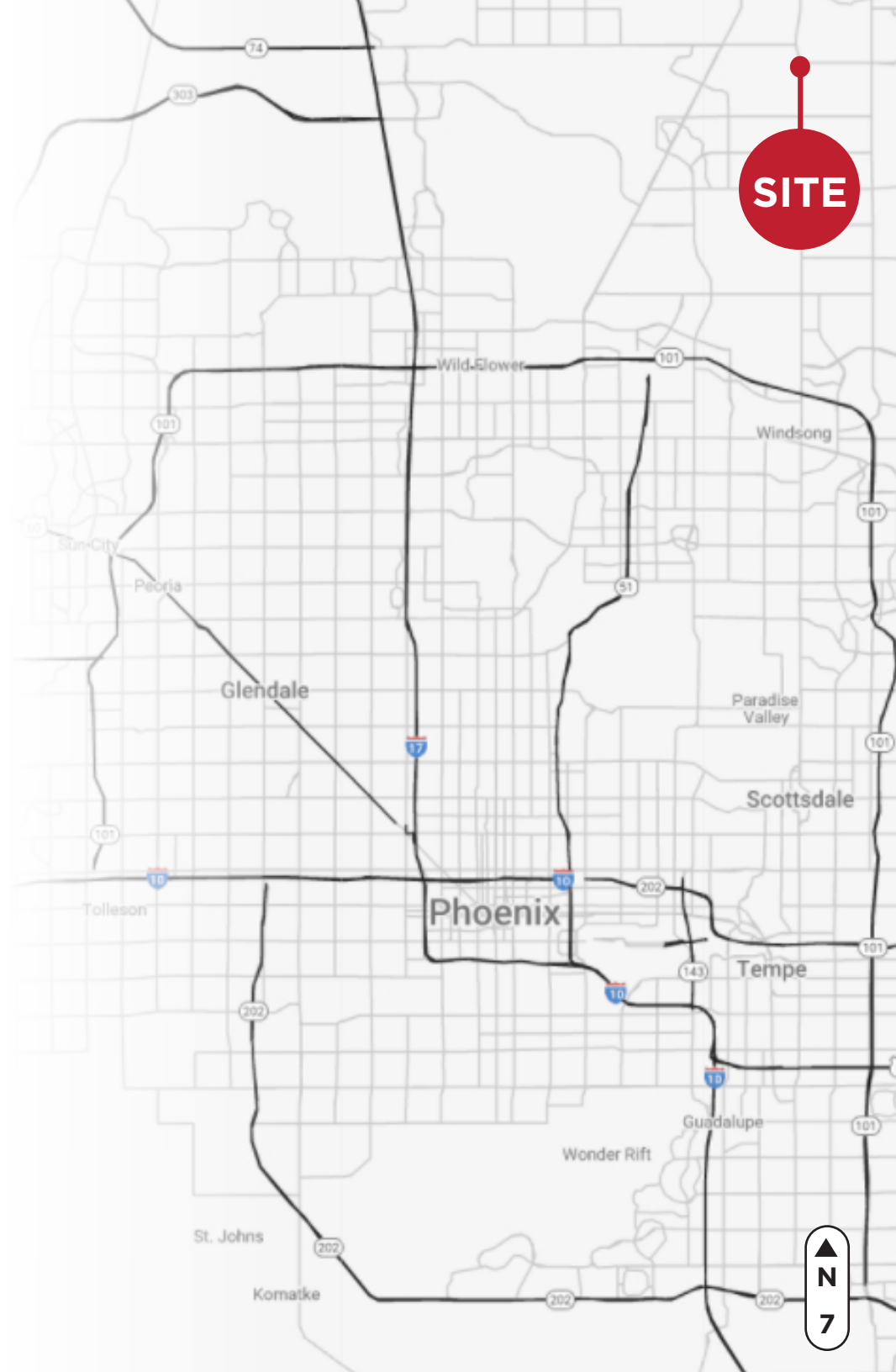
	1 MILE	3 MILES	5 MILES
<b>2025</b>	2,296	10,666	22,193
<b>HH GROWTH 2025-2030:</b>	1.6%	1.3%	1.0%



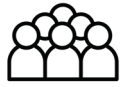
## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>2025</b>	\$178,688	\$177,011	\$173,985

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# SCOTTSDALE CITY OVERVIEW



**240K +**  
TOTAL POPULATION



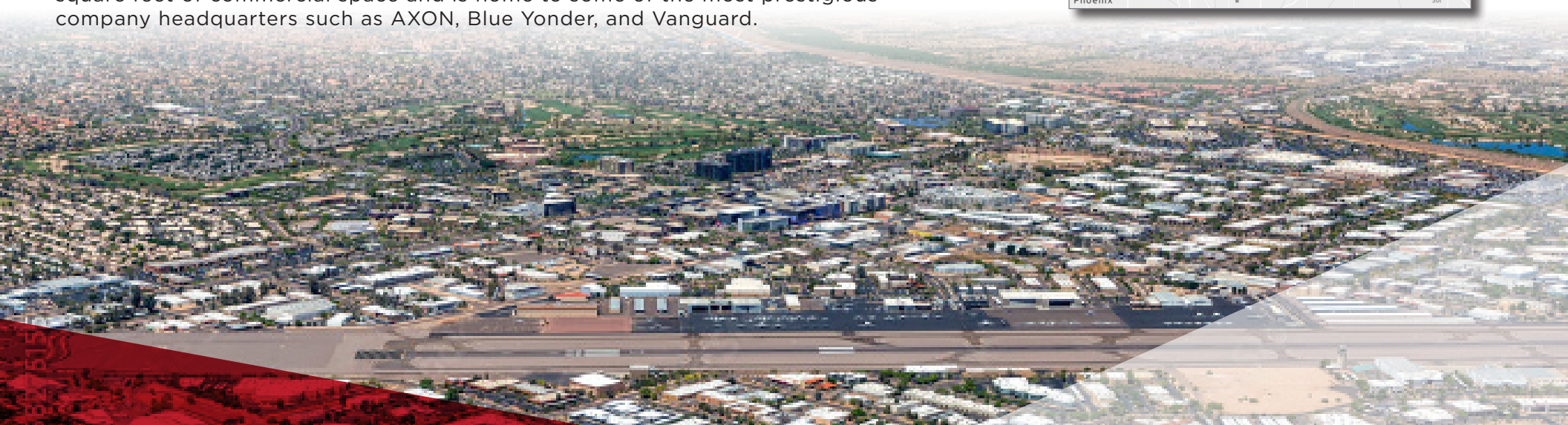
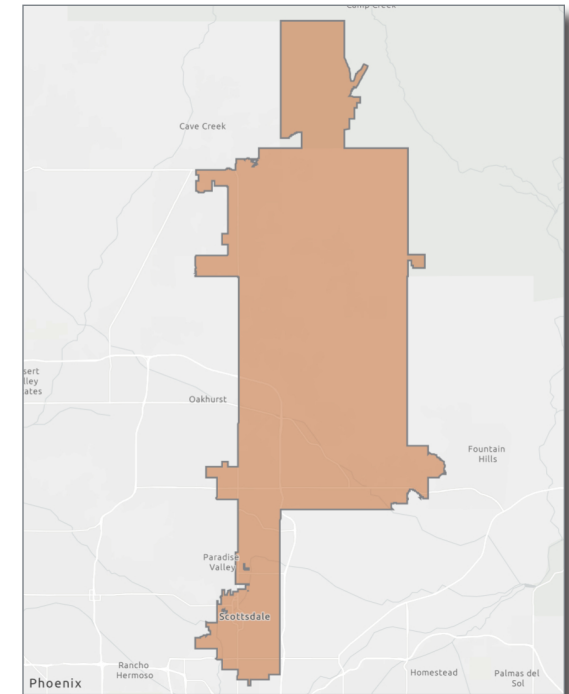
**\$157K +**  
AVG HH INCOME

## DESIRABLE COMMUNITY

Scottsdale, Arizona is the 7th largest city in the state of Arizona and one of the most popular suburbs in Phoenix Metro. It is located in the beautiful Sonoran Desert and is bordered by Phoenix to the West, the and the McDowell Mountains to the East. Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. One of the biggest workforce industries is tourism, which services the 11 million plus tourists that visit the city each year.

## SCOTTSDALE AIRPARK

The Scottsdale Airpark is one of the largest employment centers in all of Arizona. There are currently almost 3,000 businesses and over 50,000 employees. Anchored by Scottsdale Airport, The Airpark has over 2 million square feet of commercial space and is home to some of the most prestigious company headquarters such as AXON, Blue Yonder, and Vanguard.



33765

# LEV ROSE

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