



MEDICAL OFFICE CONDO FOR SALE

Scottsdale Ridge

7336 E DEER VALLEY RD #115

Scottsdale, AZ 85255

PRESENTED BY:

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PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE	\$689,000 \$449 PSF
UNIT SIZE	1,533 SF
APN	212-03-469
PARKING	2 covered, reserved
CONSTRUCTION YEAR	2006
HVAC	2 Units - Original *Regularly Serviced
CAM FEES	\$368/Mo.
2024 TAXES	\$4,230.78



HIGHLIGHTS

- Move in ready medical office condo for sale
- 5 total exam rooms | 3 of which are currently plumbed with sinks
- High end build out and finishes throughout
- Ideally located just minutes from 101 Freeway
- Multiple medical medical campuses in the immediate area | Honor Health, Banner, and Mayo Clinic
- Countless retail amenities | Scottsdale 101, Desert Ridge, Kierland, Scottsdale Quarter, and Market Street at DC Ranch
- Extremely desirable demographics surrounding the complex



FLOORPLAN



INTERIOR PHOTOS



INTERIOR PHOTOS



PROPERTY AERIAL



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,884	37,177	127,957
AVERAGE AGE	48	47	44
AVERAGE AGE (MALE)	47	46	43
AVERAGE AGE (FEMALE)	49	48	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,413	17,690	55,901
# OF PERSONS PER HH	2.4	2.1	2.3
AVERAGE HH INCOME	\$206,821	\$173,318	\$178,703
AVERAGE HOUSE VALUE	\$950,890	\$918,493	\$837,745

Demographics data derived from AlphaMap



