

# FOR SALE

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## The Villages at Troon North, a Class “A” Commercial Development

10037 E Dynamite Boulevard | Building C  
Scottsdale, Arizona 85262

LOOKING SOUTH, PINNACLE PEAK MOUNTAIN →



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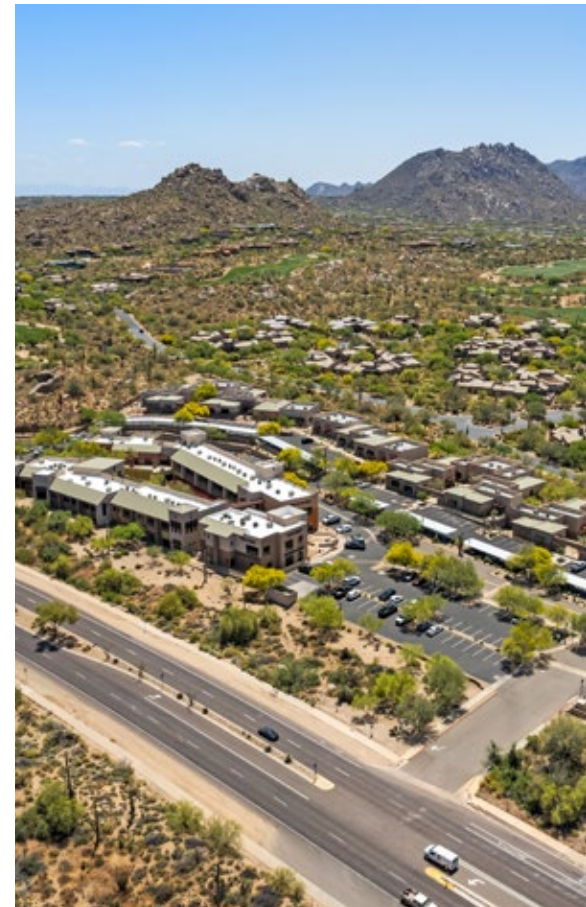




# Property Overview



The Villages at Troon North is a commercial development on a 15-acre C-2 zoned site in North Scottsdale. Featuring classic Southwest-Spanish architecture, the property boasts desert and mountain views, a large central water feature, and cost-saving desert landscaping. It provides a professional setting with excellent access to top amenities, including Scottsdale Airport/Airpark, Carefree Airport, Scottsdale Quarter, Kierland Commons, Desert Ridge, the 101 Freeway, and nearby luxury resorts and golf courses, including the towns of Carefree and Cave Creek.





# Building C

Building C, Suites 101-155 (approx. 12 units) within The Villages at Troon North complex is a one-story, approximately 11,589± square foot garden-style office condo building built in 2006. It has since maintained a valued and synergistic Tenant mix. Building C is well-suited for traditional office, medical, or retail use. The current build-out features a welcoming reception and waiting area, multiple private offices, a full kitchenette, and an open bullpen area designed for cubicles. Additionally, several suites remain in shell condition, offering flexible options for future tenants. This commercial property, located in North Scottsdale, provides an excellent purchase opportunity for an owner/user/investor.

## Total Building Area:

±11,589 SF, or 12 units

## Property Address:

10037 E Dynamite Boulevard  
Building C  
Scottsdale, AZ 85262

## Year Built:

2006

## Parking:

4.3/1,000

## Zoning:

C-2, City of Scottsdale

## Maricopa Parcel

216-72-862; -863; -864; -865; -866; -867;  
-868; -869; -870; -871; -872; -873

*Virtual Tour*



Suites  
101-130

Suites  
135-145

Suites  
150-155

*Call for Pricing*

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# Aerial Photos



LOOKING EAST



LOOKING WEST





# Demographics

## Zip Code 85262

The north Scottsdale zip code of 85262 has the #1 spot in household wealth. Desert Mountain, a guard-gated 8,300-acre master-planned community with seven golf courses and clubhouses. Its private, member-owned club is one of the most exclusive and prestigious clubs in the world.

## Golf Courses

Scottsdale, Arizona is renowned for its pristine, desert-backed golf courses featuring Fairmont Scottsdale Princess Resort, DC Ranch, Pinnacle Peak Country Club, Troon North Golf Course, Troon Country Club, Estancia Golf Club, and Desert Highland, to name a few...

### 2024 Demographics

#### Total Population

	1-Mile	3-Mile	5-Mile	10-Mile
Total Population	2,018	10,470	34,845	216,267
Average Household Income	\$244,181	\$239,739	\$230,719	\$188,644
Households	1,033	4,943	15,611	94,953
Owner Occupied Housing Units	95%	96%	92%	74%
Median Home Value	\$841,954	\$964,395	\$903,955	\$717,238
Associate's Degree or higher	75%	77%	77%	72%

#### Average Household Income

#### Households

#### Owner Occupied Housing Units

#### Median Home Value

#### Associate's Degree or higher

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census

# Building C Aerial

## Maricopa Assessor Parcel Numbers



216-72-862

216-72-863

216-72-864

216-72-865

216-72-866

216-72-867

216-72-868

216-72-869

216-72-870

216-72-871

216-72-872

216-72-873



# Floor Plan



*\*floor plan is approximate and not to scale*

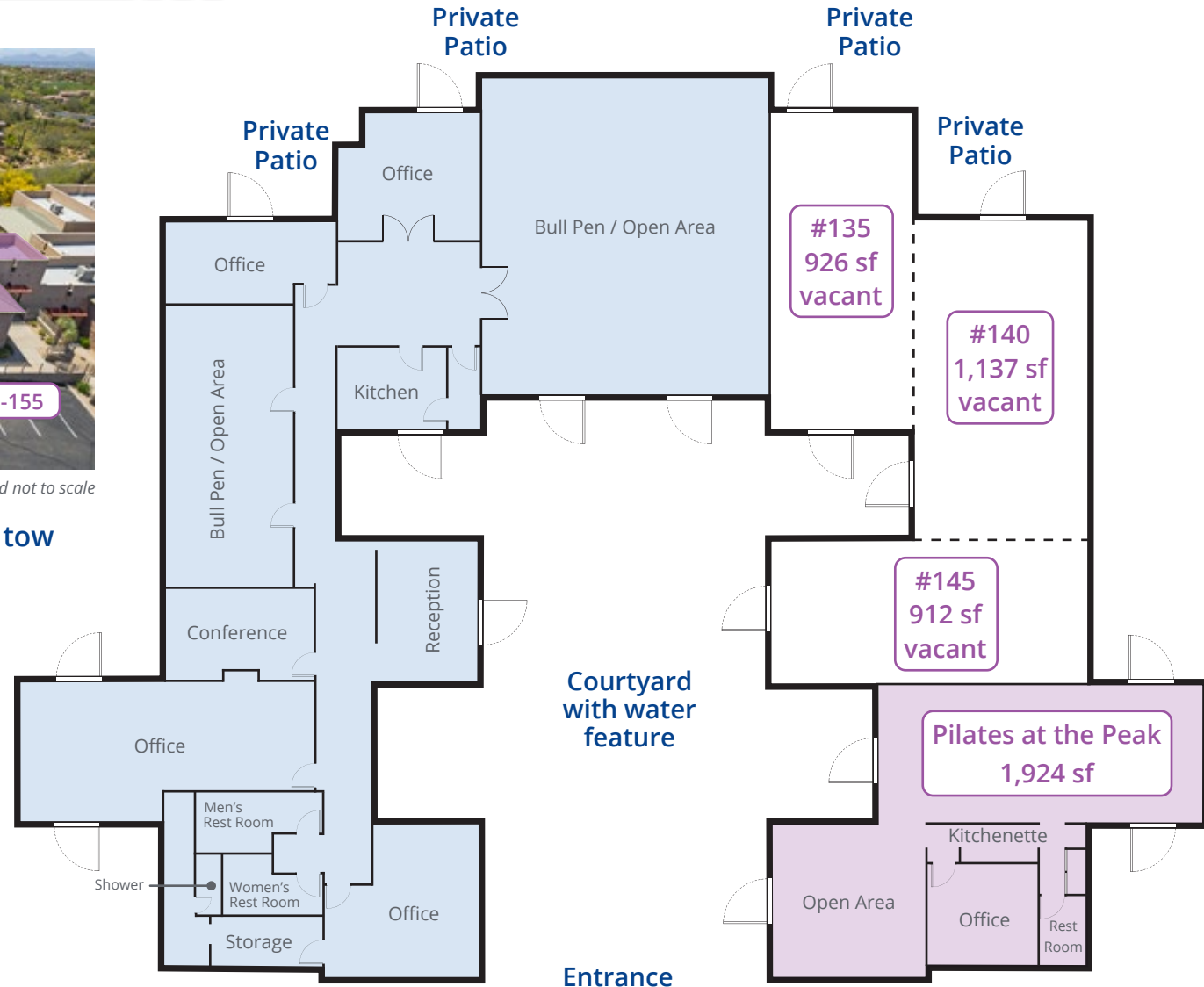
**Owner/User opportunity, or tenants in tow with purchase. Call Broker for pricing!**

## Suites 101-130

- Total square feet built out approx. 6,690± sf office suite
- Tenants | 360 Wealth Management Inc, Bridgemont Group, Law Office of Russo, Law Office of Wall, Sunrise Avenue Management

## Suites 135-155

- Total square feet is approx. 4,899± sf
- Suite 150-155 | Pilates at the Peak
- Suites 135-145 are vacant (shell) and can be divided into three suites ranging in size from approx. 912± sf, 926± sf, 1,137± sf



Virtual Tour  
Suites **101-130**



Virtual Tour  
Suites **135-145**



Virtual Tour  
Suites **150-155**

# Interior Photos | 101-130



Kitchen



Open Area



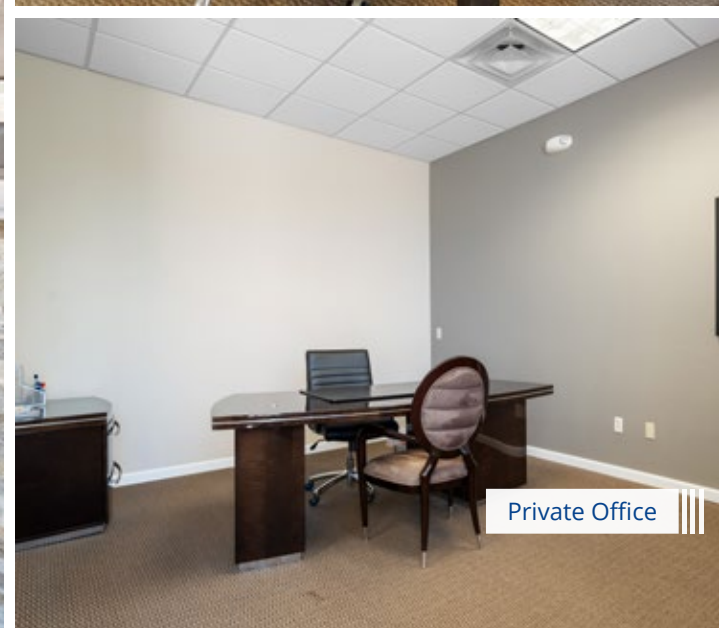
Conference



Private Office



Main Entrance



Private Office

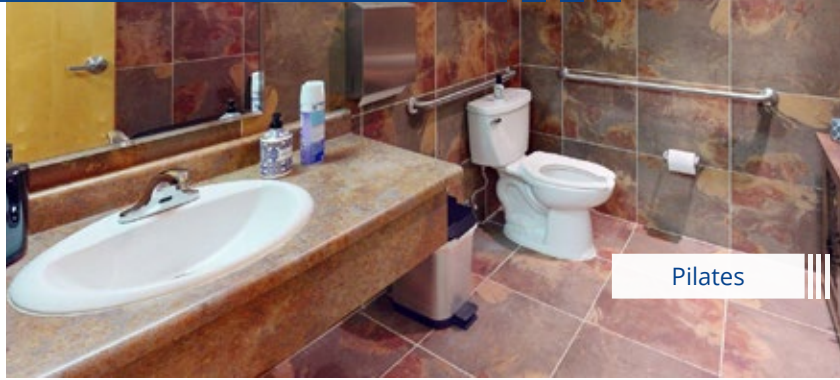




# Interior Photos | 135-155



#140 Entrance



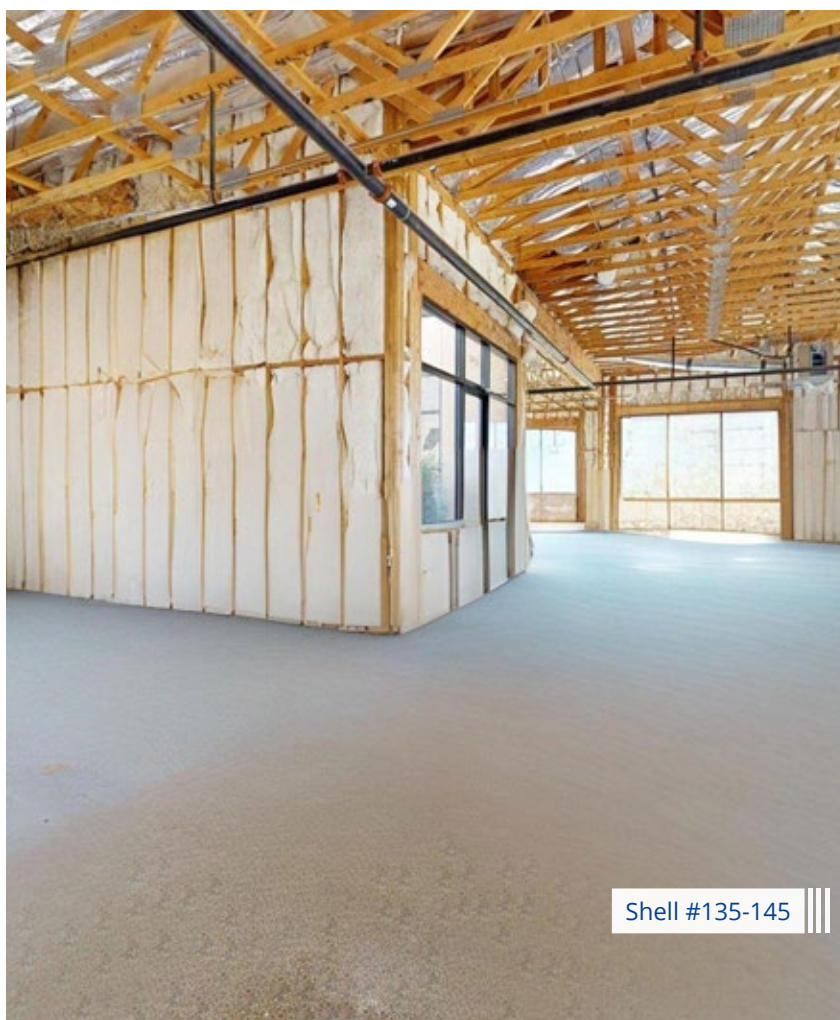
Pilates



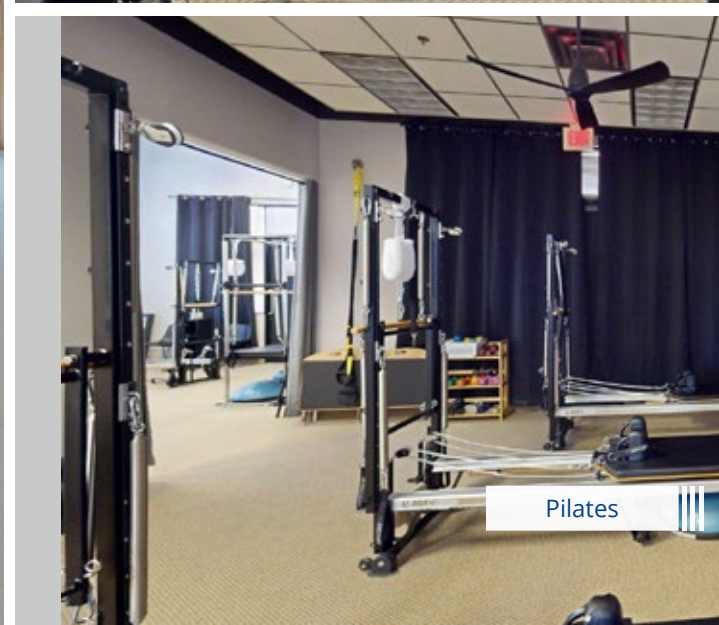
Pilates



Mountain View



Shell #135-145



Pilates



# Exterior Photos



Courtyard



Parking



Parking



Private Patio



Looking South



# Discover Scottsdale

## Premier Destination for Lifestyle & Investment

Scottsdale is one of the most desirable cities in the Southwest, offering an exceptional combination of affluence, economic opportunity, and quality of life. Strategically located in the northeast Phoenix metro area, Scottsdale is known for its business-friendly environment, making it an ideal location for office and retail ownership.

## Business-Friendly & Investment-Ready

Scottsdale fosters a pro-growth climate with streamlined permitting, low taxes, and strong infrastructure. The Scottsdale Airpark—a regional employment powerhouse—hosts nearly 3,000 businesses and over 60,000 workers, spanning key sectors like healthcare, finance, tech, and corporate services.

## High-Income Demographics

With median household incomes significantly above the national average, Scottsdale's well-educated, wealthy population supports premium retail, dining, and professional services. It's an ideal market for businesses targeting high-end clientele.

## World-Class Lifestyle Amenities

*Premier Golf Destination:* Home to championship golf courses like TPC Scottsdale (WM Phoenix Open), Estancia, Troon North, Desert Highlands and Grayhawk—Scottsdale is a global golf capital.

*Luxury Shopping:* Anchored by Scottsdale Fashion Square, one of the largest upscale malls in the region, alongside Kierland Commons and Scottsdale Quarter, two exclusive shopping centers.

*Tourism & Events:* With millions of annual visitors, major events like the WM Phoenix Open and Barrett-Jackson Auction boost year-round activity.

## Why Scottsdale?

- Thriving business ecosystem
- Affluent, growing population
- Strong retail and office demand
- Exceptional lifestyle and branding appeal
- Proven track record of economic resilience



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