

MEDICAL OFFICE CONDO FOR SALE

# 7336

E DEER VALLEY RD #115  
SCOTTSDALE, AZ 85255



[CLICK TO VIEW PROPERTY VIDEO](#)

SALE PRICE: \$643,860

**CBRE**

This move-in ready office condominium offers a premier North Scottsdale address just minutes from Loop 101, providing exceptional accessibility for both clients and employees. Positioned within one of the region’s fastest-growing corridors, the property benefits from significant ongoing development, including major mixed-use and industrial projects that continue to strengthen the area’s economic momentum. The location is further enhanced by proximity to leading medical campuses—HonorHealth Thompson Peak, Banner Health’s newly planned development just south of the site, and Mayo Clinic—adding to the area’s long-term stability and appeal for professional and healthcare-adjacent users.

**PROPERTY OVERVIEW**


<b>Sale Price</b>	\$643,860 (\$420/SF)
<b>Condo Size</b>	±1,533
<b>Year Built</b>	2006
<b>Parking</b>	2 covered, reserved
<b>2024 Taxes</b>	\$4,230.78
<b>CAM Fees</b>	\$368/month
<b>HVAC</b>	2 Units
<b>APN</b>	212-03-469



*Located in North Scottsdale’s fastest-growing corridor, this office condo delivers unmatched accessibility and long-term value.*



**MOVE-IN READY OFFICE CONDO**



**CLOSE TO TOP MEDICAL CAMPUSES**



**SURROUNDED BY PREMIER RETAIL**



## PROPERTY HIGHLIGHTS



### SPACE BUILDOUT AND FINISHES

High-end fixtures and buildout throughout the space.  
Five exam rooms; three currently plumbed with sinks



### FREEWAY ACCESS

Minutes to Loop 101 Freeway providing regional connectivity  
across North Scottsdale and Phoenix.



### KEY BUSINESS HUBS

Proximity to key business hubs in North Scottsdale, Desert  
Ridge and the greater Phoenix metro.



### STRONG DEMOGRAPHIC CORRIDOR

Located in one of the Valley's strongest demographic  
corridors, known for affluent households and a robust  
professional workforce.



### POSITIONED AMID SIGNIFICANT GROWTH

Major new developments and mixed-use/industrial projects  
are emerging along the North Loop 101 corridor.

*7336 E Deer Valley Rd is surrounded by  
premier retail, dining and medical anchors—  
delivering exceptional convenience for clients  
and employees.*



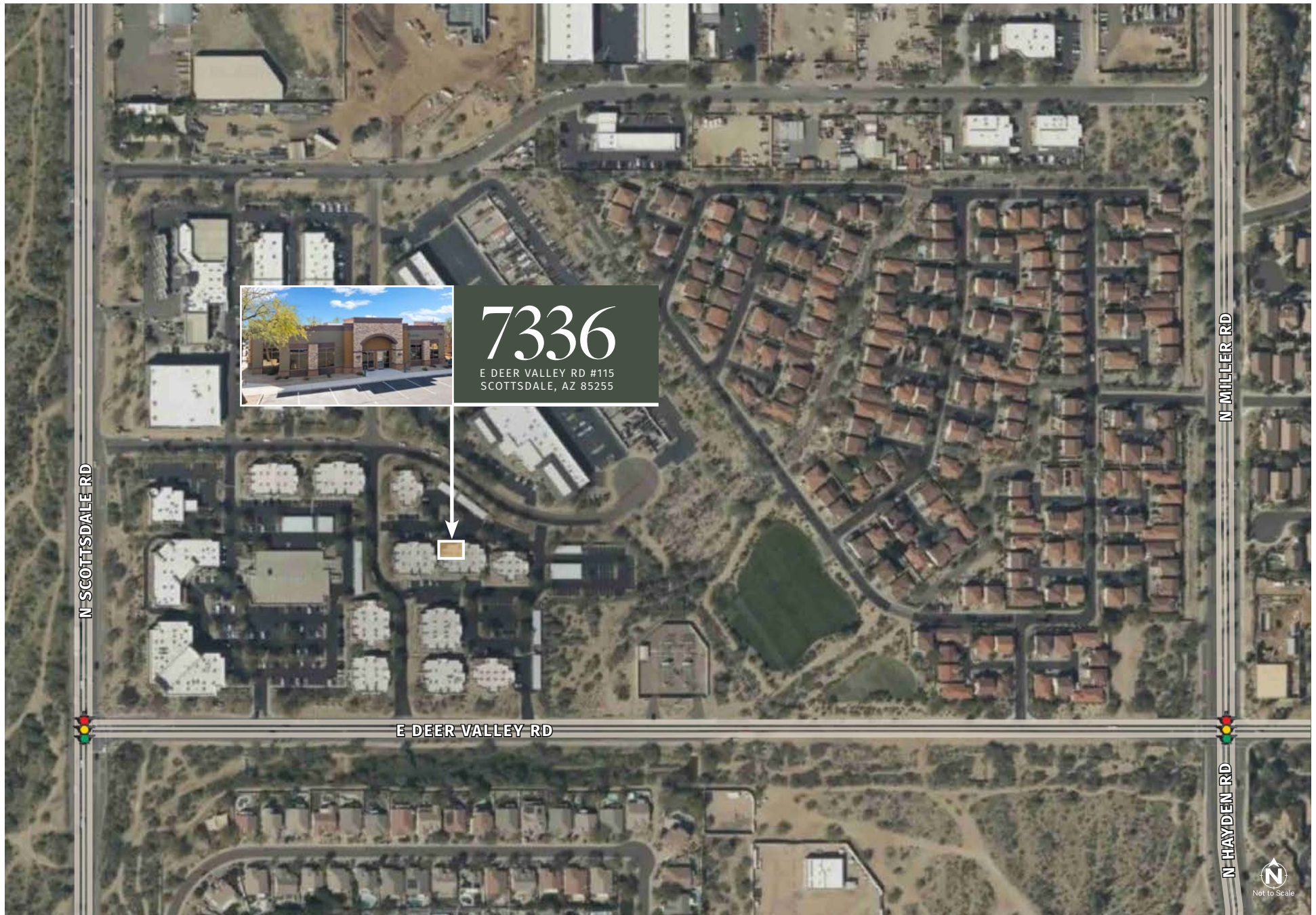
INTERIOR PHOTOS



# Floor Plan



# Property Aerial



# Amenity Map





# 7336

E DEER VALLEY RD #115  
SCOTTSDALE, AZ 85255

## AREA DEMOGRAPHICS

### DEMOGRAPHIC COMPREHENSIVE

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population	5,826	38,191	123,944
2030 Population - Projection	6,000	41,436	130,699
<b>HOUSEHOLD INCOME</b>			
Average Household Income	\$224,344	\$196,415	\$200,924
Median Household Income	\$156,294	\$124,903	\$136,512
<b>HOUSING VALUE</b>			
Median Home Price	\$827,260	\$790,101	\$731,659
Average Home Price	\$894,801	\$932,366	\$870,062
<b>AVERAGE AGE</b>			
2025 Median Age	49.8	47.6	45.2
<b>DAYTIME POPULATION</b>			
Daytime Population	9,317	63,336	185,113
Daytime Workers	70.0%	72.4%	69.5%

### TRAFFIC COUNTS (2025)

	SCOTTSDALE ROAD	DEER VALLEY ROAD
N:	19,326	E: 6,136
S:	15,469	W: 8,299

Source: ESRI & City of Scottsdale (2025)



# 7336

E DEER VALLEY RD #115  
SCOTTSDALE, AZ 85255

---

## Please Contact Us:

JAMIE SWIRTZ  
Senior Vice President  
+1 480 343 8586  
[jamie.swirtz@cbre.com](mailto:jamie.swirtz@cbre.com)

JOE PEQUENO  
Senior Associate  
+1 602 510 0003  
[joe.pequeno@cbre.com](mailto:joe.pequeno@cbre.com)

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**