



Scottsdale Ridge

21803 N SCOTTSDALE RD, SCOTTSDALE, AZ

*Medical Office for
Sale or Lease*

*Suite 290
±3,399 SF*

CBRE



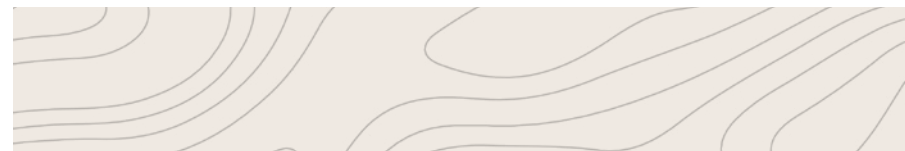
Property Overview

Scottsdale Ridge is a thriving Medical Office Condo community conveniently located just north of Honor Healthcare Thompson Peak Campus and within a mile of renowned Loop 101 and Scottsdale Road.

Suite 290 is a built-out medical office space that was just completed with modern finishes in 2020 so ideally meets a variety of clinical medical uses. It's strategically positioned in the heart of many upscale communities such as Scottsdale, Grayhawk and Desert Ridge to name a few. In addition, offering close proximity to retail amenities, high-end housing, schools, and pulls from both the Phoenix and Scottsdale trade areas.

PROPERTY HIGHLIGHTS

- Built-out medical suite is move-in ready!
- Existing furniture, fixtures, and equipment available
- Highly visible building and monument signage
- Attractive curb appeal with modern architectural glass design work
- 3 Covered reserved parking spaces available
- Stunning views of the McDowell Mountains
- Well-appointed common lobby, elevators and restrooms



Offering Summary

SUITE 290 | ±3,399 SF



\$1,529,550
Sale Price



\$450
Price PSF



\$33/NNN
Lease Rate



5:1,000
Parking Ratio



2006
Year Built



2020
Suite Build-out



212-03-608
APN



C-O
Zoning City of Scottsdale



\$8,441.76
2023 Property Tax
\$2.48/SF

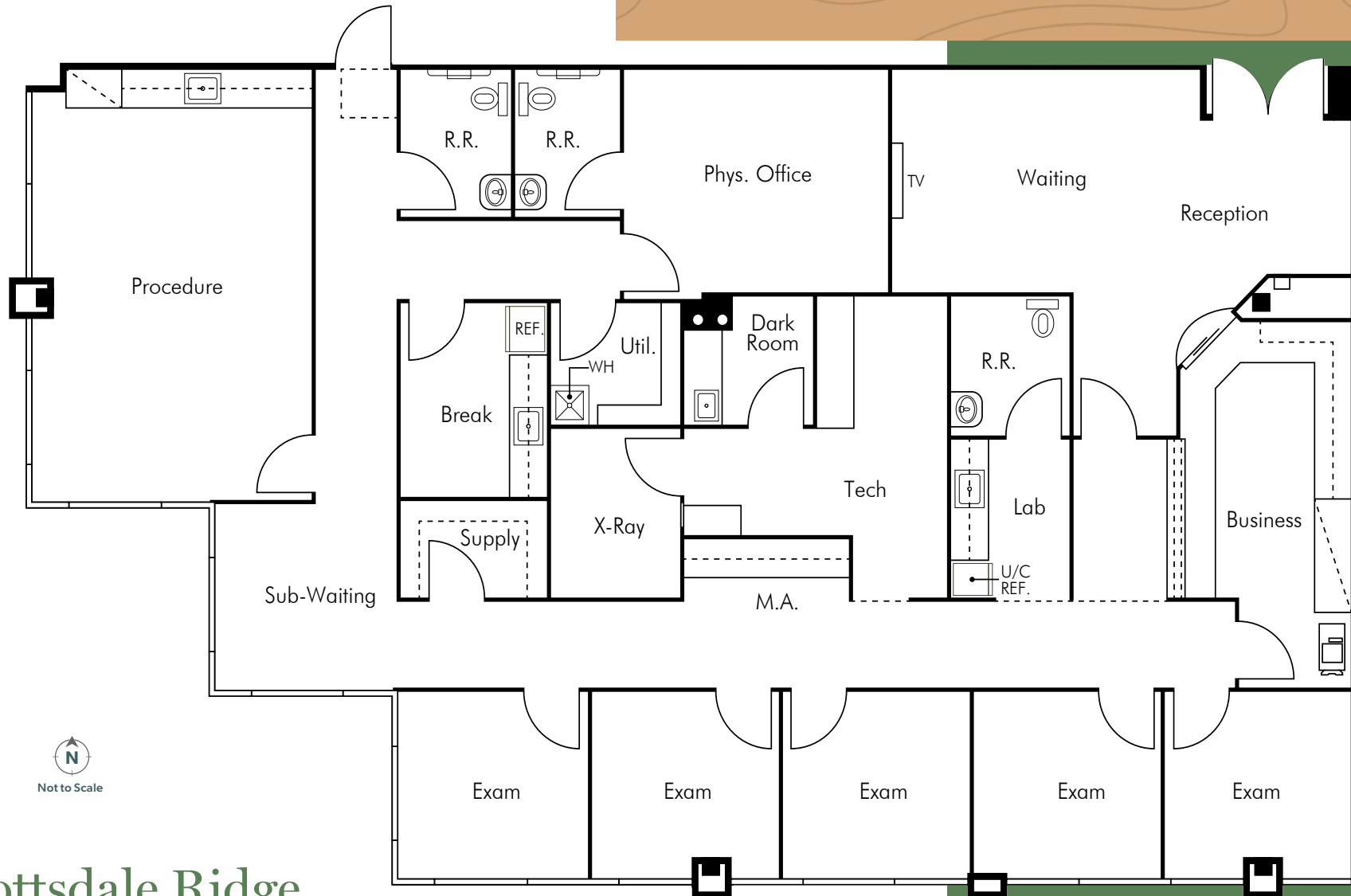


\$803.08/mo
2024 Association Dues
\$2.85/SF



Space Plan

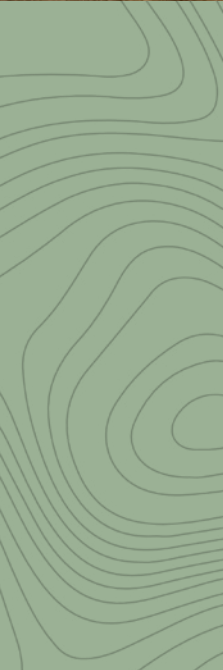
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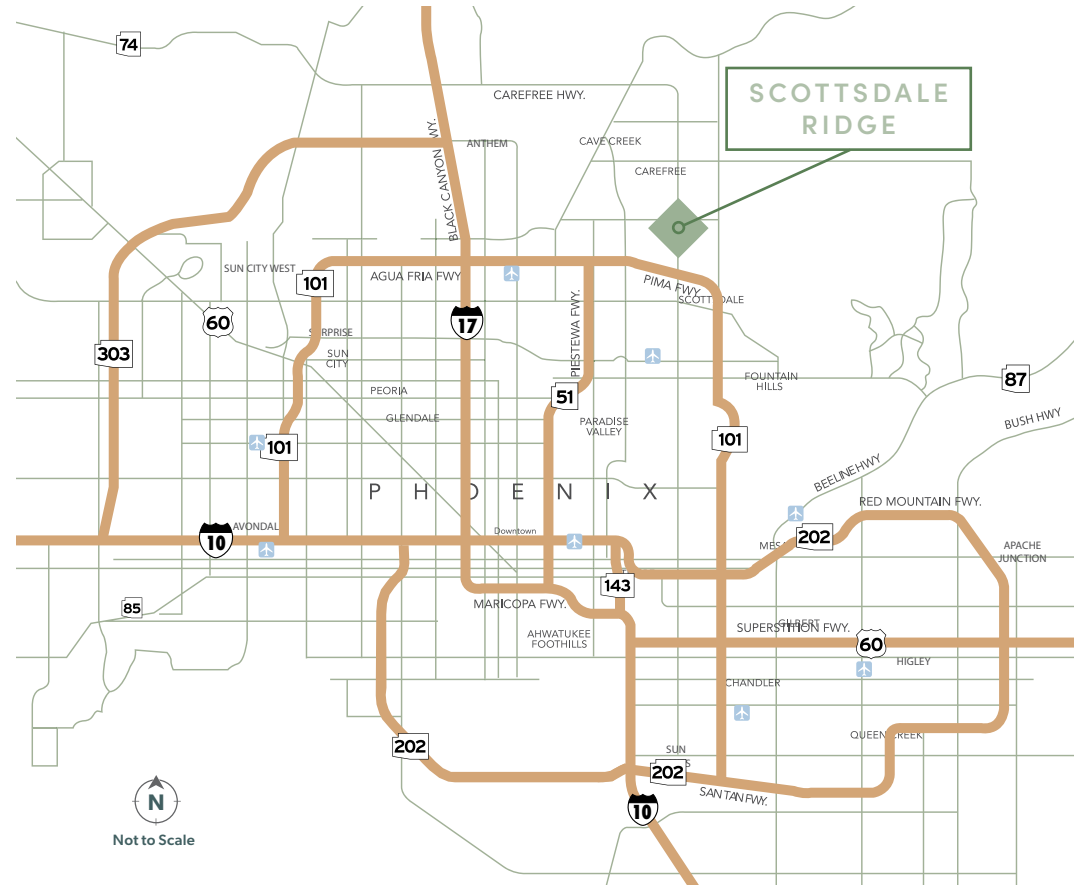
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Location

- 
CONVENIENTLY LOCATED
 within a mile of Loop 101/Scottsdale Road and 5 minutes from Desert Ridge, City North
- 
JUST NORTH OF
 Honor Healthcare Thompson Peak Campus
- 
CLOSE TO
 upscale hospitality, neighborhoods and popular retail and dining options
- 
EXISTING
 concentration of residential and commercial development



Demographics

	1 Mile	3 Miles	5 Miles
Population (2024 Est)	5,409	37,125	126,150
Median Household Income	\$158,117	\$121,196	\$128,464

SOURCE: ESRI

TRAFFIC COUNTS

34,343 VPD N Scottsdale Rd and E Deer Valley Rd

SOURCE: ADOT 2022

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FOR MORE
INFORMATION
CONTACT:

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