



**FOR SALE**

# Raintree Crossings #A215

**8350 E RAINTREE DR #215**

Scottsdale, AZ 85260

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**PRESENTED BY:**

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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## PROPERTY SUMMARY

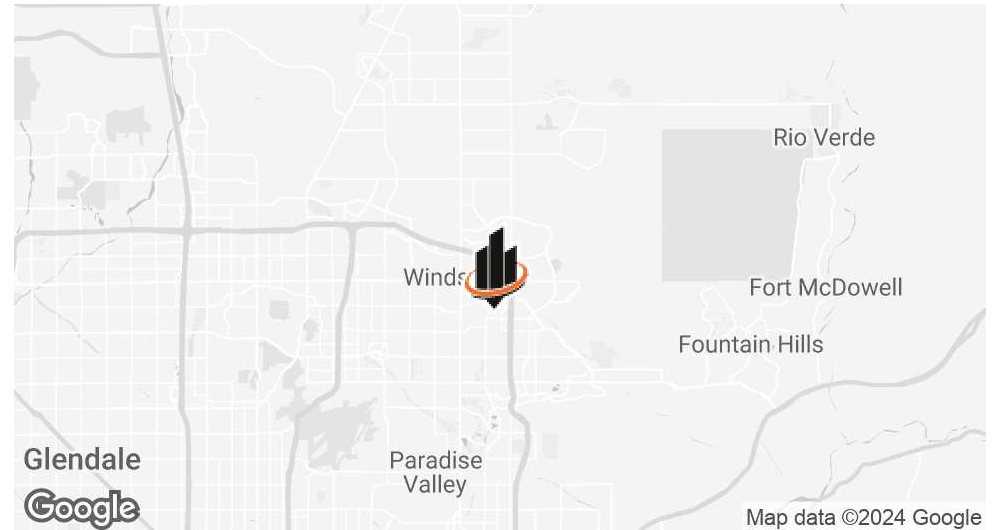
### OFFERING SUMMARY

<b>SALES PRICE</b>	\$449,000 (±\$319 PSF)
<b>UNIT SIZE</b>	1,407 SF
<b>APN</b>	215-52-063
<b>YEAR BUILT</b>	2005
<b>2024 CAMS</b>	\$351.75
<b>2024 TAXES</b>	\$2,884.06
<b>PARKING</b>	2 Covered, Reserved Spaces



### PROPERTY HIGHLIGHTS

- 
- Move-in Ready Office Condo
- Freshly Painted & Professionally Cleaned
- Seller Willing to Discuss Sale of Existing Furniture (FFE)
- Ideal Location w/ Countless Restaurants & Retail Amenities
- Immediate Access to the 101 Freeway
- Convenient Drive Times Throughout Scottsdale & Greater Phoenix Metro
- Seller Financing Available - Terms to be Negotiated



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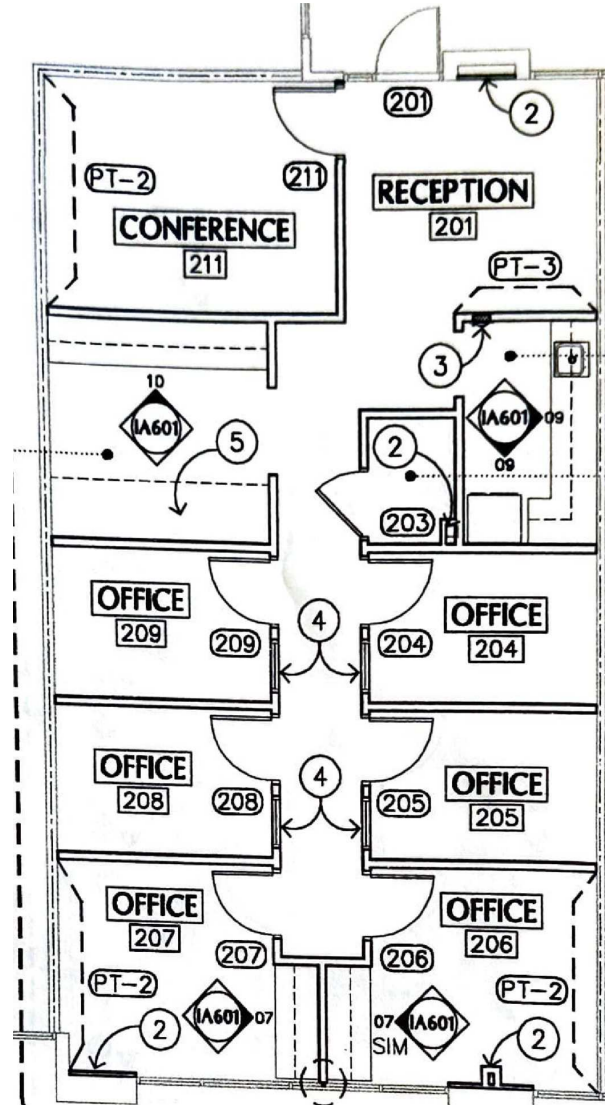
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# FLOOR PLANS



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## INTERIOR PHOTOS



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# PROPERTY AERIAL



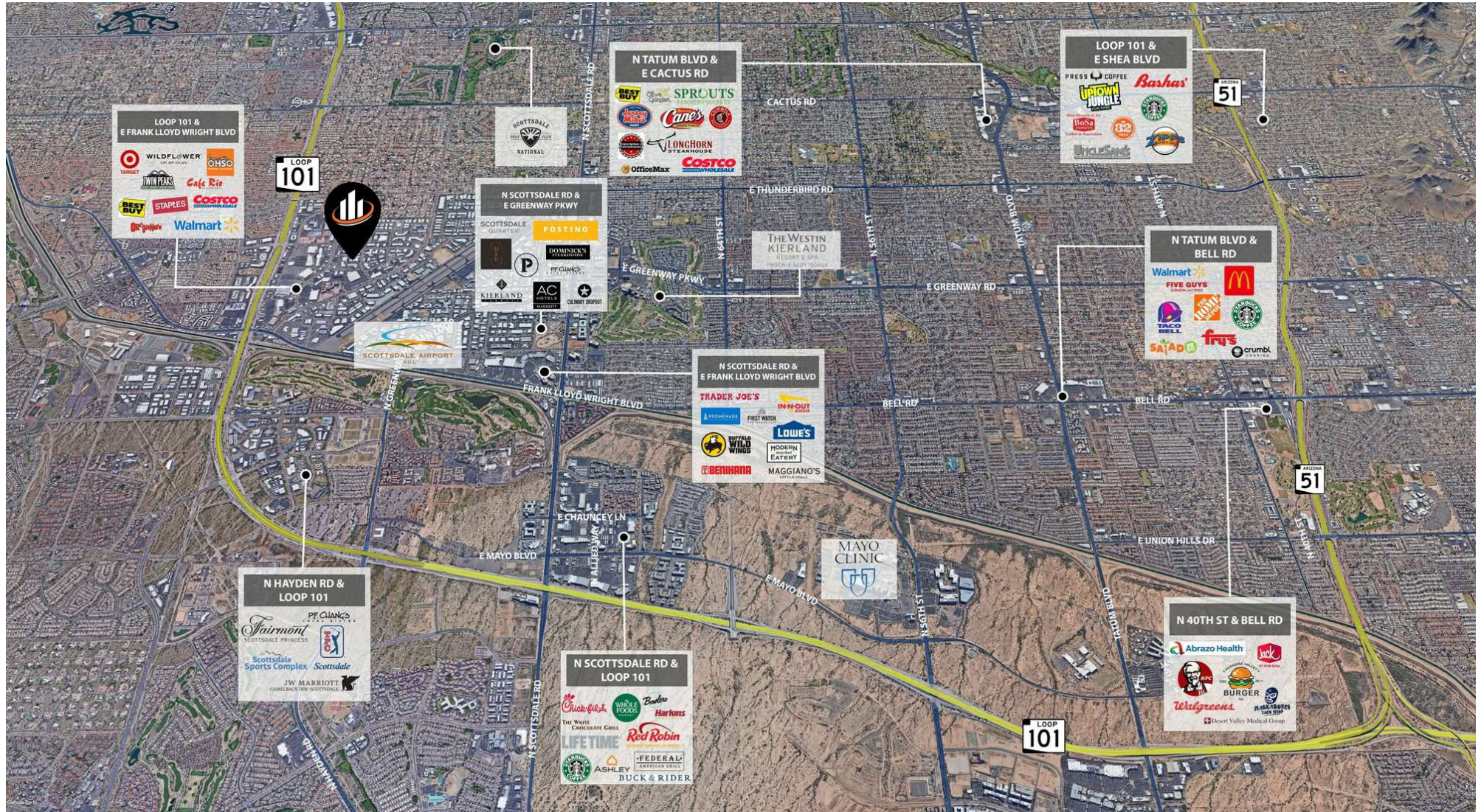
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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

1 MILE 3 MILES 5 MILES

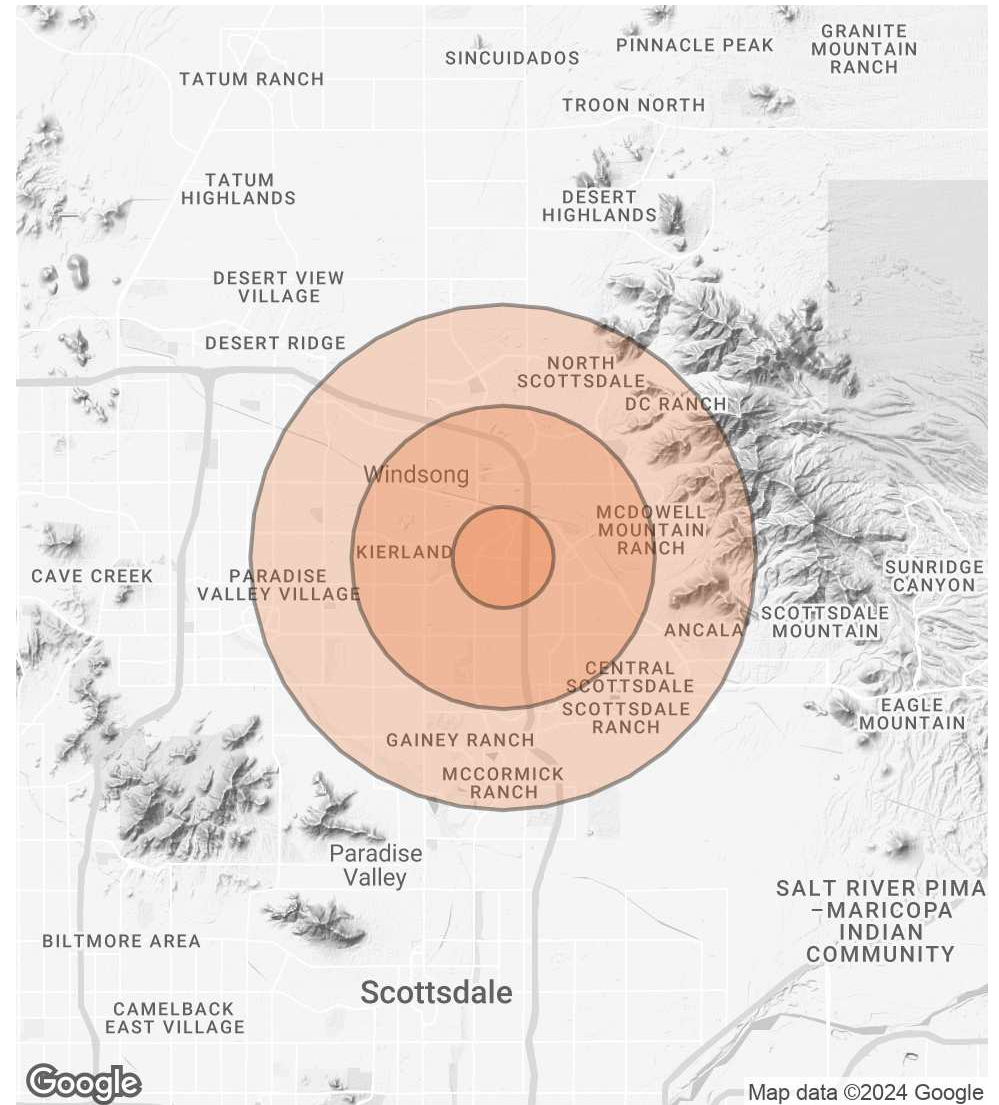
	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	5,538	78,297	178,987
<b>AVERAGE AGE</b>	44	45	46
<b>AVERAGE AGE (MALE)</b>	43	44	45
<b>AVERAGE AGE (FEMALE)</b>	45	47	47

## HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,643	36,210	80,307
<b># OF PERSONS PER HH</b>	2.1	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$146,401	\$164,463	\$170,148
<b>AVERAGE HOUSE VALUE</b>	\$885,745	\$831,993	\$865,656

\* Demographic data derived from 2020 ACS - US Census



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