

YOUR NAME HERE!

7505

FOR SALE

7505 E 6TH AVENUE
SCOTTSDALE, AZ 85251

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EXECUTIVE SUMMARY

Levrose Commercial Real Estate, as the Exclusive Advisor to the Seller, is pleased to present this incredible Owner User with Income opportunity in the heart of Old Town Scottsdale. Boasting corner frontage on 75th St & 6th Ave, this 5,004/SF building provides a tremendous opportunity for an end user to have significant visibility for their business while they occupy the 2502/SF on the ground floor. With four small tenants occupying space upstairs, it provides a Buyer with enviable flexibility to use the in place income to pay down any debt, or have room to grow into the entire 5k SF building in the near term.

Located in the Type 2 Downtown Overlay in Old Town Scottsdale near countless amenities, restaurants, and entertainment, this opportunity also presents intriguing redevelopment possibilities.



OFFERING DETAILS

SALE PRICE	\$3,499,999 \$3,295,000
BUILDING SIZE	±5,004 SF
LOT SIZE	±5,116 SF
PARCEL	173-40-070B, 173-40-071B, 173-40-072C
ZONING	C-3, DO
PARKING	10 parking spaces including 6 covered plus street parking

PROPERTY HIGHLIGHTS:

- Old Town Scottsdale
- Corner lot with phenomenal visibility and signage opportunities
- C-3 Zoning in the Downtown Overlay
- Potential redevelopment opportunities
- Opportunity Zone
- Countless restaurants, entertainment, and amenities nearby



RENT ROLL

SUITE	TENANT	SF	PRICE/SF	MONTHLY RENT	ANNUAL RENT	EXPIRATION	PARKING/MO	OPTIONS
Suite 100	Available to Buyer	2,502 SF	-	-	-	-	-	NO
Suite 200	Philip Wohl	420 SF	\$22.27/SF	\$779.30	\$9,351.60	MTM	-	NO
Suite 201	Messenger Wealth Management	540 SF	\$21.27/SF	\$957.25	\$11,487.00	MTM	\$50.00/Mo	NO
Suite 202	Desert Oasis Turf	503 SF	\$25.75/SF	\$1,079.35	\$12,952.20	4/30/26	\$50.00/Mo	NO
Suite 204	Zenith Private Payments	817 SF	\$22.03/SF	\$1,500.00	\$18,000.00	1/1/25	\$50.00/Mo	NO

EXPENSES

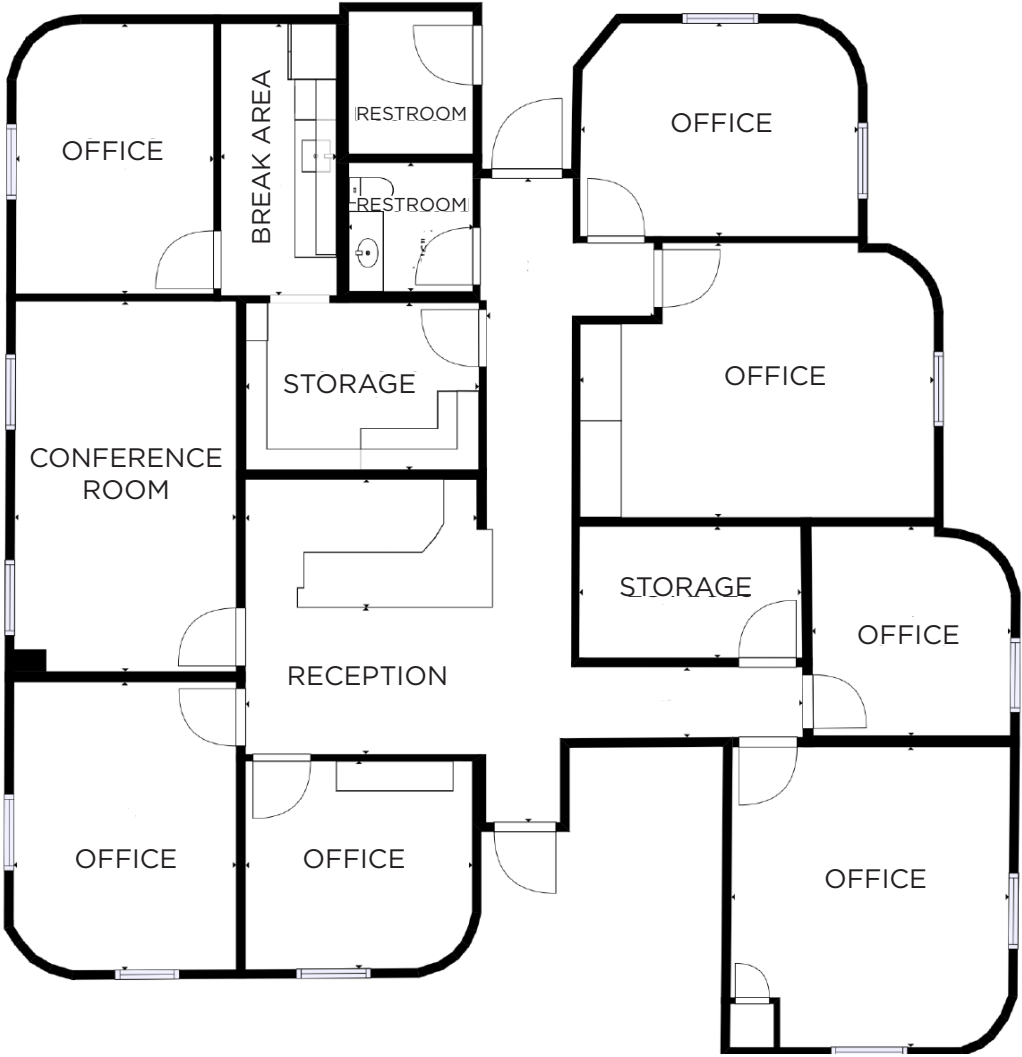
MONTHLY

APS	\$450.00
Water/Fire	\$65.00
Annual Backflow Inspection	\$7.00
Insurance	\$300.00
Janitorial	\$250.00
Internet/Phone	\$150.00
Property Taxes	\$710.25
TOTAL	\$1,932.25

FLOOR PLAN

FIRST FLOOR

AVAILABLE TO BUYER

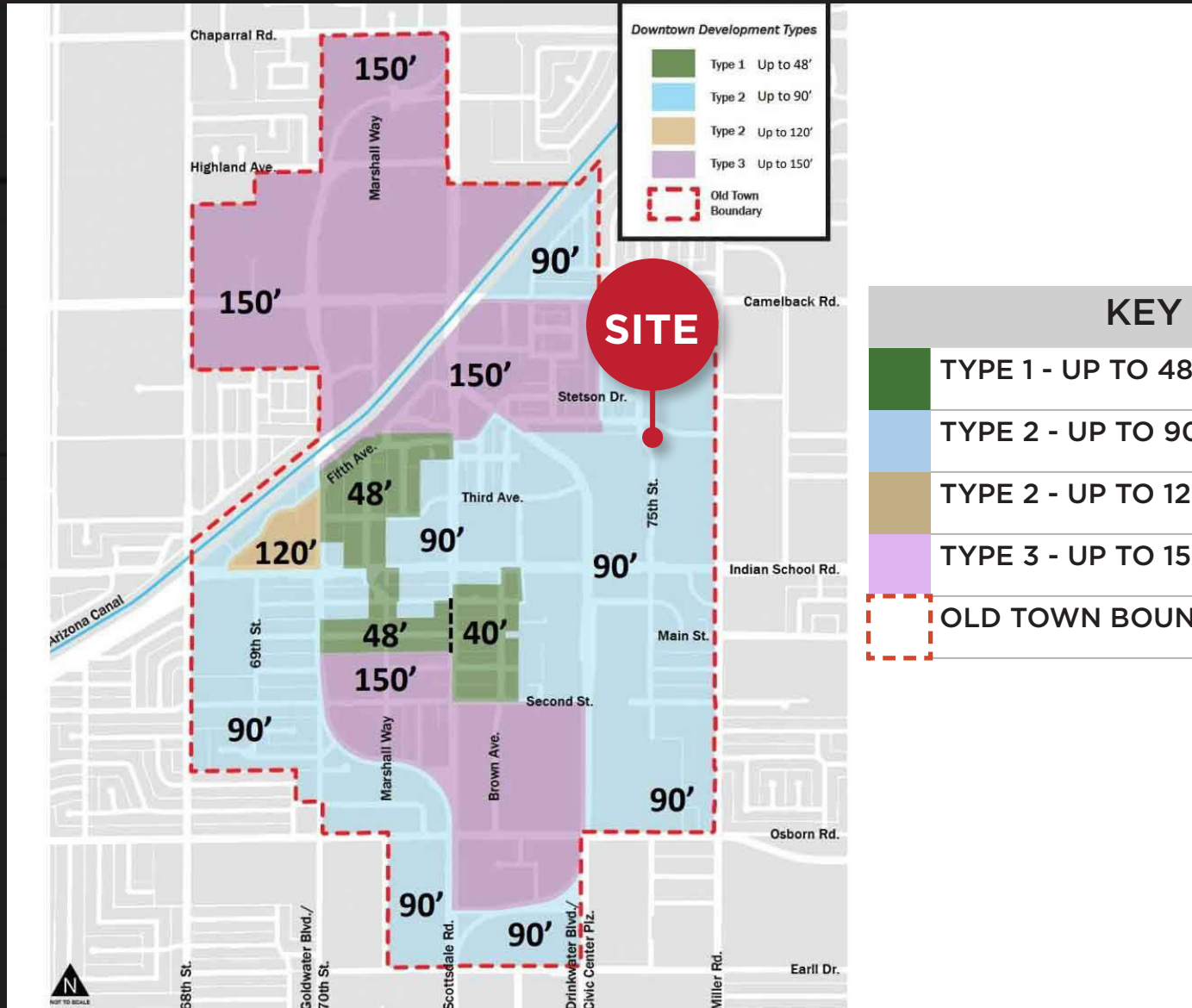


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AERIAL OVERVIEW



DOWNTOWN DEVELOPMENT TYPES



AERIAL OVERVIEW | SCOTTSDALE DEVELOPMENTS

 [CLICK TO VIEW AERIAL VIDEO](#)

MUSEUM SQUARE PROJECT

THE NINES




SCOTTSDALE ON MAIN




ARTISAN SCOTTSDALE

KIMSEY APARTMENTS & AC HOTEL

THE CADRE

CLICK TO VIEW DEVELOPMENT PLANS:

-  [THE CADRE](#)
-  [THE KIMSEY PROJECT](#)
-  [THE ARTISAN SCOTTSDALE](#)

-  [THE NINES SCOTTSDALE](#)
-  [MUSEUM SQUARE PROJECT](#)
-  [SCOTTSDALE ON MAIN](#)

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	28,237	107,944	208,593
2029	31,938	119,372	229,618



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	16,800	54,207	99,642
2029	19,015	60,099	109,925



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2024	\$108,709	\$113,793	\$111,298



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	32,943	72,903	162,086



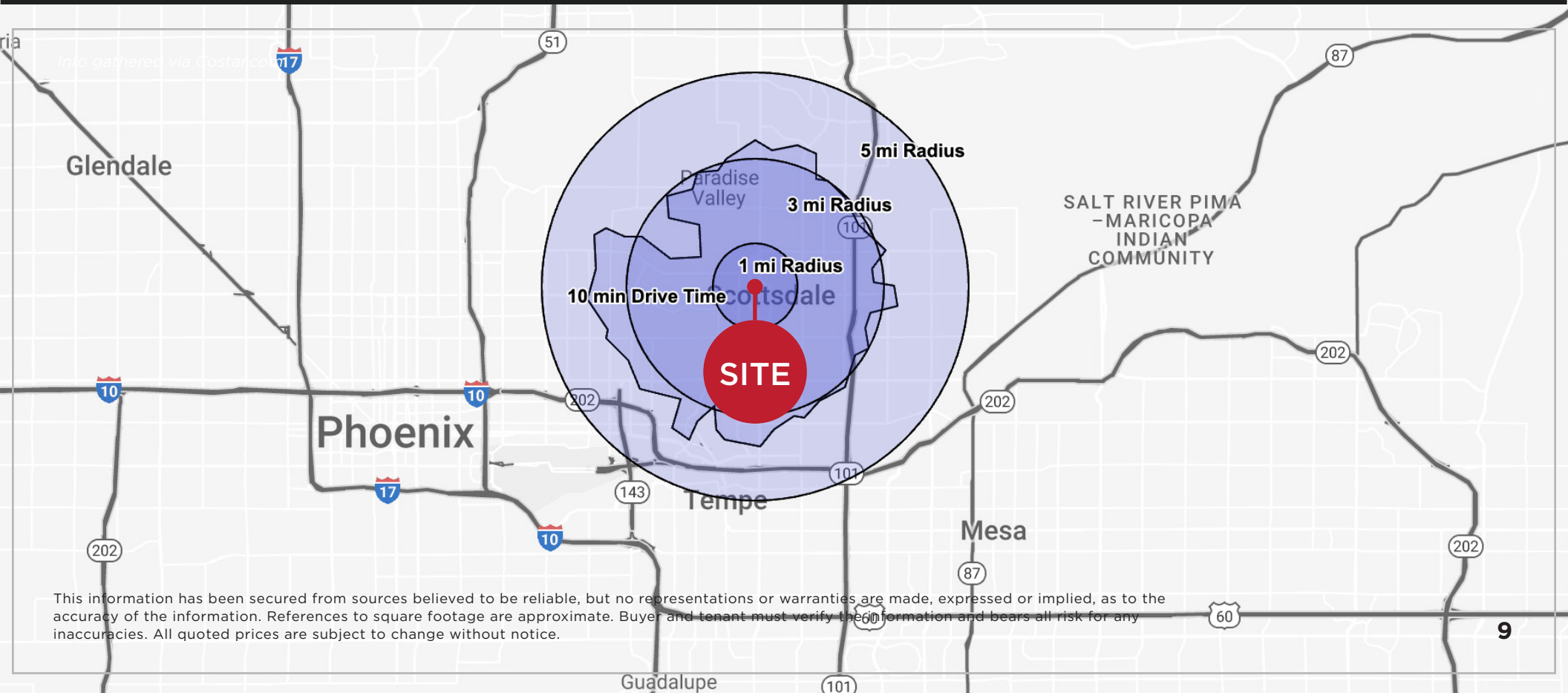
BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	3,861	7,329	14,117



HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2024	\$486,707	\$495,690	\$553,955



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SCOTTSDALE DISTRICTS



SCOTTSDALE FASHION SQUARE

The largest shopping destination in the Southwest, Fashion Square is home to more than 250 premium retailers, a Harkins luxury cinema and multiple restaurants.



WATERFRONT & SOUTHBRIDGE

These districts on the north and south banks of the Arizona Canal, respectively, house some of the city's most popular restaurants and boutiques.



ENTERTAINMENT DISTRICT

The laidback daytime energy of this district explodes after dark, with celebrity deejays, live bands and master mixologists showing off their talents at upscale nightclubs and bars.



5TH AVENUE SHOPPING

This long-time local favorite boasts dozens of unique shops, award-winning restaurants and the famous Bob Parks Horse Fountain.



BROWN & STETSON DISTRICT

This mixed-use district houses restaurants, bars and numerous hair salons, which may come in handy if you're planning a night on the town in the downtown Entertainment District.



ARTS DISTRICT

Fine art galleries, wine-tasting rooms, Scottsdale's Museum of the West, the Scottsdale Artists' School & the Thursday night ArtWalk all call this district home.



HISTORIC OLD TOWN

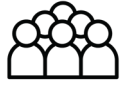
This historic corner of downtown is fun and funky, with a decidedly Old West flair. Western wear boutiques, Native American jewelry and historic sites are a few of the treasures you'll find here.



CIVIC CENTER PARK

The park's ±21 acres of lush lawns, public art and bubbling fountains also house the Scottsdale Museum of Contemporary Art & Scottsdale Center for the Performing Arts.

SCOTTSDALE CITY OVERVIEW



240K +
TOTAL POPULATION



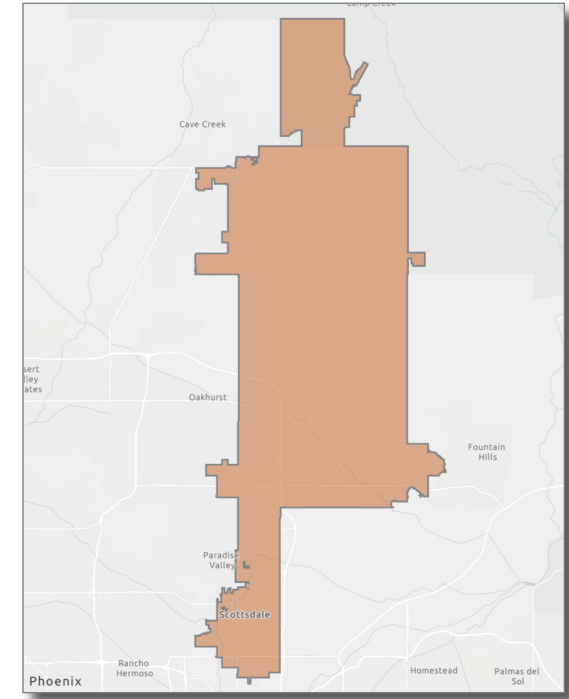
\$157K +
AVG HH INCOME

DESIRABLE COMMUNITY

Scottsdale, Arizona is the 7th largest city in the state of Arizona and one of the most popular suburbs in Phoenix Metro. It is located in the beautiful Sonoran Desert and is bordered by Phoenix to the West, the and the McDowell Mountains to the East. Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. One of the biggest workforce industries is tourism, which services the 11 million plus tourists that visit the city each year.

THE WEST'S MOST WESTERN TOWN

Scottsdale leaders made a conscious effort to promote a special identity, linked to the Old West, as a reflection of the city's roots and as a draw for tourists. The Chamber of Commerce established a Western design theme for the downtown and adopted the "West's Most Western Town" as Scottsdale's slogan. Old Town Scottsdale is considered the finest urban center in Arizona. It is home to more than 90 restaurants, 320 retail shops and more than 80 art galleries.



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