7050 - 7058 E MAIN ST

Scottsdale, AZ 85251 | Prime Retail or Redevelopment Opportunity in the Heart of Old Town Scottsdale

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All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

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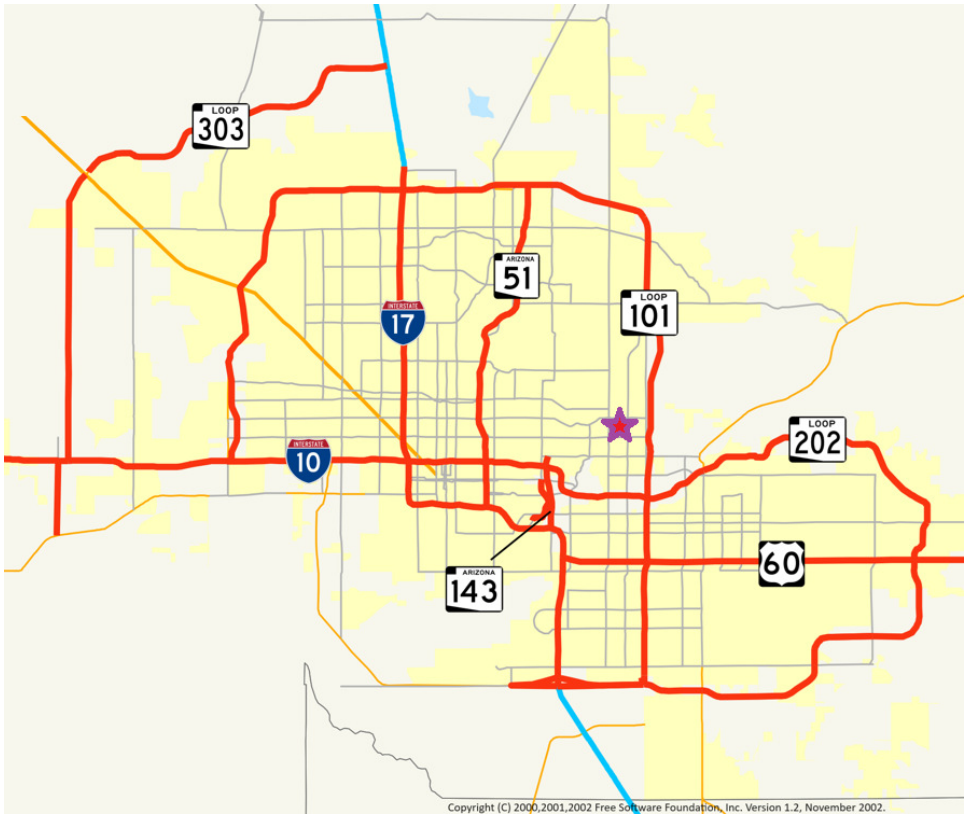
OLD TOWN SCOTTSDALE RETAIL BUILDING FOR SALE



PROPERTY HIGHLIGHTS

- Premier Location: Rare Retail Opportunity located in the Heart of Old Town Scottsdale's Art District.
- Fully Leased with Short-Term Under-Market Leases
- Potential Owner/User or Future Redevelopment Opportunity
- Extensive Retail and Multi-Family Redevelopments in the Immediate Area
- Located on the Corner of N. Marshall & E. Main Street

OFFERING SUMMARY

Sale Price:	$6,700,000
Parcels::	APN #130-12-068A, APN #130-12-069
Lot Size:	±19,263 SF
Building Size:	±9,423 SF
Zoning	C-2 DO, City of Scottsdale

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	369	2,263	12,335
Total Population	572	3,739	21,597
Average HH Income	$127,429	$123,893	$121,187

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FULLY LEASED WITH SHORT-TERM UNDER-MARKET LEASES

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OFFICE BUILDING FOR SALE

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