

SCOTTSDALE AIRPARK SUBMARKET

FOR SALE ±55,247 SF OFFICE / RETAIL / SHOWROOM / WAREHOUSE

15001 N HAYDEN ROAD • SCOTTSDALE, AZ 85260



C-3 ZONING

EXCLUSIVELY OFFERED BY



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Purchase Price: \$16,500,000 (\pm \$299/sf)

95% OCCUPIED

Proforma NOI: \$986,798 (10/1/25 - 9/30/26)

Size: \pm 55,247 sf 2-story office/retail/showroom/warehouse bldg
- First floor: \pm 38,590 sf - Second floor: \pm 16,657 sf

Occupancy: 1st floor: \pm 100% occupied
2nd floor: \pm 83% occupied

Land: \pm 3.42 Acre Lot (\pm 149,083 sf) (Maricopa County Assessor)

Features: **Located at the epicenter of the Scottsdale Airpark at the new roundabout intersection of Hayden Road & Raintree Drive**

- Less than one (1) mile from Loop 101 Freeway with direct access from Raintree Drive, both north & southbound
- Excellent signage visibility
- Second floor suites completely renovated with each unit separately metered
- Rare C-3 zoning which allows for automotive & retail use

Year Built: 1985

Parking Ratio: 2.45/1000 sf

Parcel#: 215-55-010A / 215-55-011

2025 Taxes: \$76,754.14 (\$1.39/sf)

Zoning: C-3, City of Scottsdale



AMAZING 2ND FLOOR VIEWS!



Frank Lloyd Wright
LOOP 101
INTERCHANGE

LOOP
101

LOOP
101

Raintree Dr
LOOP 101
INTERCHANGE

SUBJECT PROPERTY
15001 N HAYDEN RD

N HAYDEN RD

ROUNDAABOUT

N HAYDEN RD
ROUNDAABOUT

N RAIN TREE DR

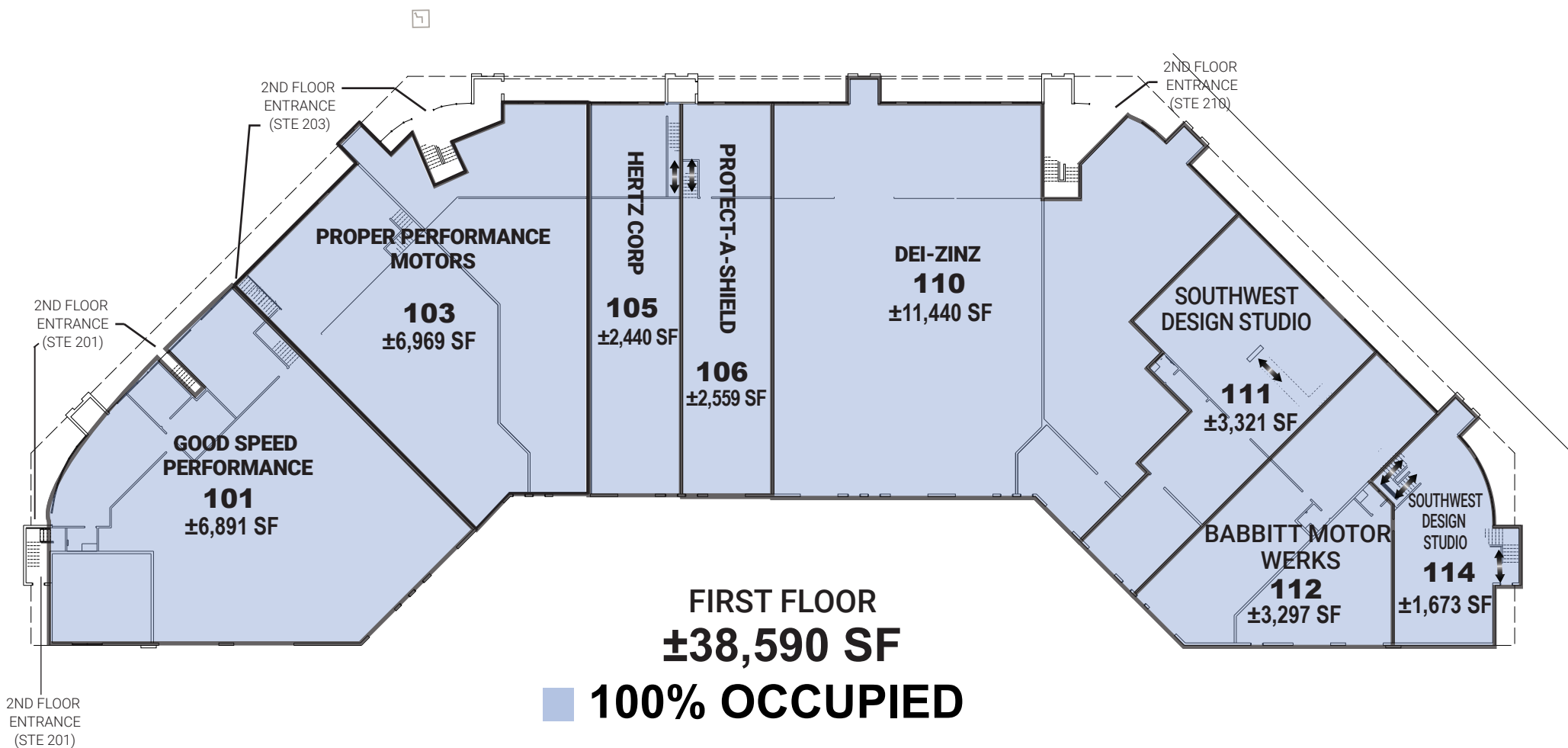
N RAIN TREE DR

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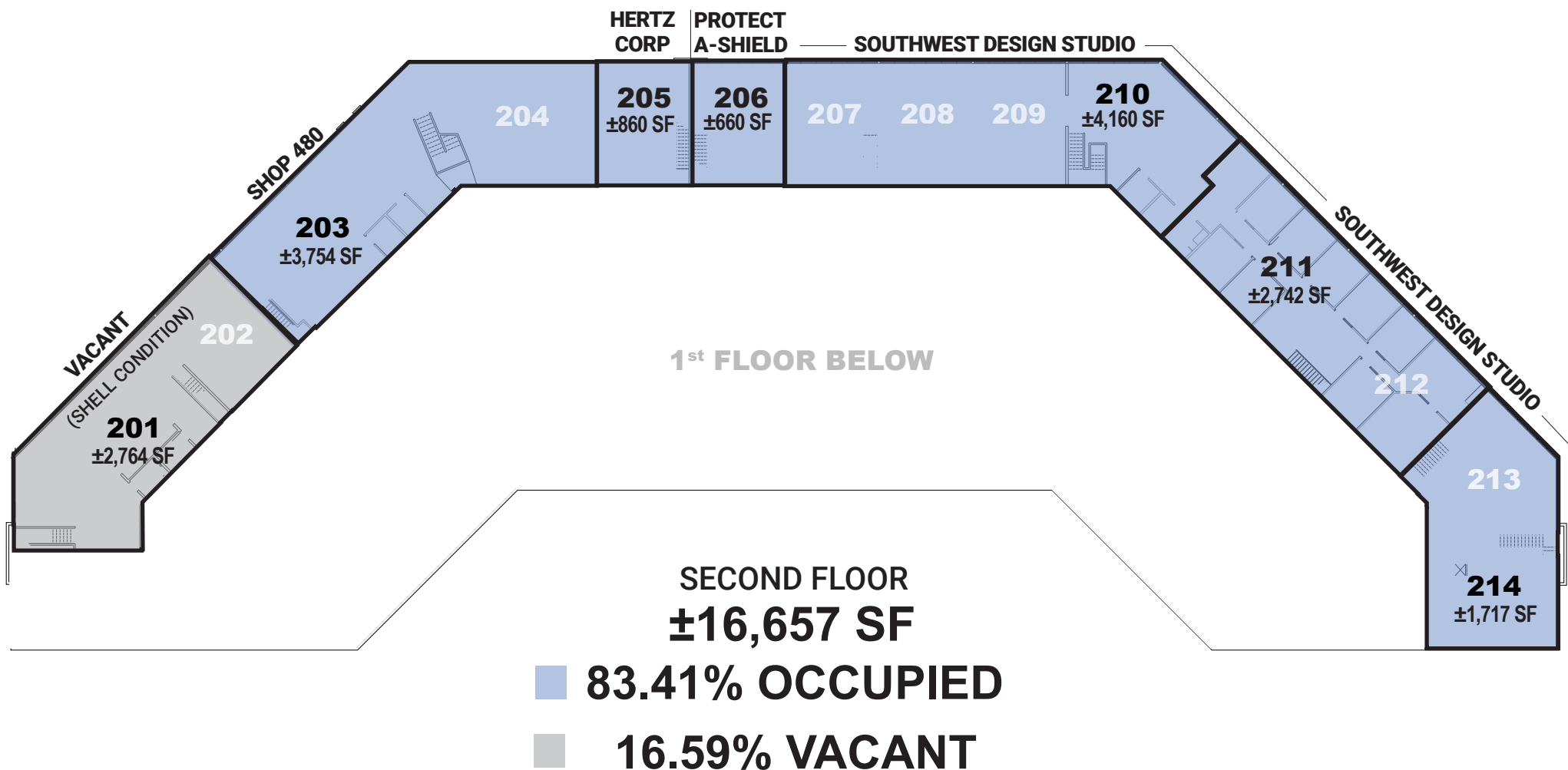
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NOT TO SCALE

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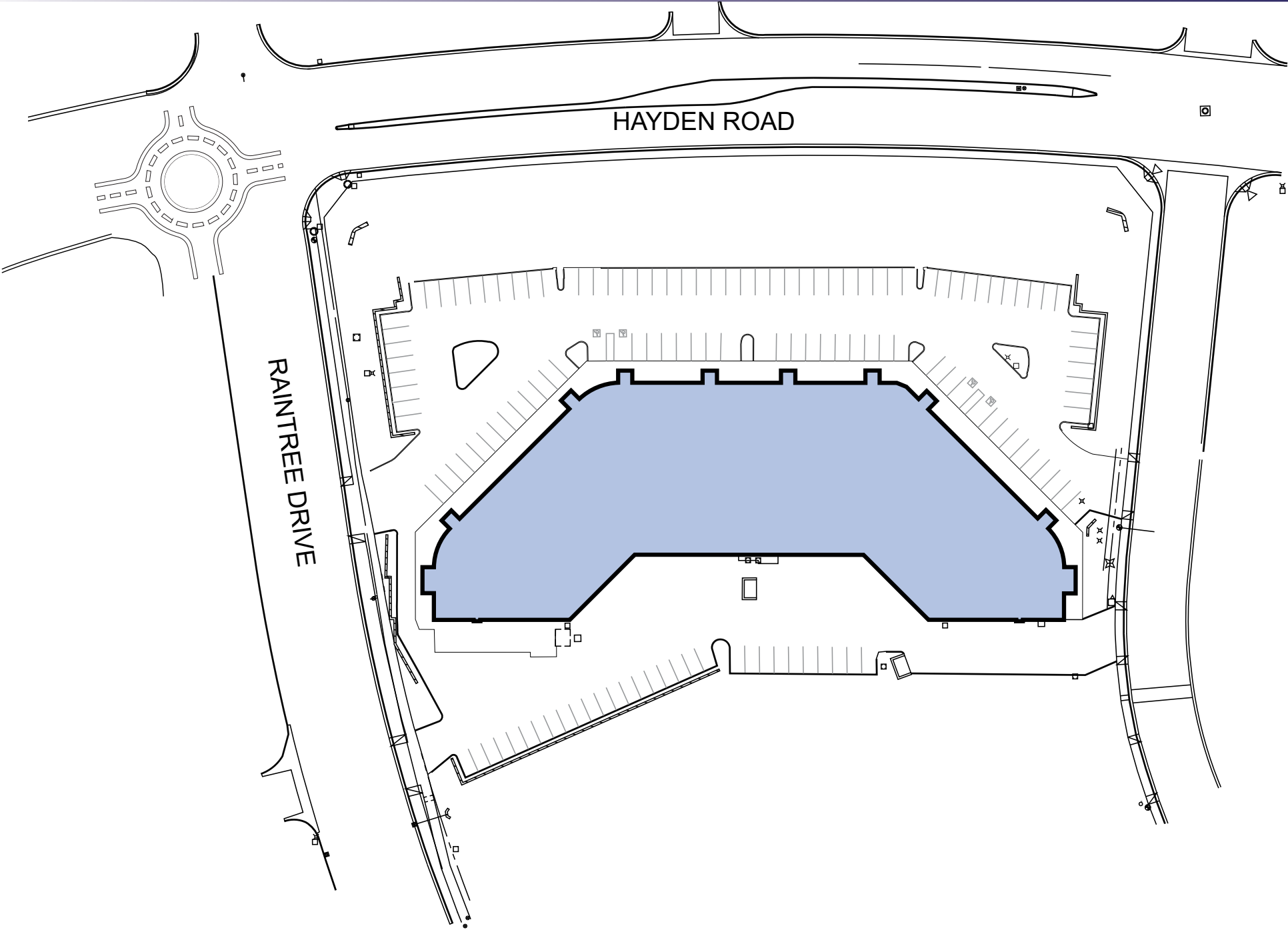
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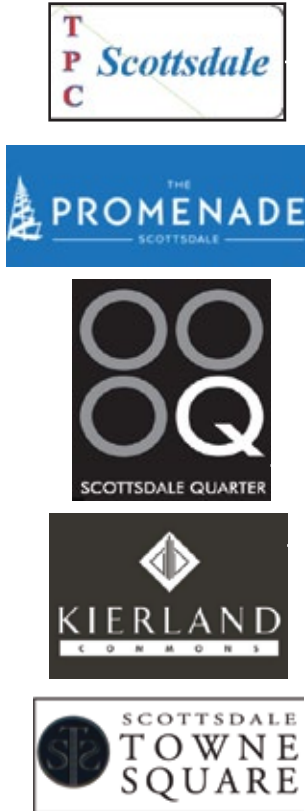
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**SUBJECT
PROPERTY**



KIERLAND COMMONS



SCOTTSDALE MUNICIPAL AIRPORT



SCOTTSDALE QUARTER

