

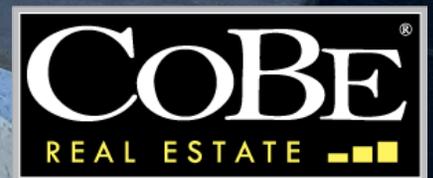


FOR SALE | OFFICE

LA OUA PLAZA

6730 East McDowell Road, Suites 134 & 138, Scottsdale, AZ 85257

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



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VIDEO

PROPERTY DESCRIPTION

Units 134 & 138 available for sale at La Oua Plaza in Scottsdale, AZ. A total of **1,000 SF**, these suites are **built out as offices and can be used for traditional office work, salon or nail suites, and more!** Located off 68th St and McDowell Rd, the property is **minutes from Loop 101 and Loop 202**, and is located across the street from the famous Desert Botanical Garden. **Sitting on a corner lot**, this property is easily accessible for tenants and clients. **The highly visible property** off 68th St and McDowell Rd has **more than 34,000 VPD pass by**. With a month-to-month lease in place, this space is **available as an investment or owner-user opportunity**.

PROPERTY HIGHLIGHTS

- Upgraded, modern, and spacious suites available for purchase
- Two tenants in place; one in a month-to-month lease and one expiring 6/30/2027
- Available as investment or owner-user opportunity

OFFERING SUMMARY

Sale Price:	\$255,000
Total Available Square Footage:	1,000 SF
NOI:	\$18,300.56
Cap Rate:	7.18%
Zoning:	C-3

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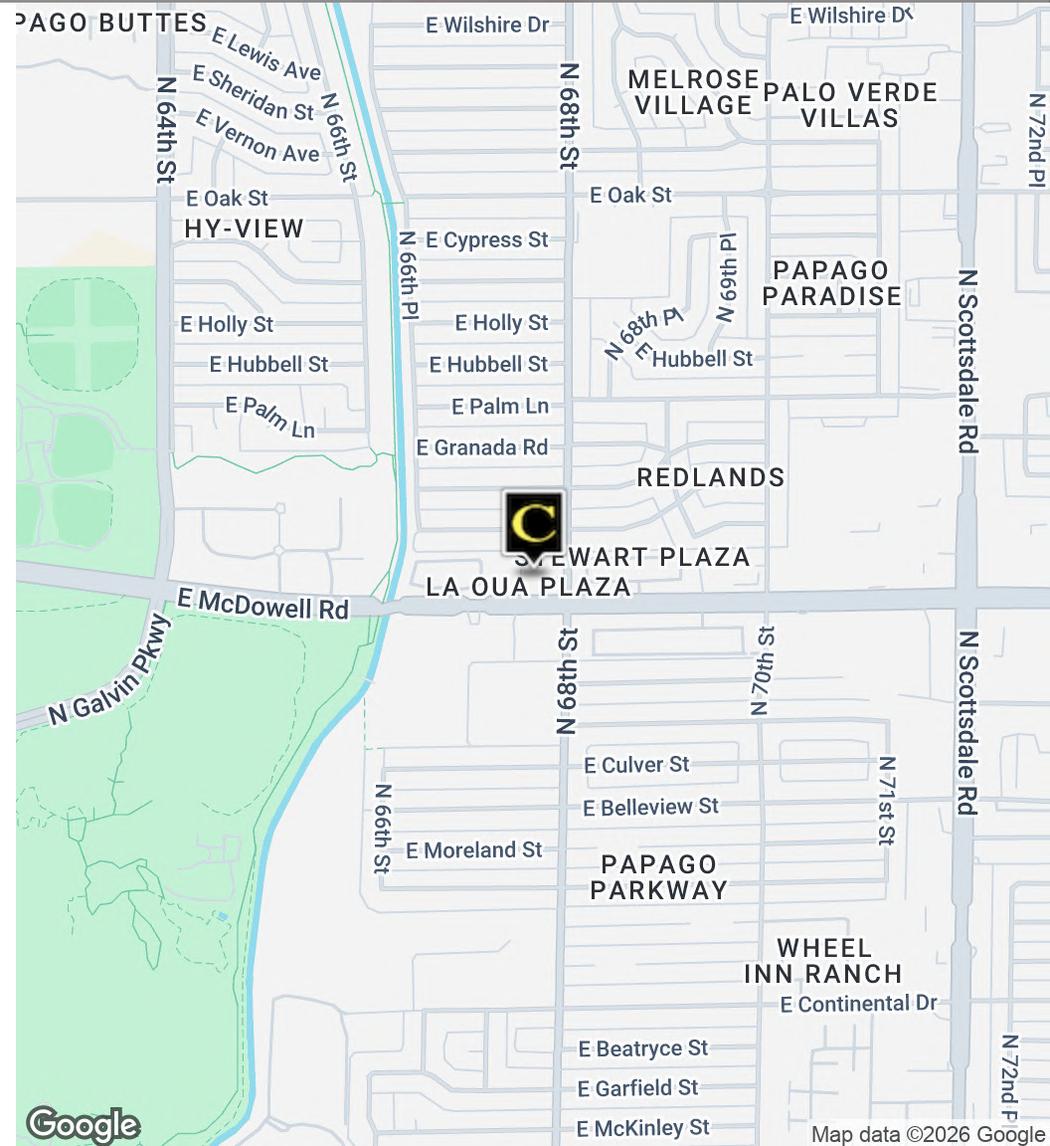
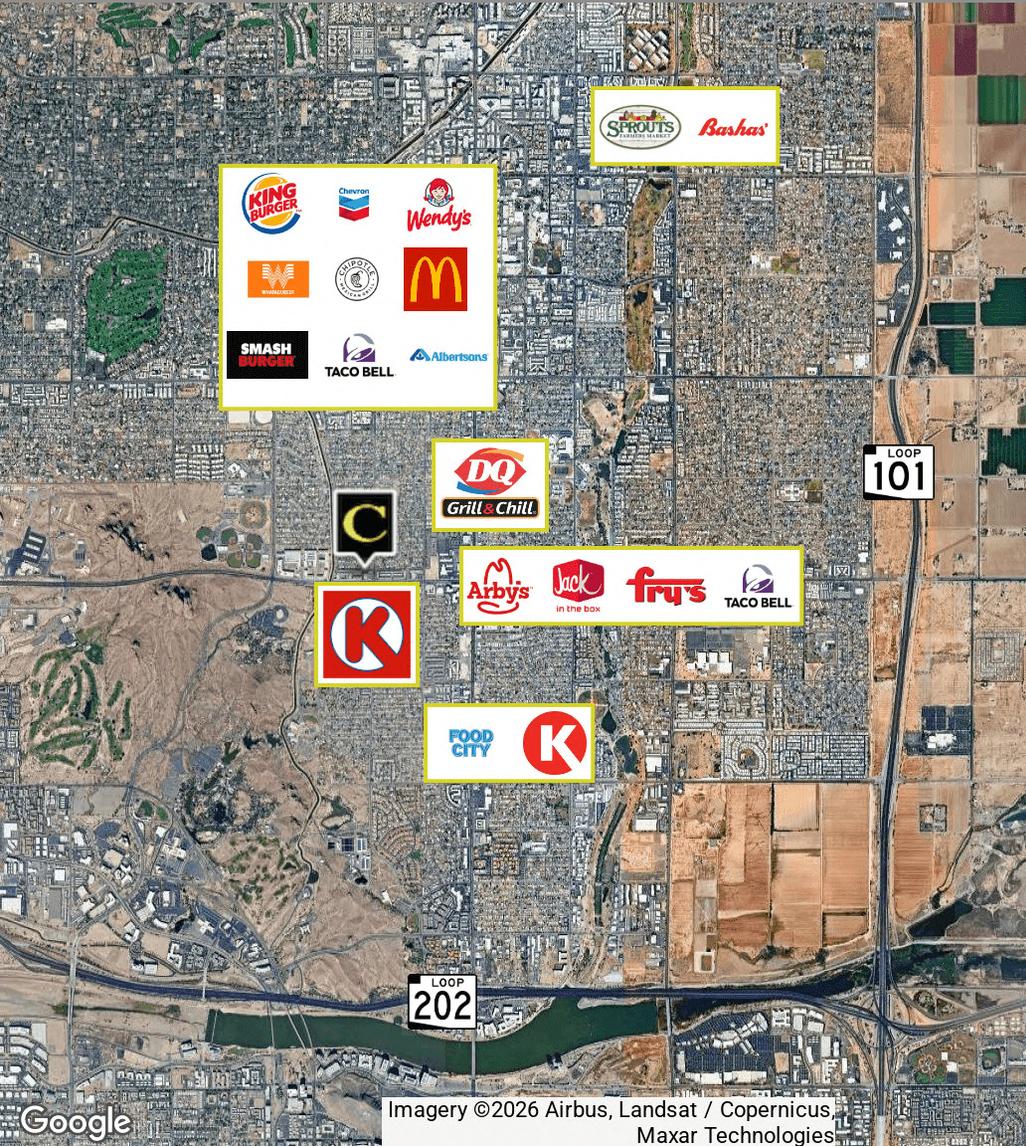
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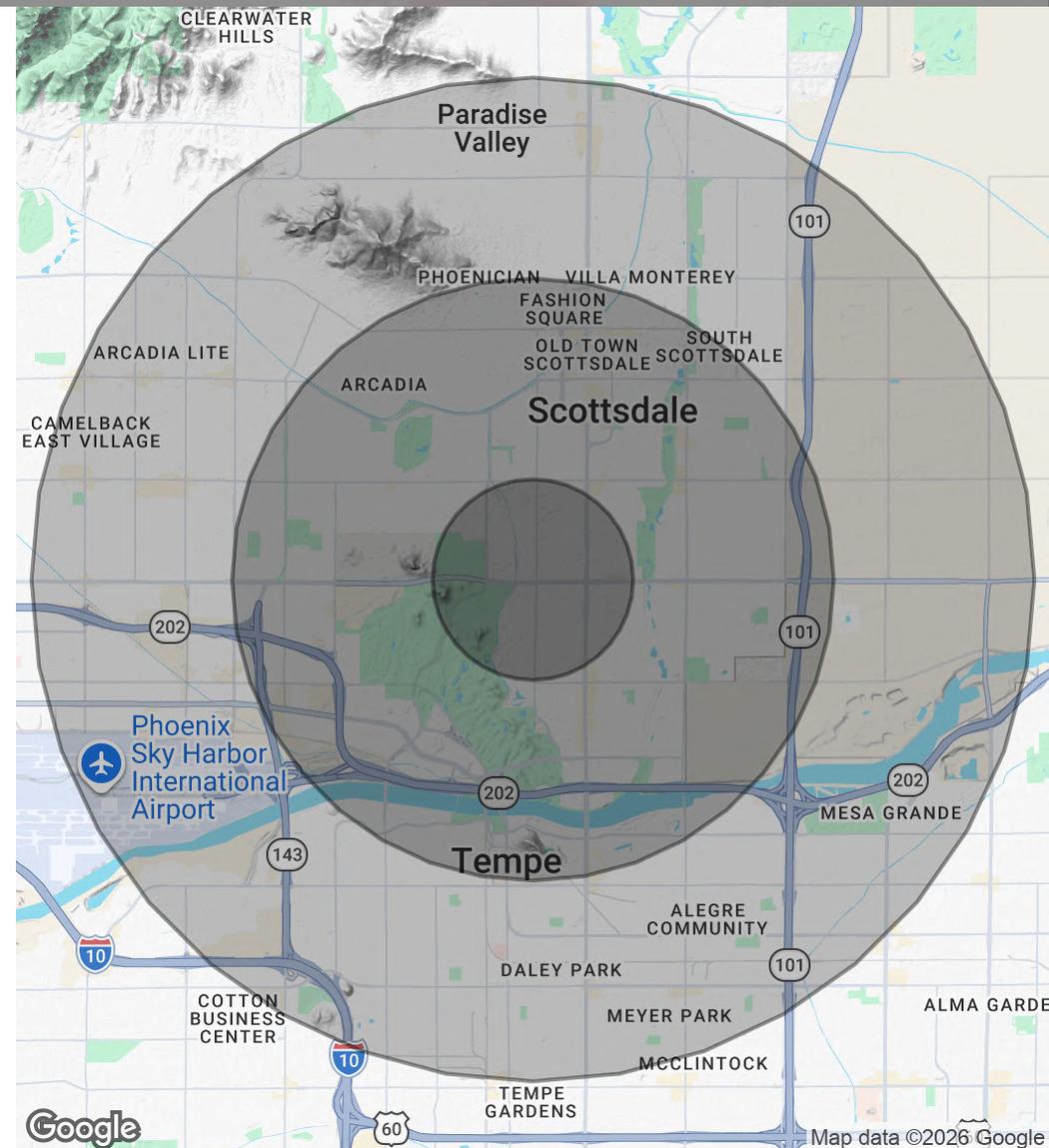
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,972	112,238	281,388
Average Age	35.6	35.3	34.7
Average Age (Male)	35.2	35.3	34.8
Average Age (Female)	39.1	36.4	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,179	55,060	126,139
# of Persons per HH	2.2	2.0	2.2
Average HH Income	\$109,951	\$115,908	\$112,942
Average House Value	\$508,652	\$576,253	\$603,317

2023 American Community Survey (ACS)



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