

SCOTTSDALE AIRPARK SUBMARKET

# FOR SALE ±55,247 SF

## OFFICE / RETAIL / SHOWROOM / WAREHOUSE

15001 N HAYDEN ROAD • SCOTTSDALE, AZ 85260



EXCLUSIVELY OFFERED BY



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The above is subject to prior sales and leasing. This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of this information.

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Purchase Price: \$16,500,000 ( $\pm$  \$299/sf)**95% OCCUPIED**

Proforma NOI: \$1,044,798.77 (6/1/26 - 5/31/27)

**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

ROUNDBOUT

N HAYDEN RD  
ROUNDBOUT

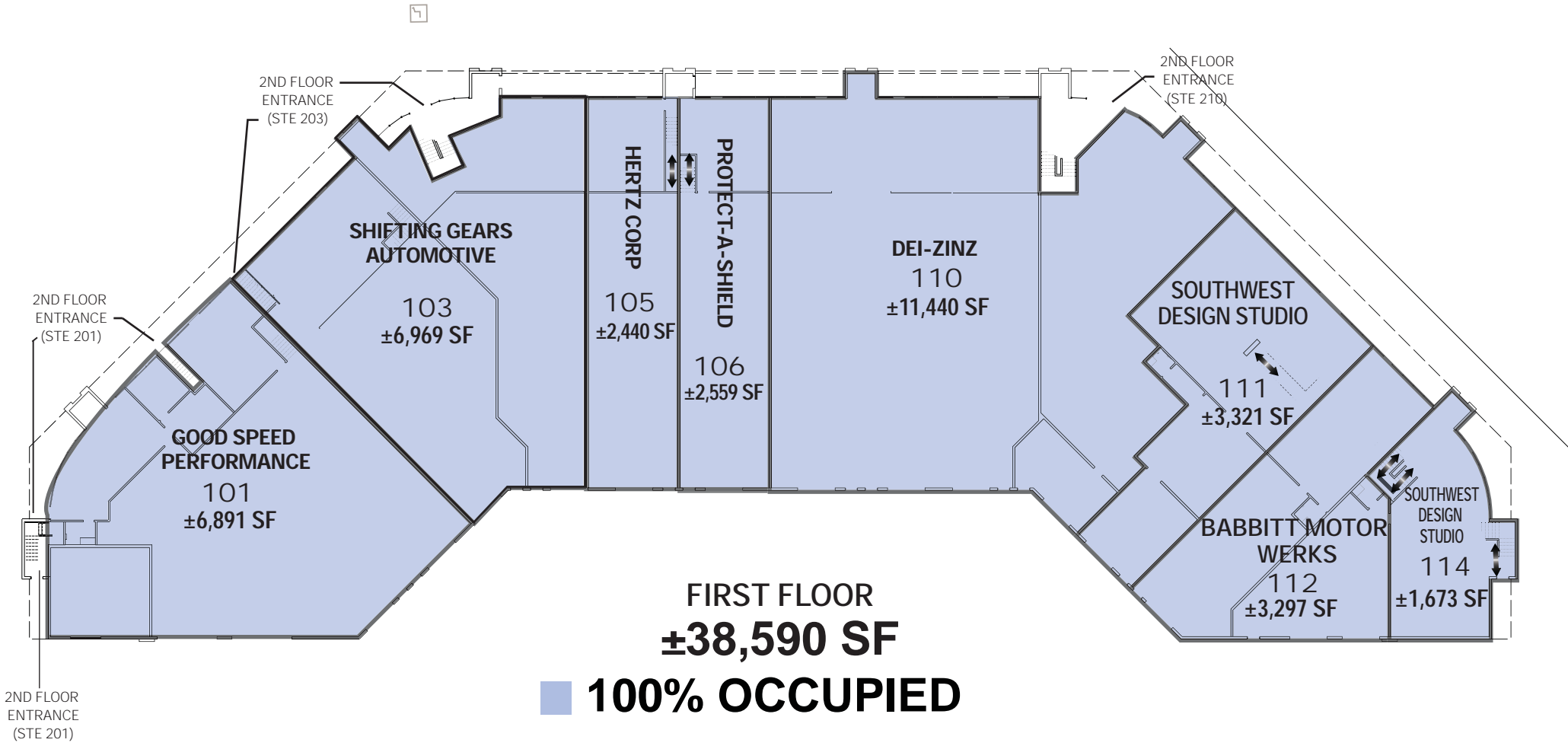
N RAINTREE DR

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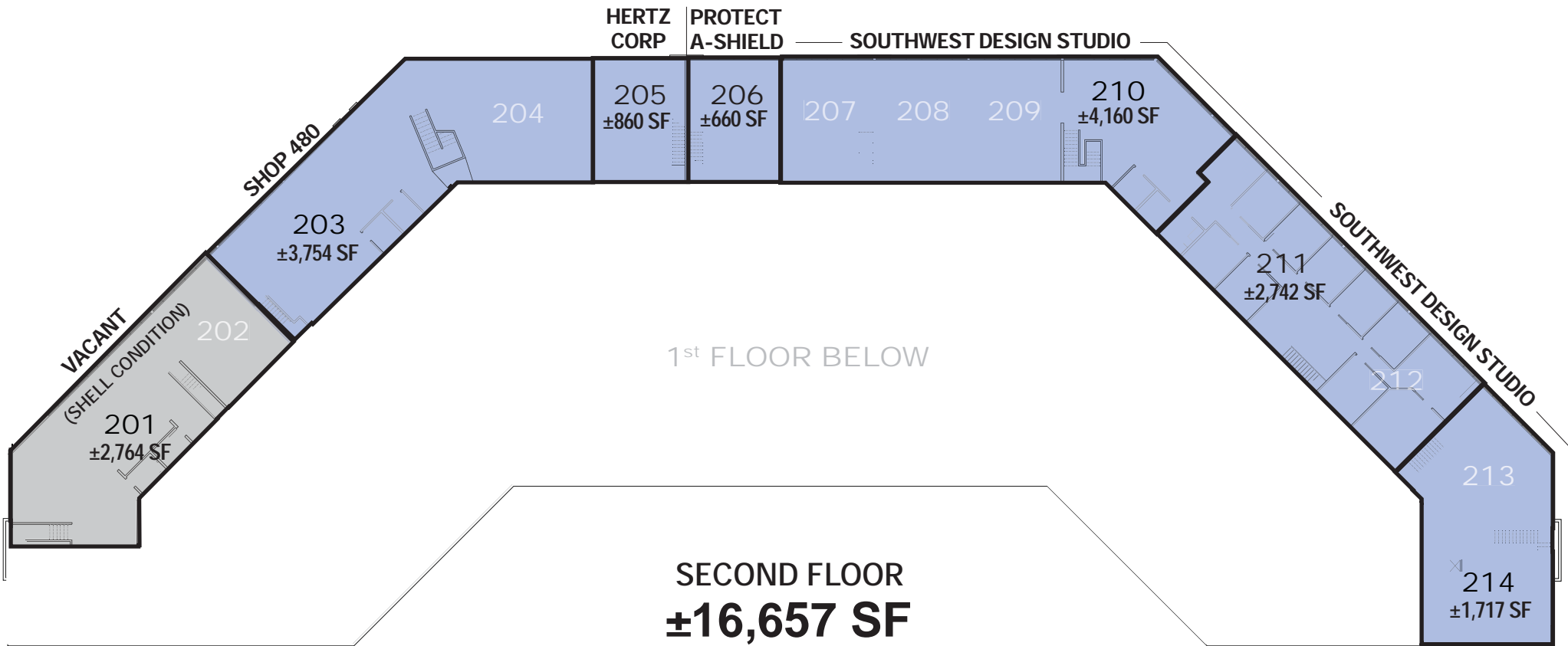


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NOT TO SCALE

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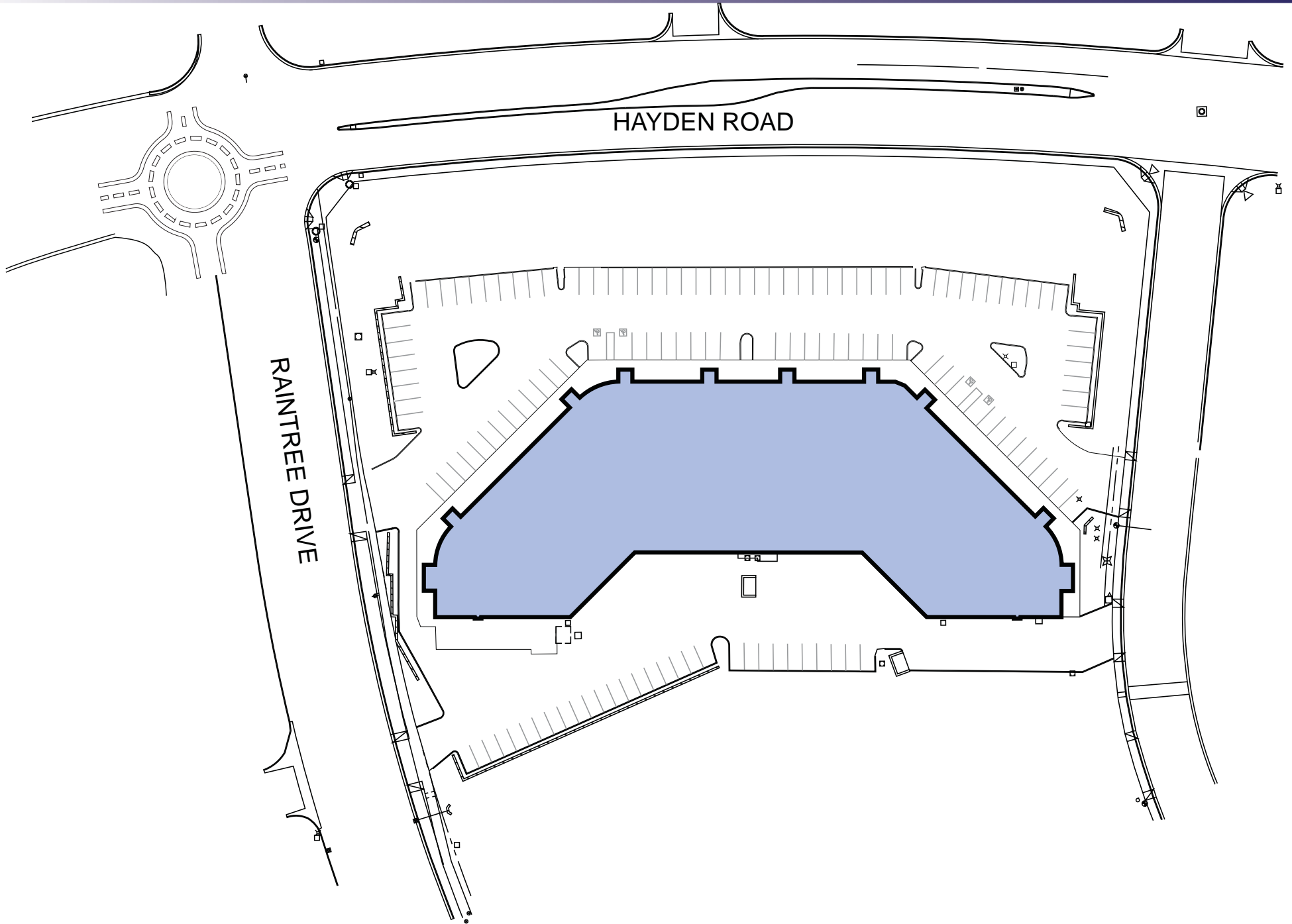
■ 83.41% OCCUPIED

■ 16.59% VACANT

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SUBJECT PROPERTY



KIERLAND COMMONS



SCOTTSDALE MUNICIPAL AIRPORT



SCOTTSDALE QUARTER

