



FOR SALE

North Scottsdale Office Condo

11648 E Shea Blvd, Scottsdale AZ, 85259

\$1,275,000

+/- 3,000 SF



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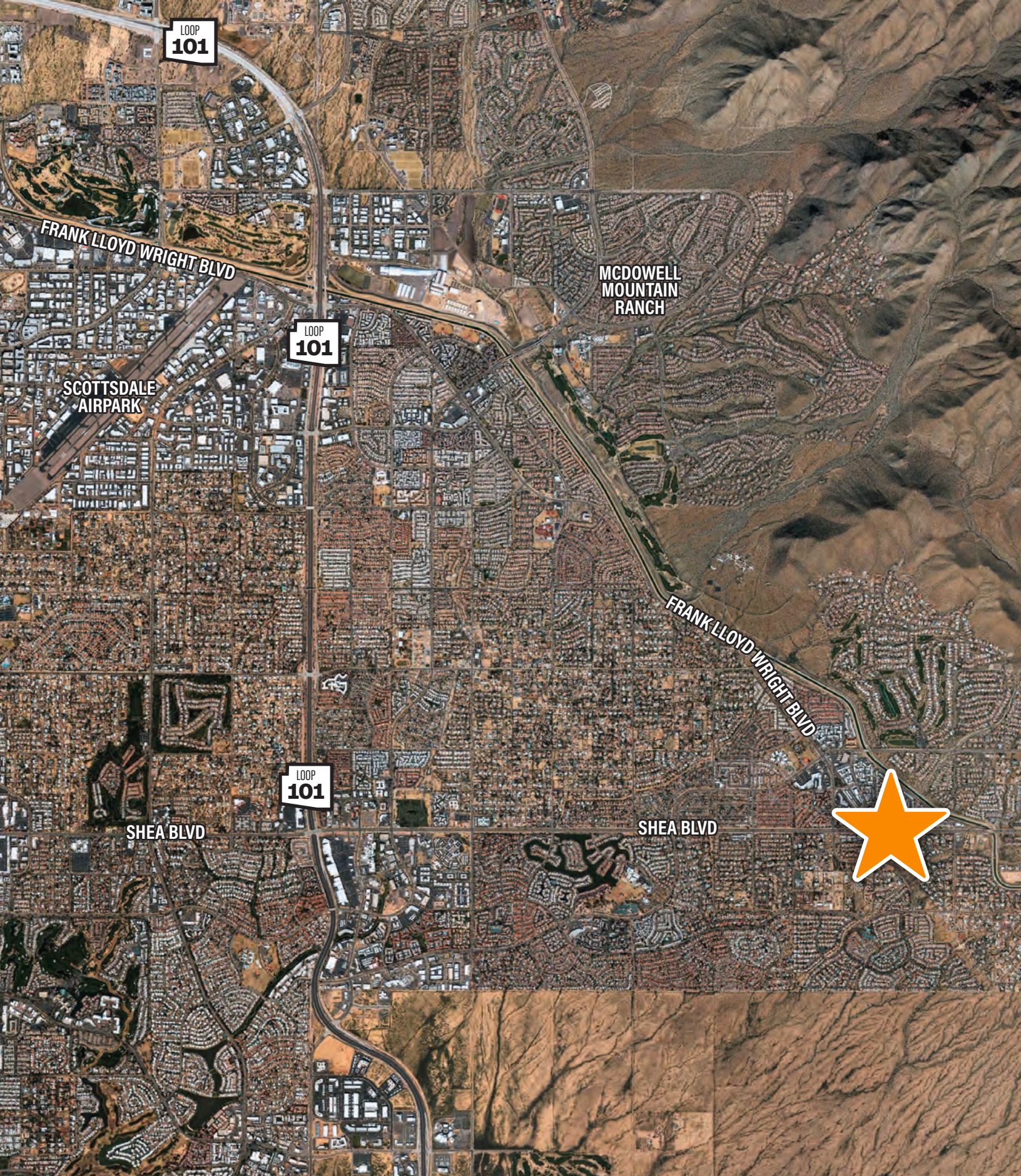
Location. Location. Location.

Stunning interior! Perfectly placed near Fountain Hills and only 8 minutes from Loop 101.

- Potential Uses: Med Spa, Medical Office, Salon, Showroom
- Zoned S-R
- One of a kind
- High end finishes
- Big open room that can be utilized as is or built out for custom spec

Location Highlights

- Parcel: 217-29-838 | 217-29-839
- Neighboring anchor tenants include: Mountain Side Fitness, Black Rock Coffee, Cold Beers and Cheeseburgers, Nail Salon, and BMO Bank, and more.
- Median HH within 5 miles \$112,220+
- Mountain Side Fitness has gotten over 640,000 visits within the past 12 months (August 2023 according to pacer.ai)
- Mayo Clinic Scottsdale Campus is approx. 2.4 miles away with over 1400+ employees
- HonorHealth Scottsdale on Shea is 3.7 miles away with over 2000+ employees
- Desert Mountain High School holds almost 2300 students is minutes away



LOOP 101

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FRANK LLOYD WRIGHT BLVD

MCDOWELL MOUNTAIN RANCH

SCOTTSDALE AIRPARK

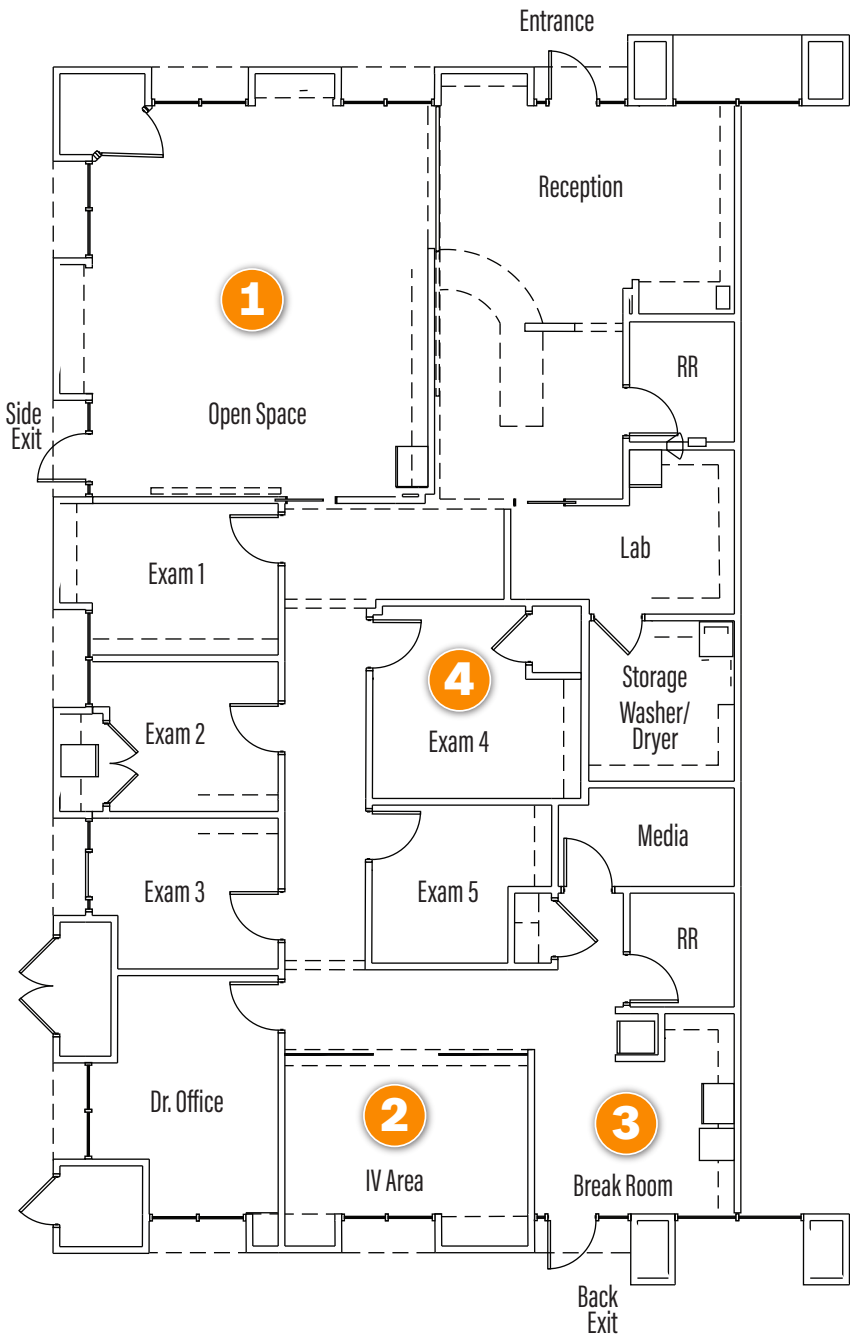
FRANK LLOYD WRIGHT BLVD

SHEA BLVD

SHEA BLVD



Floor Plan



AREA DETAILS

(within 5-miles)



95,549

Population



49,877

Housing Units



157,373

People Per
Square Mile



\$175,947

Average Household
Income



47.7

Median Age



6,503

Businesses

ABOUT DAVIS COMMERCIAL AZ

At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

Active in the entire Phoenix Metropolitan area including Scottsdale, Tempe, Buckeye, Peoria, and surrounding cities, we are experts in this unique commercial real estate climate. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Clients of Davis Commercial AZ gain from our undivided support, attention, and effort. Our dedication to our clients is at the center of everything we do.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

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