

# 7191 E. ASHLER HILLS DR. | SCOTTSDALE



FIVE-BUILDING SCHOOL CAMPUS TOTALING **29,076 SF** SITUATED ON **5.89 ACRES**

# 7191 E. ASHLER HILLS DR.

SCOTTSDALE, AZ 85266

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## EXECUTIVE SUMMARY

### Five-Building School Campus Totaling 29,076 SF Situated On 5.89 Acres

The school campus at 7191 E. Ashler Hills Drive is ideally located on the southwest corner of Scottsdale Road and Ashler Hills Drive in North Scottsdale, offering convenient access for families throughout the surrounding Desert Foothills communities.

The surrounding area is defined by low-density residential neighborhoods, natural desert landscaping, and close proximity to the McDowell Sonoran Preserve, creating a quiet, safe, and visually appealing learning environment. North Scottsdale is widely known for strong community support of education, high household income demographics, and stable enrollment demand driven by continued residential growth.

Nearby amenities include neighborhood retail, recreational facilities, and extensive outdoor trail systems, enhancing the campus's appeal for families seeking both academic excellence and quality of life. This setting supports long-term educational use and positions the property as a valued community asset within the greater North Scottsdale corridor.



Originally Constructed in 2002  
and Renovated/Expanded in 2020



Dynamic, Vibrant  
Campus Environment

# Property Details



School Campus Totaling 29,076 SF



Situated on 5.89 Acres



23 Classrooms



Large Playground Area with Field Space



Large Multipurpose Room with Warming Kitchen



Art Room & Science Labs



Large Interior Courtyard with Lockers

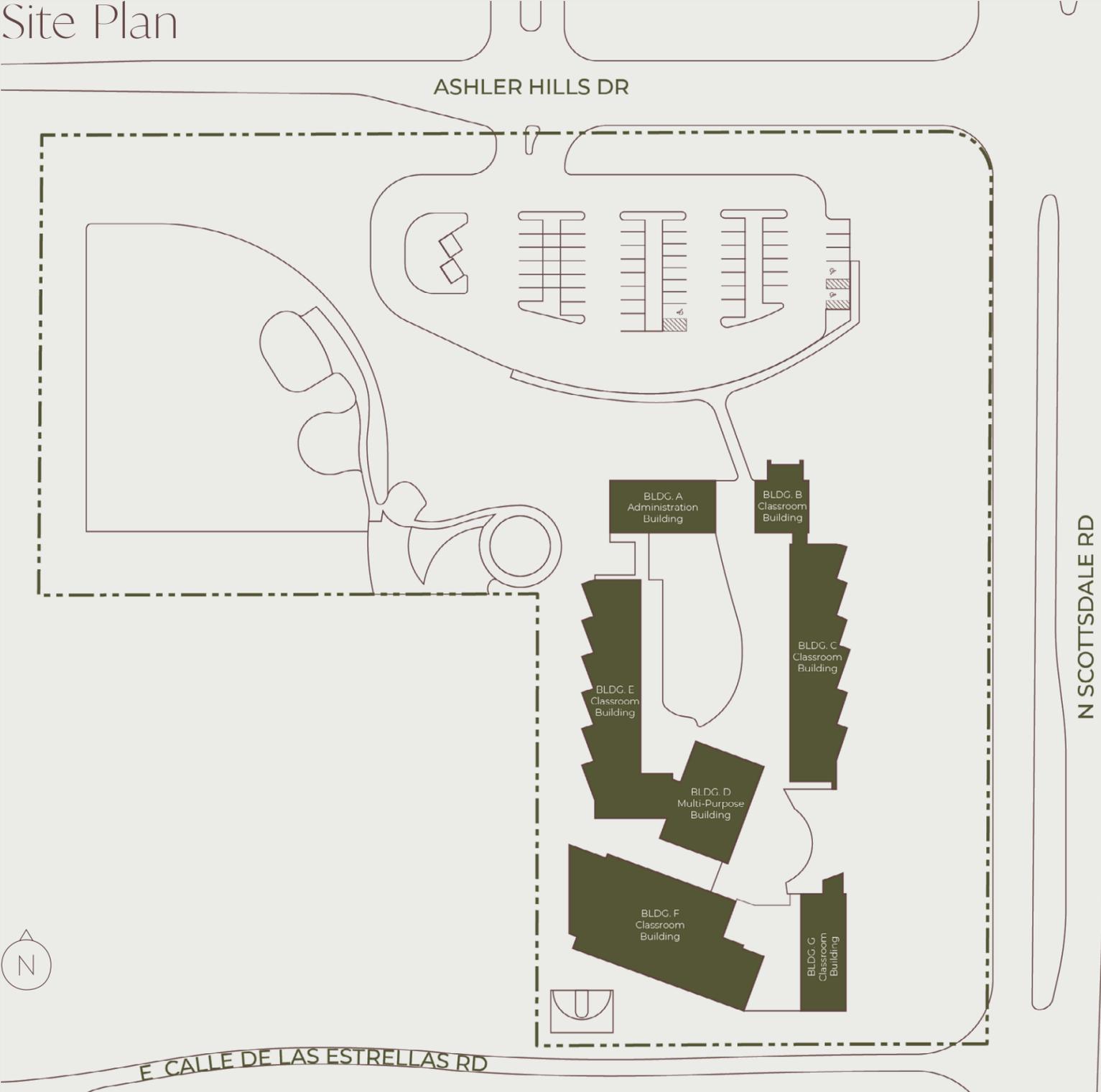


High Visibility from Scottsdale Rd  
23,797 VPD

PROPERTY VIDEO



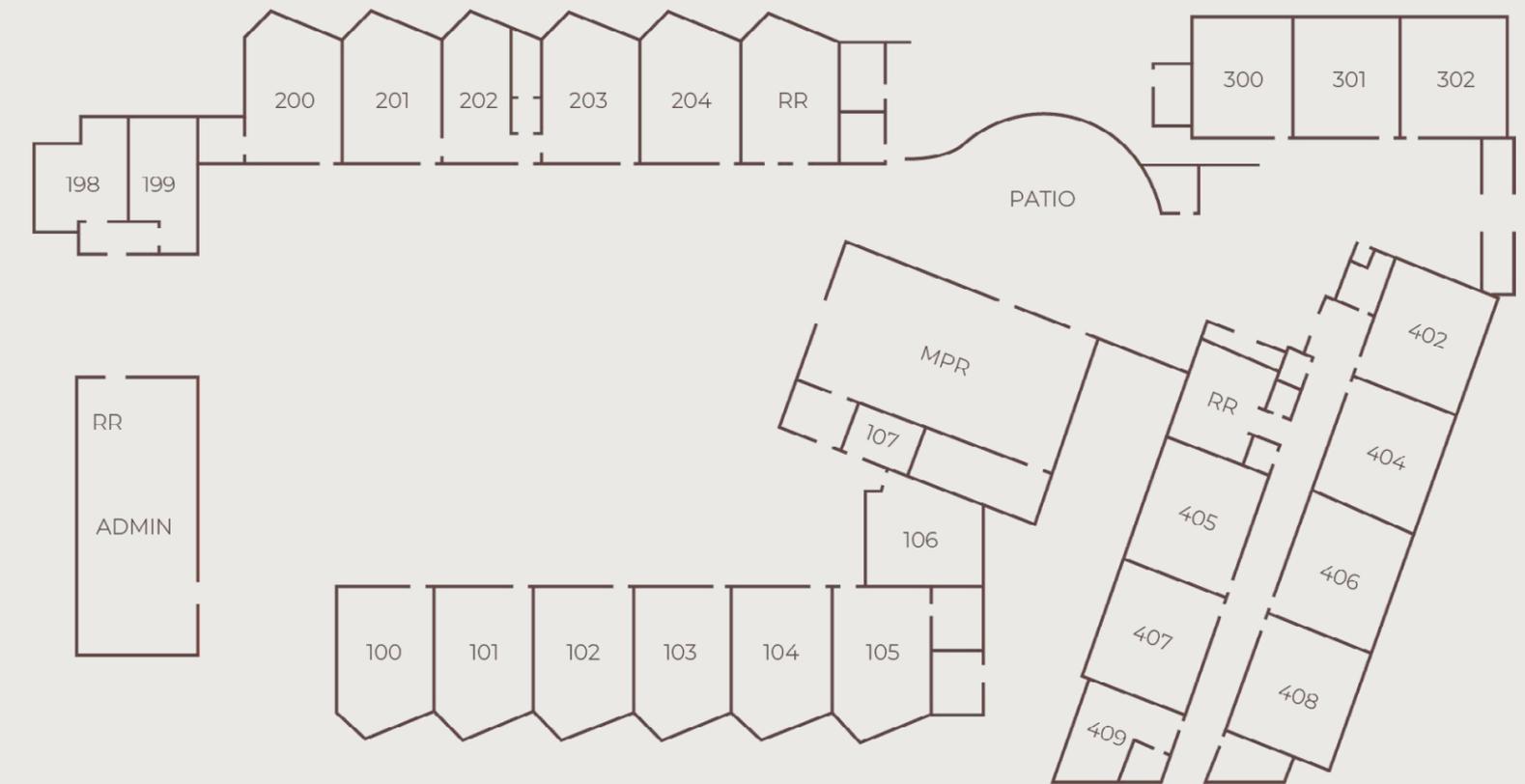
# Site Plan





# Floor Plan

29,076 SF



## HIGHLIGHTS

- 23 Classrooms
- Large Interior Courtyard
- Admin Office
- Large Multipurpose Room
- Warming Kitchen
- Secured Campus



## Neighborhood Overview



EXTREMELY HIGH BARRIERS TO ENTRY



CONVENIENTLY LOCATED JUST 15 MINUTES FROM LOOP 101



SCHOOL AGE POPULATION 5-19  
**18,421**  
(10-MILE RADIUS)



AVERAGE HOUSEHOLD INCOME  
**\$205,332**  
(10-MILE RADIUS)



TOTAL POPULATION  
**190,465**  
(10-MILE RADIUS)



SCOTTSDALE RD TRAFFIC COUNTS  
**23,797** VPN

# For More Information Contact Us

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