

FOR SALE

NOAH WEBSTER SCHOOLS

*±51,502 SF school property on a
long-term ground lease.*

5399 N PIMA RD, SCOTTSDALE, AZ 85250



KIDDER.COM

km Kidder
Mathews

±51,502 SQUARE FOOT TWO STORY SCHOOL PROPERTY



PROPERTY HIGHLIGHTS

±28,616 SF First Floor
±22,886 SF Second Floor

Located in Central Scottsdale with close proximity to the Loop 101

On-site bus pickup and drop off area

130 parking spaces

±33 classrooms, gymnasium, multipurpose room, warming kitchen/cafeteria

Built in 2014

Asking Price: \$8,000,000

1 MI

FROM LOOP 101 &
E CHAPARRAL RD

\$8M

ASKING PRICE

This offering presents the opportunity to acquire the fee simple ownership of a school property encumbered by a long-term ground lease. The investment provides ownership of the physical school improvements, along with the required assumption of the underlying ground lease obligations and payment.

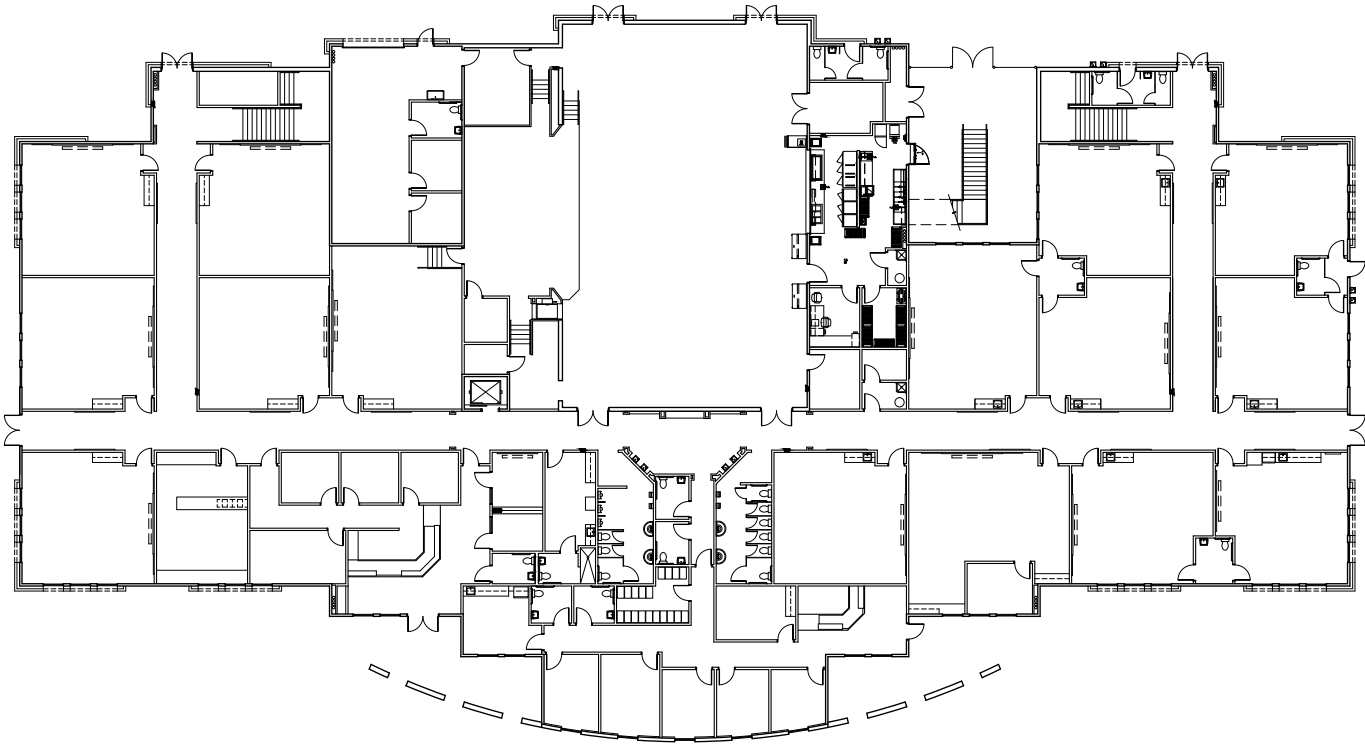


FIRST FLOOR PLAN

±28,616

SQUARE FEET

Administration offices (i.e. entry, reception, conference room, teachers' lounge, & general offices), ±15 classrooms, multi-purpose/gym, stage, kitchen, student and faculty restrooms.

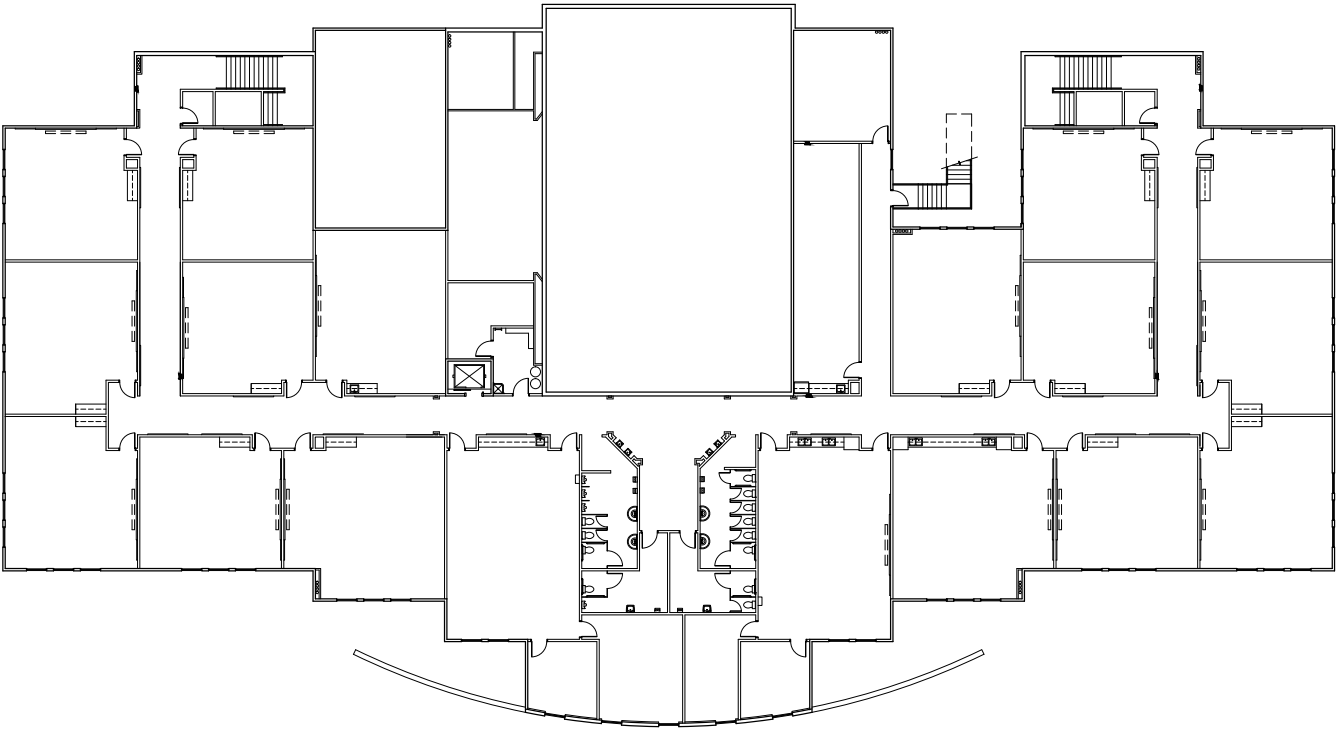


SECOND FLOOR PLAN

±22,886

SQUARE FEET

±18 classrooms, 4 storage rooms,
student and faculty restrooms.



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2020 CENSUS	9,134	59,196	136,847
2026 ESTIMATED	8,281	63,307	145,183
2031 PROJECTED	7,867	60,846	142,242

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2020 CENSUS	4,162	31,468	67,515
2026 ESTIMATED	3,896	34,583	73,739
2031 PROJECTED	3,735	33,451	72,548

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2026 ESTIMATED AVERAGE	\$156,520	\$182,583	\$182,464
2031 ESTIMATED AVERAGE	\$155,646	\$181,605	\$180,491
2026 ESTIMATED MEDIAN	\$113,376	\$106,817	\$110,077
2031 PROJECTED MEDIAN	\$112,842	\$105,957	\$108,676

Data Source: ©2026, Regis





NOAH WEBSTER SCHOOLS

*For more information on
this property, please contact*

DAVE CARDER
602.513.5192
dave.carder@kidder.com

KIDDER.COM

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