

The Villages at Troon North

Now Available for Sale!

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10037 EAST DYNAMITE BOULEVARD, BUILDING C
SUITES 101-130, APPROX. 6,690± SQ. FT.
SCOTTSDALE, ARIZONA 85262

SALE PRICE
\$1,772,850



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The Villages at Troon North Property Overview

10037 EAST DYNAMITE BOULEVARD • BUILDING C • SUITES 101-130 • SCOTTSDALE, ARIZONA

The Villages at Troon North commercial development was built on an approximately 15-acre site zoned C-2 in the city of Scottsdale and offers an adequate 4.3 parking spaces per 1,000 square feet, with seven covered spaces included with the purchase. Built with a classic Southwest-Spanish style architecture, the project offers mountain and desert views. The exterior pavers and desert landscaping throughout the courtyard and surrounding the property have reduced operating costs and significantly enhanced the property's appearance. Tenants and visitors are greeted by a vast courtyard adorned by a large, beautiful water feature.

Building C, Suite 101-130 (approx. 7 units) within The Villages at Troon North complex is a one-story, approximately 6,690± square foot garden-style office condo building built in 2006. It has since maintained a valued and synergistic Tenant mix. Building C can support traditional office/medical/retail use; the build-out includes a reception/waiting area, multiple private offices, a full kitchenette, and an open bullpen area for cubicles, etc. This commercial property, located in North Scottsdale, provides an excellent purchase opportunity for an owner/user/investor.

The Villages at Troon North is located within a professional environment unmatched in North Scottsdale, with excellent access and nearby amenities. Those amenities include: the Scottsdale Quarter, Kierland Commons, Desert Ridge, Scottsdale Airpark, 101 Freeway, the Fairmont Scottsdale Princess Resort, TPC Scottsdale Golf Course (home of the Waste Management Phoenix Open), Troon North Golf Club, and the Four Seasons Resort/Hotel/Spa, only blocks away.



ENTRANCE TO COURTYARD

The Villages at Troon North Sale Summary

10037 EAST DYNAMITE BOULEVARD • BUILDING C • SUITES 101-130 • SCOTTSDALE, ARIZONA

SALE PRICE

\$1,772,850 (\$265.00/SF)

YEAR BUILT

2006

BUILDING C, SUITES 101-130

±6,690 SF

PARKING SPACES INCLUDED IN SALE

7 covered/reserved

PARKING RATIO

4.3/1,000

ZONING - CITY OF SCOTTSDALE

C-2



COURTYARD

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BUILDING C ENTRANCE

The Villages at Troon North Location

10037 EAST DYNAMITE BOULEVARD • BUILDING C • SUITES 101-130 • SCOTTSDALE, ARIZONA

85262

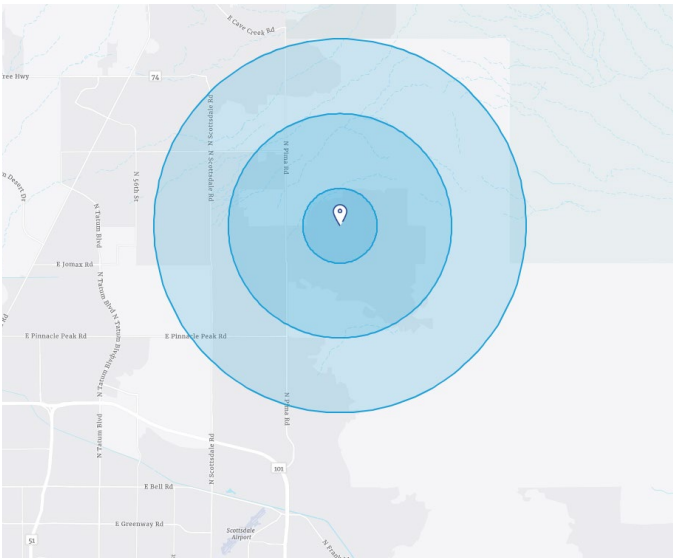
The north Scottsdale ZIP code of 85262 has the #1 spot in household wealth. Desert Mountain, a guard-gated 8,300-acre master-planned community with seven golf courses and clubhouses. Its private, member-owned club is one of the most exclusive and prestigious clubs in the world.*

Golf Communities

Fairmont Scottsdale Princess Resort, Troon North Golf Course, Troon Country Club, Estancia Golf Club, and Desert Highland



1-mile, 3-mile, 5-mile radius



2023 Demographics	1 mile	3 miles	5 miles
Total Population	1,882	10,706	36,058
Average Household Income	\$221,881	\$231,974	\$227,175
Households	946	5,048	16,039
Owner Occupied Housing Units	95%	96%	93%
Median Home Value	\$709,936	\$857,456	\$809,552
Associate's Degree or higher	77%	78%	76%

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census
Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
*Phoenix Business Journal (May 5, 2024) by Angela Gonzales

The Villages at Troon North Interior Photos

10037 EAST DYNAMITE BOULEVARD • BUILDING C • SUITES 101-130 • SCOTTSDALE, ARIZONA



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The Villages at Troon North Exterior Photos

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The Villages at Troon North Property Aerial

10037 EAST DYNAMITE BOULEVARD • BUILDING C • SUITES 101-130 • SCOTTSDALE, ARIZONA

LOOKING SOUTHEAST



LOOKING EAST



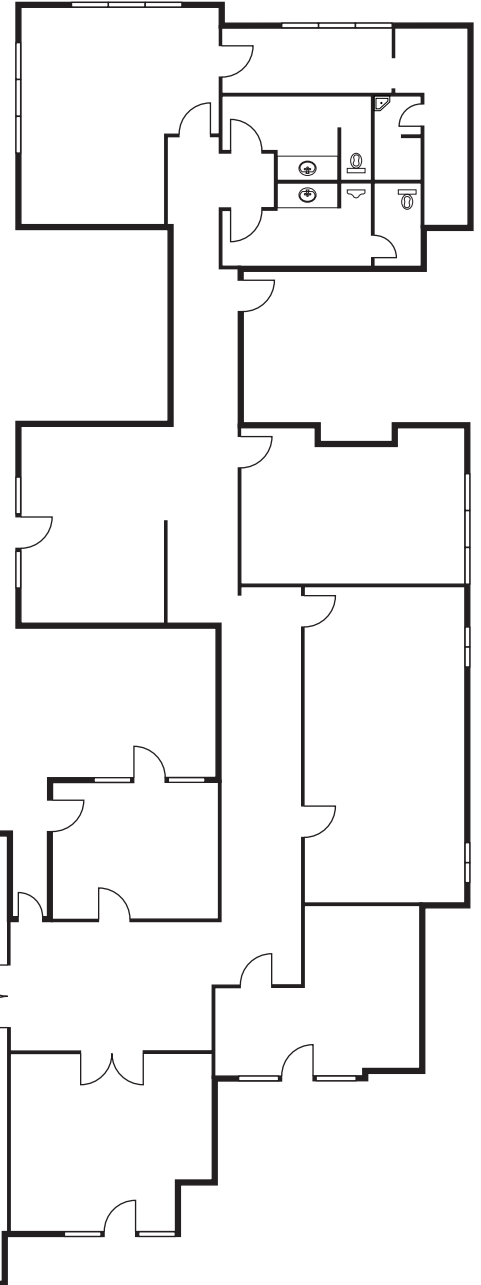
LOOKING WEST



The Villages at Troon North Floor Plan

10037 EAST DYNAMITE BOULEVARD • BUILDING C • SUITES 101-130 • SCOTTSDALE, ARIZONA

BUILDING C, SUITES 101-130 OUTLINED IN BLUE



Fully Improved Suite Ready to Occupy!
Building C, Suites 101-130
approx. 6,690± square feet



MARICOPA COUNTY ASSESSOR PARCELS

216-72-862, -863, -864, -865, -866, -867, -868

The Villages at Troon North

City of Scottsdale Overview

10037 EAST DYNAMITE BOULEVARD • BUILDING C • SUITES 101-130 • SCOTTSDALE, ARIZONA

The city of Scottsdale is located in the northeast portion of the metro Phoenix area. The local population in the city totals more than 241,361 residents, and is expanding at a pace of nearly 2 percent annually, faster than the state average as a whole. The city is the seventh largest in Arizona by population, trailing only Phoenix, Tucson, Mesa, Chandler Gilbert and Glendale. The city is growing at an annual rate of approximately 1.4 percent per year, slightly faster than the statewide pace of expansion.

Scottsdale has a diverse economic base and elevated incomes. The city is the premier tourism destination in the Phoenix metro area, with high-end resorts such as The Phoenician, The Camelback Inn, the Four Seasons and the Fairmont Princess. Annual tourism volumes top 7 million visitors for the more than 15,000 hotel rooms in the city. The city is home to the Waste Management Phoenix Open each winter, which annually sets records for attendance of more than 500,000 for tournament week and the Barrett-Jackson Collector Car Auction.

The healthcare industry is a large and growing segment of the local economic base. HonorHealth, which is the new name of the combined Scottsdale Healthcare and John C Lincoln Health Network, is the largest employer in Scottsdale. The five-hospital organization boasts approximately 10,500 workers, making the company the seventh largest employer in the state of Arizona, immediately behind semiconductor giant Intel. Other prominent healthcare employers in Scottsdale include CVS Caremark's Corporate Office (2,200 workers) and the world-renowned Mayo Clinic (2,100 workers), which was named by U.S. News and World Report as the top-performing hospital in Arizona.

Financial and insurance companies are also large sources of employment in the city of Scottsdale. The Vanguard Group employs nearly 2,300 workers at a company owned facility in the Scottsdale Airpark, while the Scottsdale Insurance Company has 1,500 workers in the area.

A diverse group of companies has national or regional headquarters in Scottsdale, including Discount Tire, Fender Musical Instruments, Henkel, Medicis Pharmaceutical, and AXON/TASER International. These companies, with their established foundations and each with hundreds of employees in the city, will support continued economic activity throughout Scottsdale and the surrounding areas.

SCOTTSDALE AIRPARK

The Scottsdale Airpark is the primary business district in the city of Scottsdale. The Airpark features more than 32 million square feet of commercial real estate, with nearly 13 million square feet of office space. There is a large concentration of white-collar professional employees in the Scottsdale Airpark. Discount Tire, which is the world's largest tire and wheel retailer, has been headquartered in the Scottsdale Airpark for more than 15 years, and recently purchased the company's headquarters building, ensuring that the company will maintain a large presence for years to come. Another local company with a headquarters in the Scottsdale Airpark is Axon, which was formerly known as Taser International. The company's headquarters and manufacturing are operated out of the Scottsdale Airpark, where the company has had a presence for approximately 20 years.

The Scottsdale Airpark is an amenity-rich area, featuring more than 8 million square feet of retail space. The Kierland area is a high-end area for retailers. The mix of top retailers, 5-star resorts, and upscale restaurants truly make Kierland a luxurious destination. There is over 720,000 square feet of retail space in this neighborhood, featuring the 150,000 square foot lifestyle center called Kierland Commons. Significant retailers in this shopping center include Tommy Bahama, Michael Kors, Z Gallerie, Crate and Barrel, and Allen Edmonds. Mastro's Ocean Club is also located in this high-end lifestyle center.



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