



SCOTTSDALE FAMILY  
DENTISTRY &  
ORTHODONTICS

OFFICE BUILDING FOR LEASE

# NORTH RANCH SCOTTSDALE

6345 E Bell Rd Scottsdale, AZ 85254

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### LOCATION DESCRIPTION

SWC Bell & 64th St

### PROPERTY HIGHLIGHTS

- BUILT OUT DENTAL SPACE AVAILABLE - 4,300 SF
- Scottsdale location
- Bell Rd visibility
- Over \$175,000 average HH income in 3 miles
- Over 229,000 total population in 5 miles

### AREA CO-TENANTS



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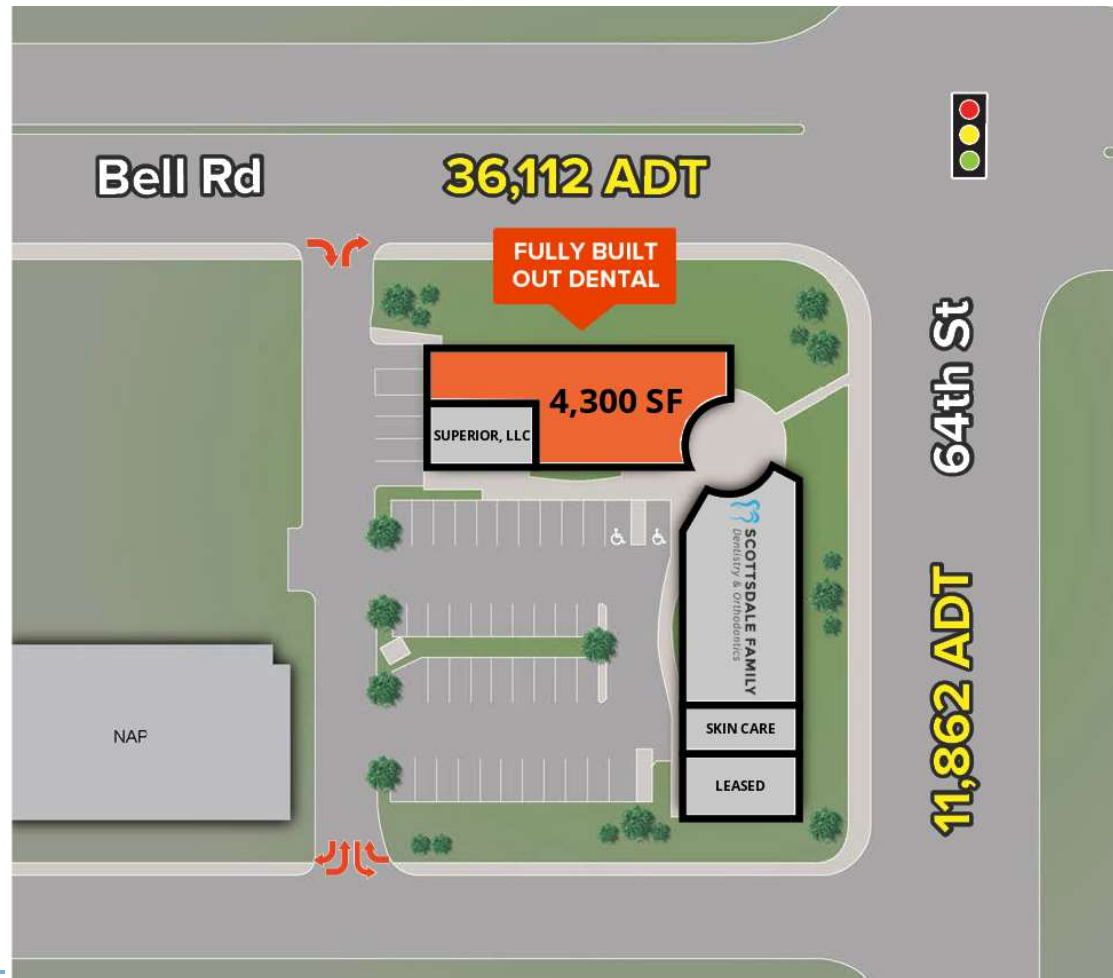


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### LEGEND

Available

Unavailable

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,300 SF	Lease Rate:	Negotiable

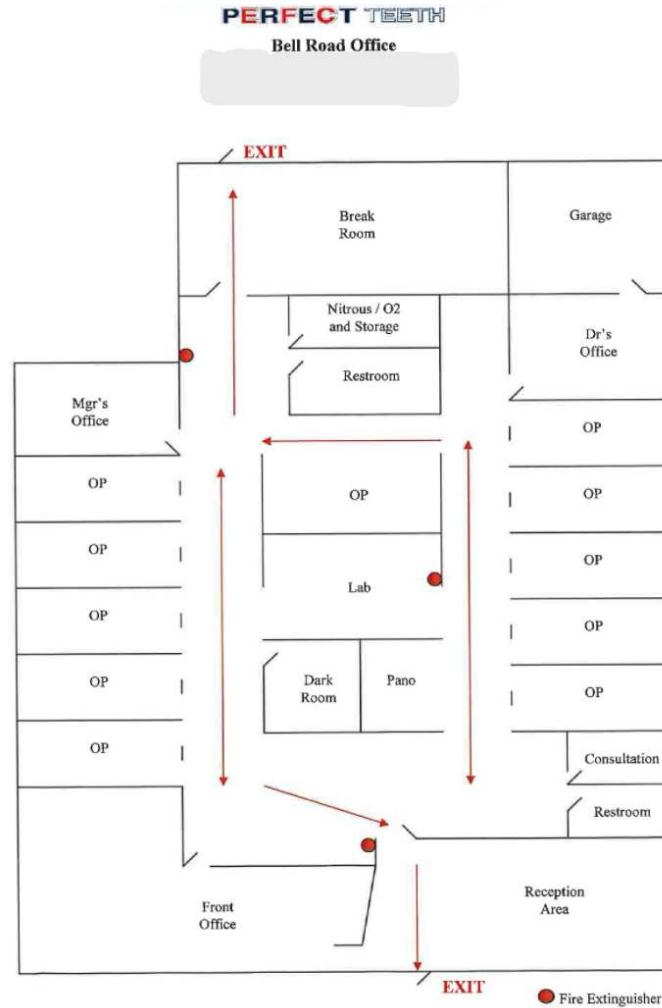
## AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
LEASED	1,800 SF	NNN	-	-
SCOTTSDALE DENTAL	0 SF	NNN	-	-
BUILT OUT DENTAL	4,300 SF	NNN	CALL FOR PRICING	-
SUPERIOR, LLC	300 SF	NNN	-	-
GELEE SKIN	1,000 SF	NNN	-	-

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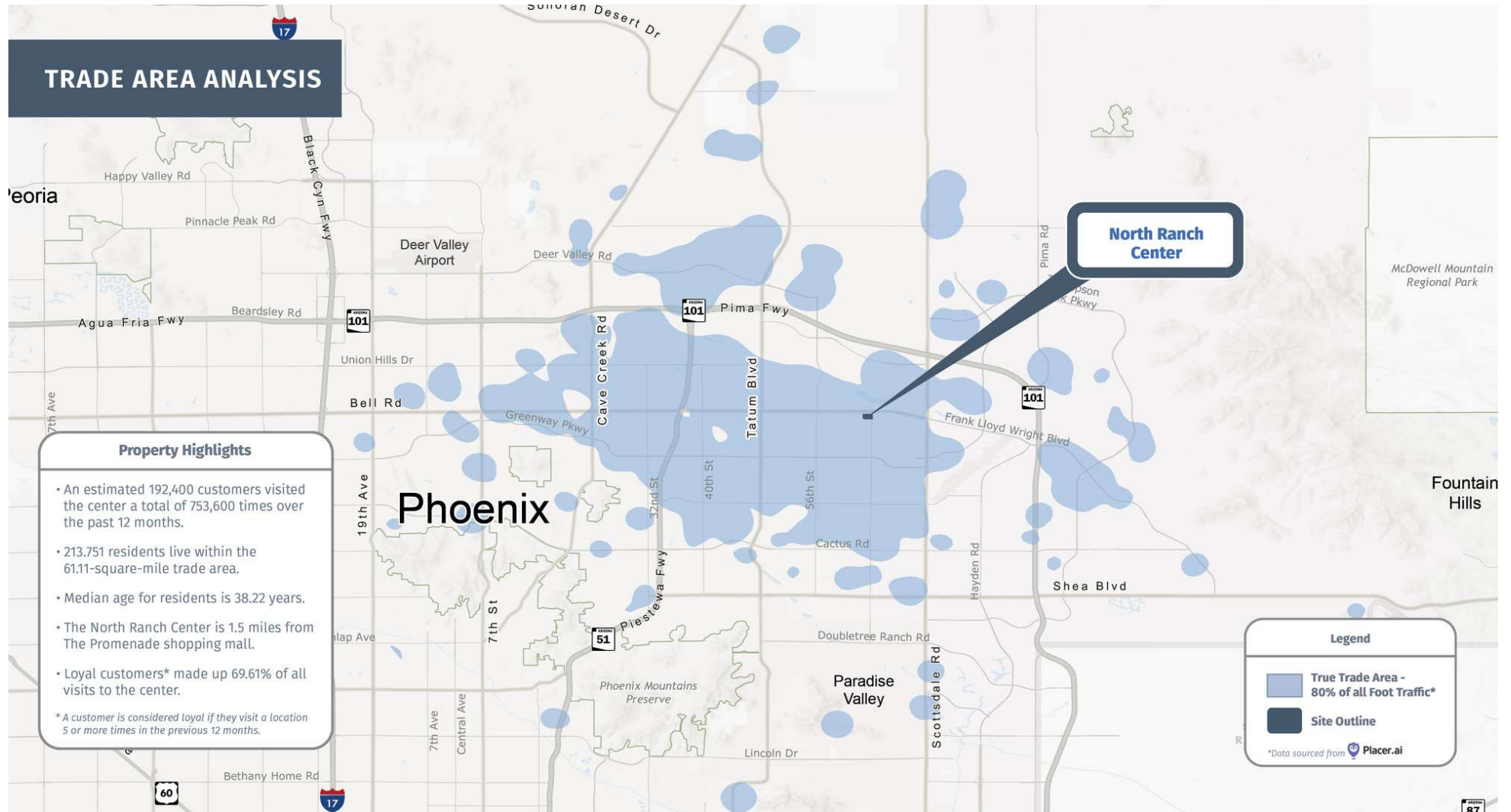


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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	14,443	77,066	229,525
Median Age	39.0	43.7	43.5



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$110,289	\$123,739	\$115,605
Average	\$153,170	\$175,161	\$115,605



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	329	6,191	13,288
Employees	4,946	82,643	152,136
Daytime Population	13,178	132,872	297,506



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	63.2%	67.8%	63.9%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	79.2%	80.3%	77.2%
Services	13.9%	10.6%	11.9%
Blue Collar	6.9%	9.2%	11.0%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	6,839	34,692	99,625
Median Home Value	\$651,383	\$652,012	\$644,062

\* 2025 Demographic data derived from ESRI

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