

10643  
N FRANK LLOYD  
WRIGHT BLVD  
UNIT 202  
SCOTTSDALE, AZ 85259

FOR SALE  
OWNER/USER

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PRICE REDUCTION!



# OFFERING DETAILS

SALE PRICE	\$517,000 (\$335/PSF)
LOT SIZE	±1,543 SF
BUILDING SIZE	±1,543 SF
PARCEL	217-32-506
ZONING	C-3, City of Scottsdale
PARKING	5.11/1,000

## PROPERTY HIGHLIGHTS

- Plaza Leyenda Office Condominiums
- 10 Building Office/Medical community
- Professional Office Layout
- Covered Parking
- Numerous retail amenities nearby
- Kitchen/Private Bathroom/ Reception Lobby area
- Access to shared patio from kitchen
- 5 Private offices



# LOCATION OVERVIEW

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## PRIME NORTH SCOTTSDALE LOCATION

Strategically positioned at the signalized intersection of Shea Blvd and N. Frank Lloyd Wright Blvd, this property offers exceptional visibility and accessibility. Just 2.5 miles from Loop 101 and minutes from both the Mayo Clinic and HonorHealth Scottsdale Shea Medical Center.

## ABUNDANT NEARBY AMENITIES

Surrounded by a wide variety of retail and dining options within walking distance, including Albertsons, Starbucks, Mountainside Fitness, Black Rock Coffee, Cold Beer & Cheeseburgers, Over Easy, Rosati's, Subway, and numerous fast-casual restaurants.



# PROPERTY PHOTOS

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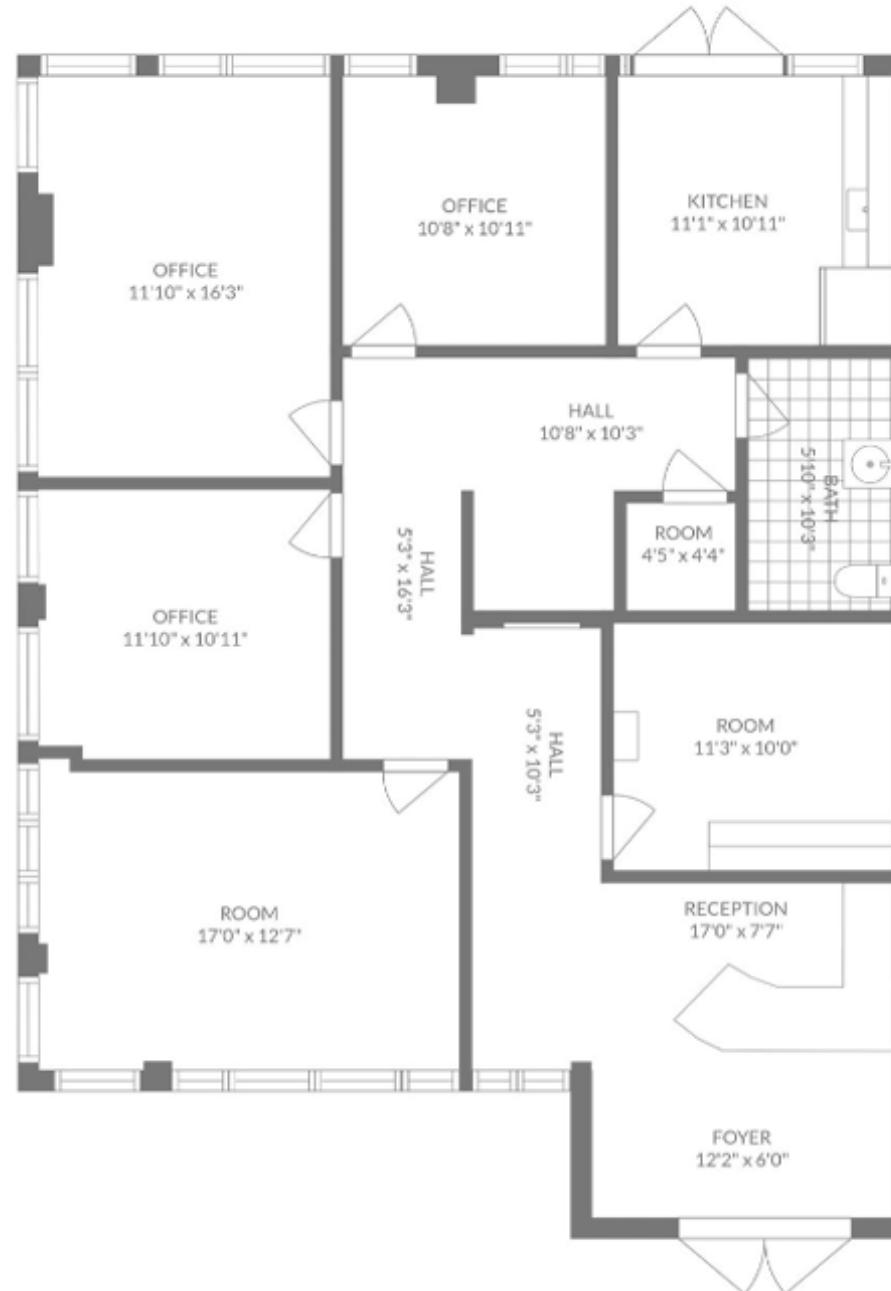
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# FLOOR PLAN

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# AERIAL OVERVIEW

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# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2024</b>	10,918	43,161	99,575
<b>2029</b>	11,838	47,001	108,772



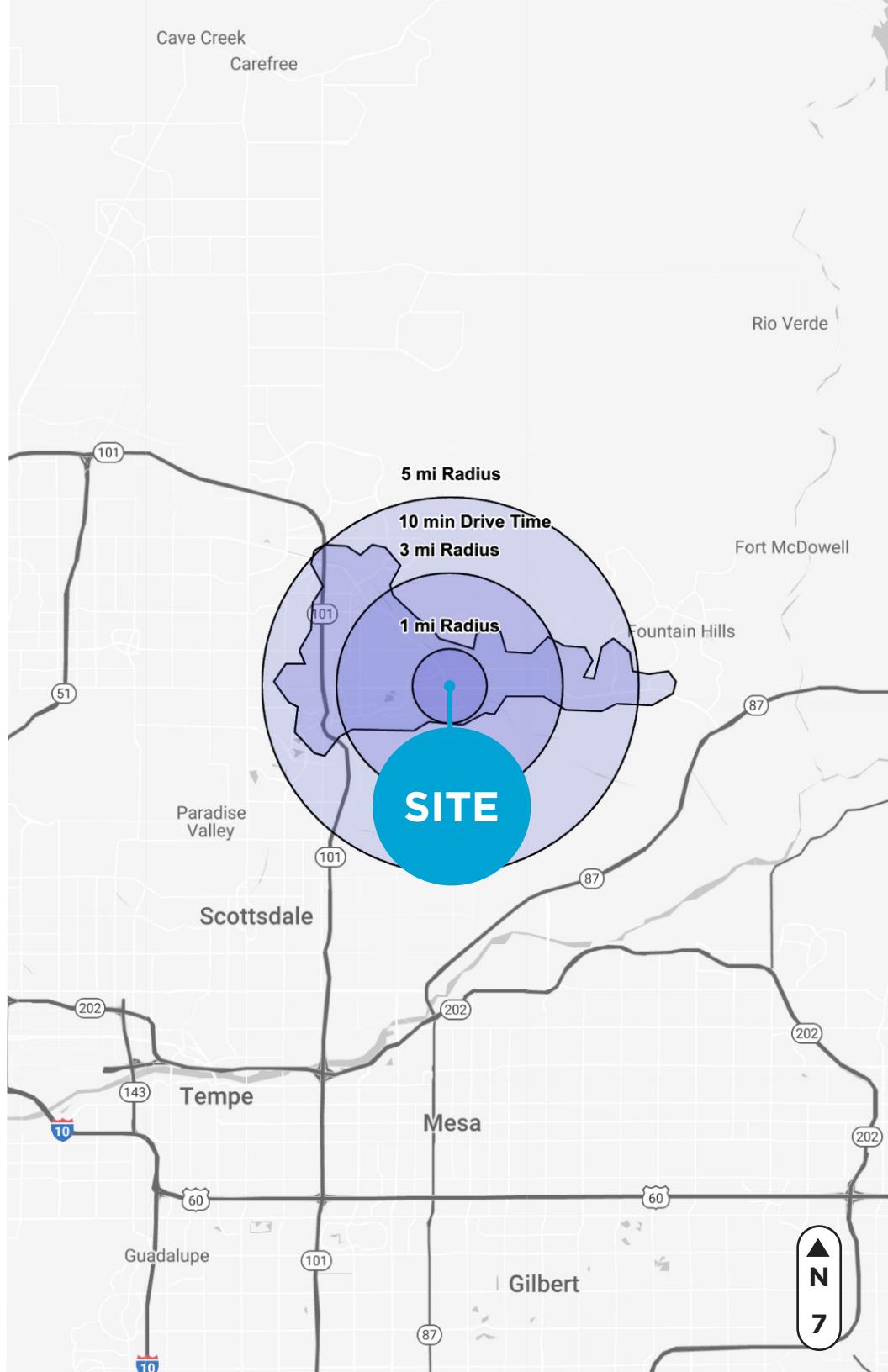
## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
<b>2024</b>	4,991	19,066	45,103
<b>HH GROWTH 2024-2029:</b>	1.7%	1.8%	1.9%



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>2024</b>	\$128,947	\$148,765	\$142,768





# LEV ROSE

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