

FOR SALE OR LEASE

7505 E. 6TH AVE | SCOTTSDALE, AZ 85251



BACK ON MARKET WITH ANOTHER AGGRESSIVE PRICE REDUCTION!

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COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

Levrose Commercial Real Estate, as the Exclusive Advisor to the Seller, is pleased to present this incredible Owner User with Income opportunity in the heart of Old Town Scottsdale. Boasting corner frontage on 75th St & 6th Ave, this 5,004/SF building provides a tremendous opportunity for an end user to have significant visibility for their business while they occupy the 2502/SF on the ground floor. With four small tenants occupying space upstairs, it provides a Buyer with enviable flexibility to use the in place income to pay down any debt, or have room to grow into the entire 5k SF building in the near term.

Located in the Type 2 Downtown Overlay in Old Town Scottsdale near countless amenities, restaurants, and entertainment, this opportunity also presents intriguing redevelopment possibilities.



OFFERING DETAILS

SALE PRICE	\$2,495,000 (\$498/SF)
LEASE RATE	\$28.50 SF MG (First Floor Available For Lease)
BUILDING SIZE	±5,004 SF
AVAILABLE TO BUYER	±2,500 SF- ±5,004 SF
LOT SIZE	±5,116 SF
PARCEL	173-40-070B, 173-40-071B, 173-40-072C
ZONING	C-3, DO
PARKING	10 parking spaces including 6 covered plus street parking

PROPERTY HIGHLIGHTS:

- Old Town Scottsdale
- New Flooring - Move in Ready!
- 7 Offices, Conference Room, Break Area, Storage and Restrooms
- \$4,315/month in additional rental income from 2nd floor tenants
- C-3 Zoning in the Downtown Overlay
- Potential redevelopment opportunities
- Opportunity Zone
- Countless restaurants, entertainment, and amenities nearby



RENT ROLL

SUITE	TENANT	SF	PRICE/SF	MONTHLY RENT	ANNUAL RENT	EXPIRATION	PARKING/MO	OPTIONS
Suite 100	Available to Buyer	2,502 SF	-	-	-	-	-	NO
Suite 200	Philip Wohl	420 SF	\$22.27/SF	\$779.30	\$9,351.60	MTM	-	NO
Suite 201	Messenger Wealth Management	540 SF	\$21.27/SF	\$957.25	\$11,487.00	MTM	\$50.00/Mo	NO
Suite 202	Desert Oasis Turf	503 SF	\$25.75/SF	\$1,079.35	\$12,952.20	4/30/26	\$50.00/Mo	NO
Suite 204	Arcadia Contractors	817 SF	\$22.03/SF	\$1,500.00	\$18,000.00	MTM	\$50.00/Mo	NO
TOTALS		4,782 SF	-	\$4,315.90	\$51,790.80	-	-	-

INCOME/EXPENSES



RENT

\$4,315.90/MO



PROPERTY TAXES

\$8,523.00



INSURANCE

\$3,600.00



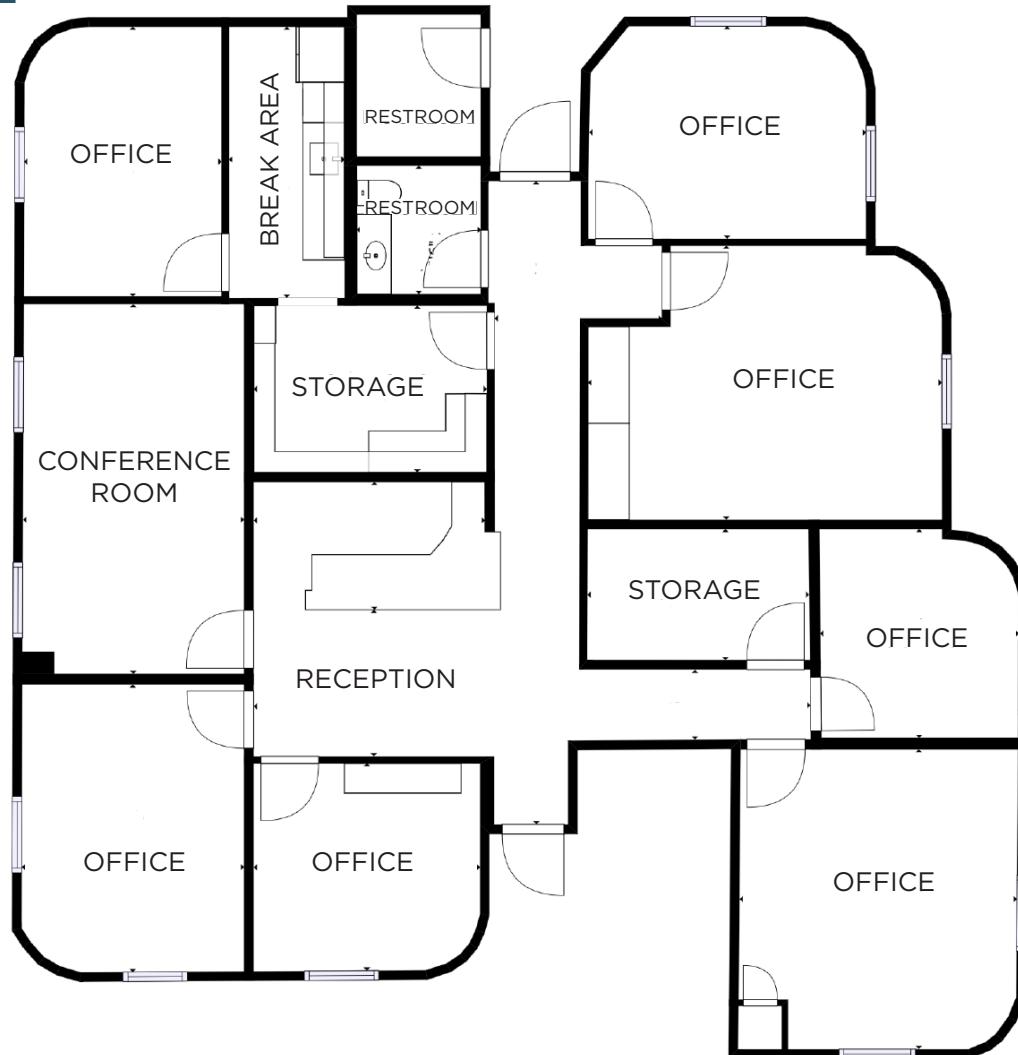
FLOOR PLAN

FIRST FLOOR $\pm 2,502$ SF

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AVAILABLE TO OCCUPY
AS BUYER OR FOR LEASE



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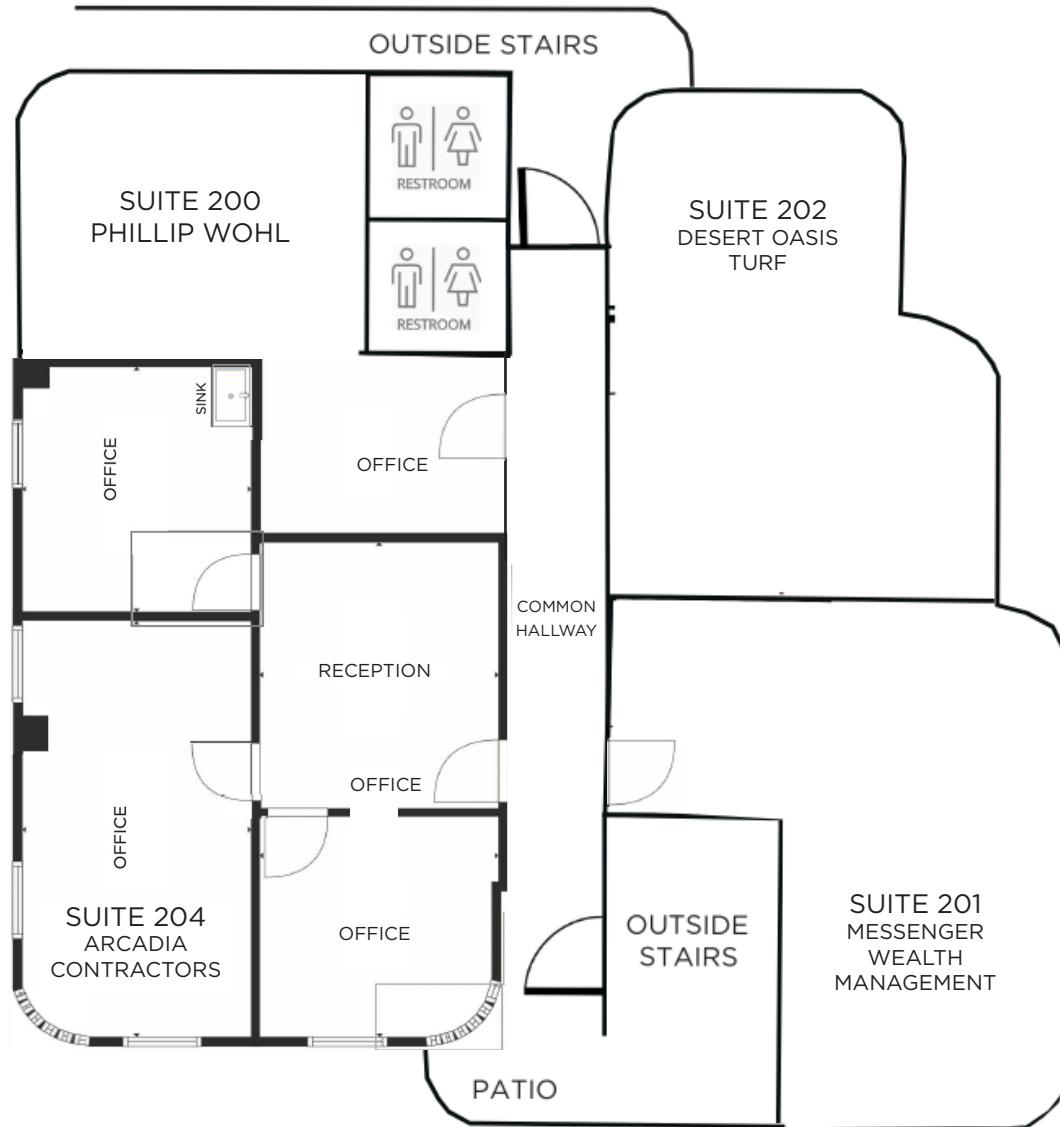
FLOOR PLAN

SECOND FLOOR $\pm 2,502$ SF

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AVAILABLE TO BUYER VIA
SHORT TERM LEASES



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AERIAL OVERVIEW

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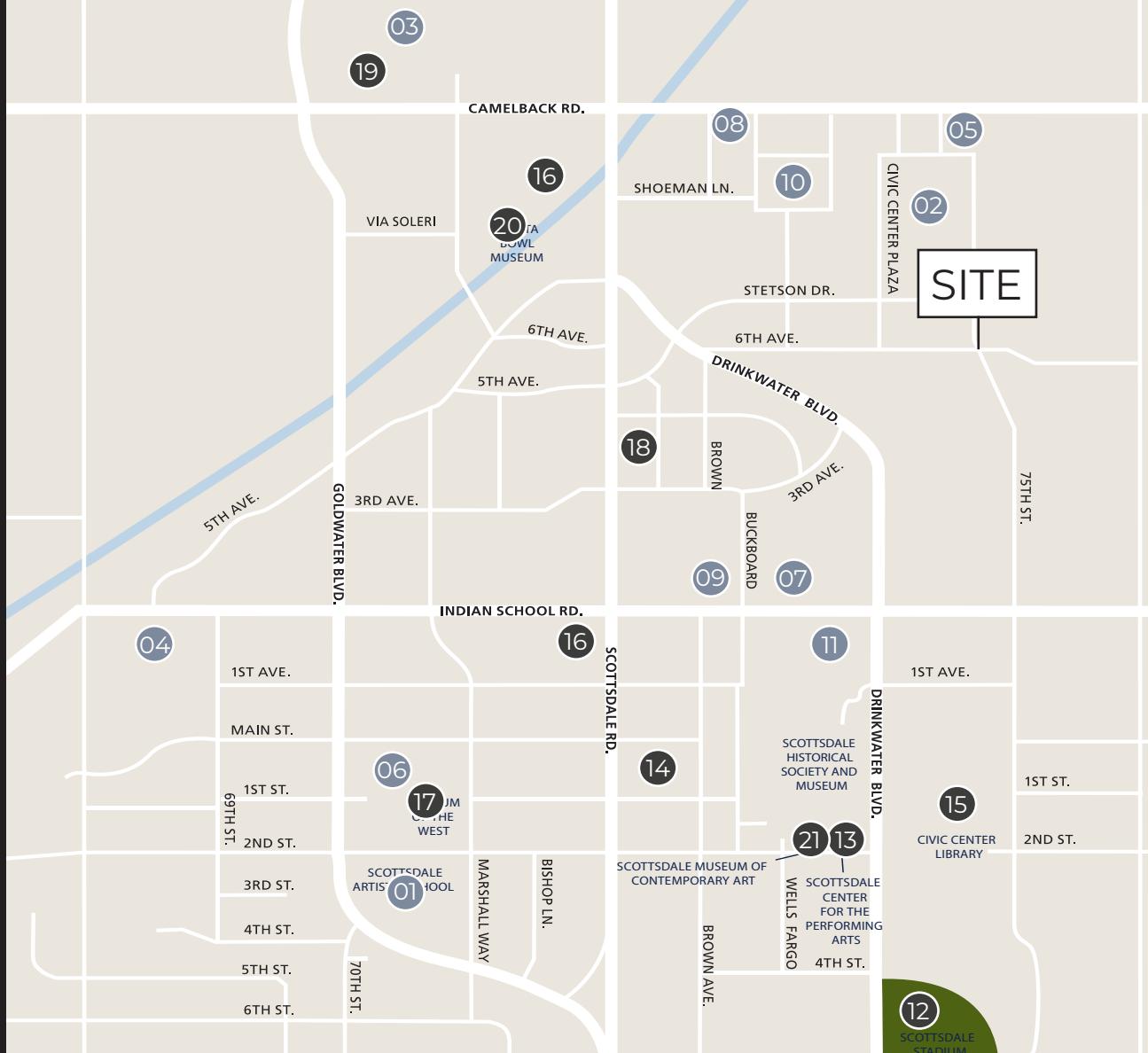
STAY

- 1 BeSpoke Inn Scottsdale
- 2 Aloft
- 3 Caesars Republic
- 4 Hotel Valley Ho
- 5 Senna House
- 6 Canopy
- 7 Hilton Garden Inn
- 8 W Scottsdale
- 9 Scottsdale Marriott Old Town
- 10 Maya Hotel
- 11 The Monarch



PLAY

- 12 Scottsdale Stadium
- 13 Scottsdale Center for Performing Arts
- 14 Lane Park
- 15 Civic Center Park
- 16 Scottsdale Waterfront
- 17 Western Spirit Museum
- 18 Rancher Hat Bar
- 19 Wonderspaces Arizona
- 20 Fiest Bowl Museum
- 21 Scottsdale Museum Contemporary Art



LOCATION HIGHLIGHTS



70 Hotels and
9,300 Hotel Rooms



More than 600 Restaurants



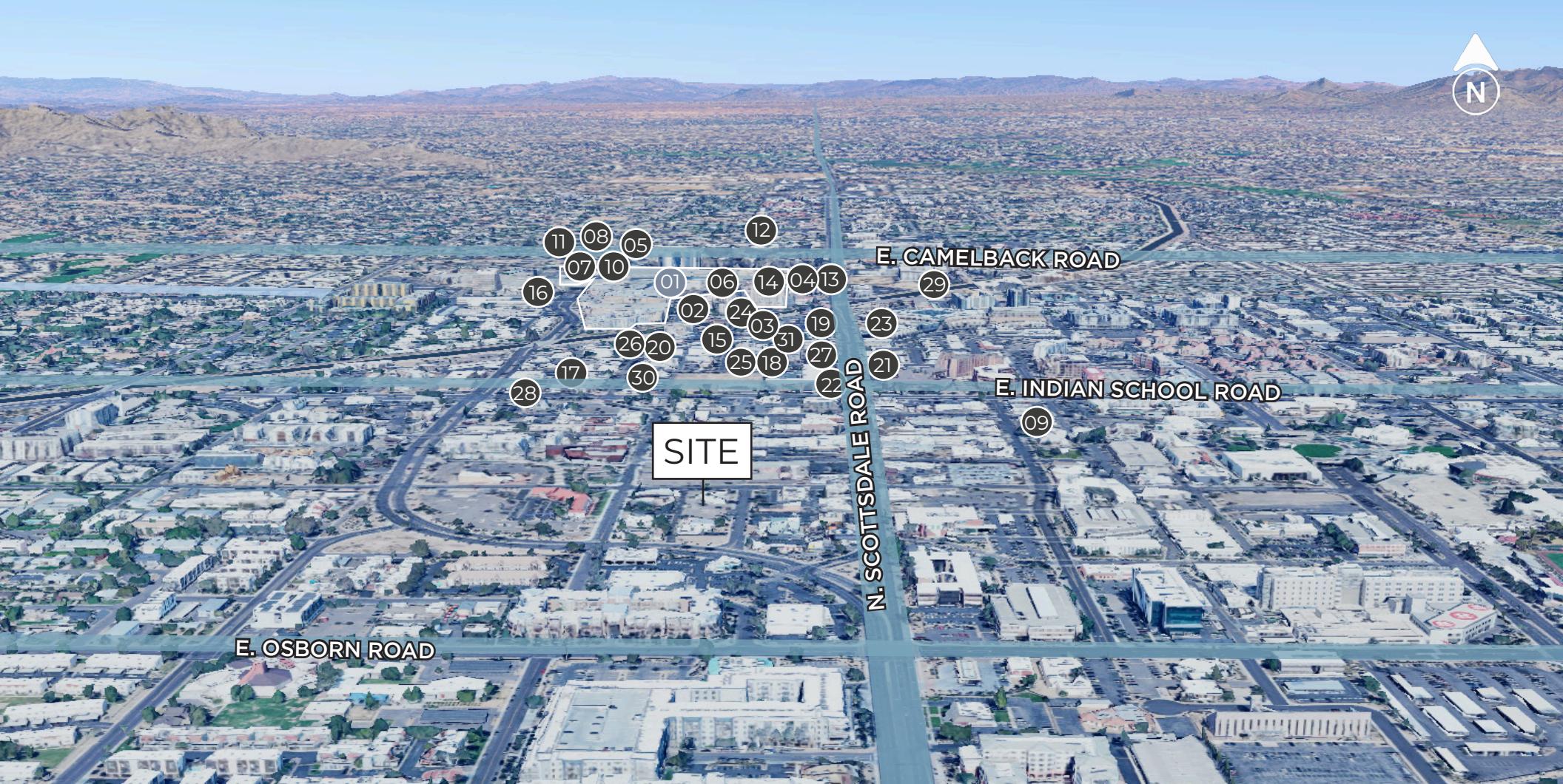
125 Scottsdale-area
Golf Courses



11 million people visit
Scottsdale annually



Close proximity to over
200+ retail amenities



SHOP

1. Scottsdale Fashion Square	2. Elephante (Coming Soon)	12. SEVEN - Caesars	22. Velvet Taco (Coming Soon)
All Saints	Carolina Herrera	IWC Schaffhausen	Prada
ALO	Christian Louboutin	Jimmy Choo	Quay
Apple	David Yurman	Louis Vuitton	Rolex
Balenciaga	Dior	Lulu Lemon	Saint Laurent
Bottega Veneta	Dolce & Gabbana	Marc Jacobs	St John
Breitling	Ferragamo	Montblanc	Tesla
Bulgari	Gucci	Neiman Marcus	Tiffany & Co
Burberry	Hermes	Omega	Versace
Cartier	Hublot	Panerai	Zimmerman
3. Mastro's City Hall	13. Moxies	23. Morning Squeeze	
4. Maple & Ash	14. Catch (Coming Soon)	24. Call Her Martina	
5. Ocean 44	15. Olive & Ivy	25. STK Steakhouse	
6. Din Tai Fung (Coming Soon)	16. Culinary Dropout	26. Barrio Queen	
7. Nobu	17. The Herb Box	27. Bourbon & Bones	
8. Toca Madera	18. FnB Restaurant	28. EVO Old Town	
9. Tommy V's	19. Farm & Craft	29. Cala Scottsdale	
10. Francine	20. The Breakfast Club	30. Citizen Public House	
11. Zinque	21. Wine Girl	31. The Montauk	



EAT & DRINK



SCOTTSDALE DEMOGRAPHICS

Scottsdale, Arizona, is a dynamic city renowned for its upscale lifestyle, thriving culinary scene, and breathtaking desert landscapes. The city is a haven for food enthusiasts, offering a diverse array of top-notch restaurants that range from gourmet dining to trendy eateries. Alongside its rich cultural heritage, Scottsdale boasts modern amenities, luxury resorts, golf courses, and vibrant shopping districts, all set against a backdrop of stunning natural beauty.

243K 

POPULATION

Scottsdale's consistent population growth underscores its appeal as a prime destination for living, working, and leisure. Spanning 31 miles from north to south, Scottsdale covers 184.5 square miles, making it the seventh-largest city in Arizona.

\$100,636 

MEDIAN INCOME

Scottsdale is renowned for its affluent population, with nearly half of its households earning over \$100,000 annually. This high income level contributes to the city's reputation for luxury living and upscale amenities.

+71M 

ANNUAL VISITORS

In 2023, visitors to Scottsdale generated an annual economic impact of \$3.5 billion through local spending, which directly and indirectly supported over 34,000 jobs in the hospitality industry and related sectors.

\$540K 

MEDIAN HOUSING VALUE

Scottsdale tops the Valley's large cities with the highest median housing price. The city has a total of 134,918 residential units, with 55.9% are owner-occupied.

SUBMARKET OVERVIEW

- » A highly walkable location in the heart of Old Town Scottsdale
- » Located within a premier institutional submarket in Phoenix, offering limited development opportunities
- » Class AA destination featuring unique cultural attractions, upscale shopping and dining, and exceptional urban walkability
- » Neighboring Phoenix's most prestigious communities, with Arcadia to the west and Paradise Valley to the north
- » Positioned within Scottsdale's resort corridor, surrounded by over a dozen world-class resorts and golf courses within a five-mile radius

Old Town Scottsdale Appeal

One-of-a-kind boutiques and galleries provide an unrivaled shopping experience in Old Town Scottsdale. Fine-dining restaurants, gastro pubs, hip cafés, breweries, and nightlife destinations line the streets from Scottsdale Fashion Square to the Arts District. Year-round events throughout Old Town Scottsdale's distinct districts create a vibrant and unique sense of place, which has perpetual resident appeal.

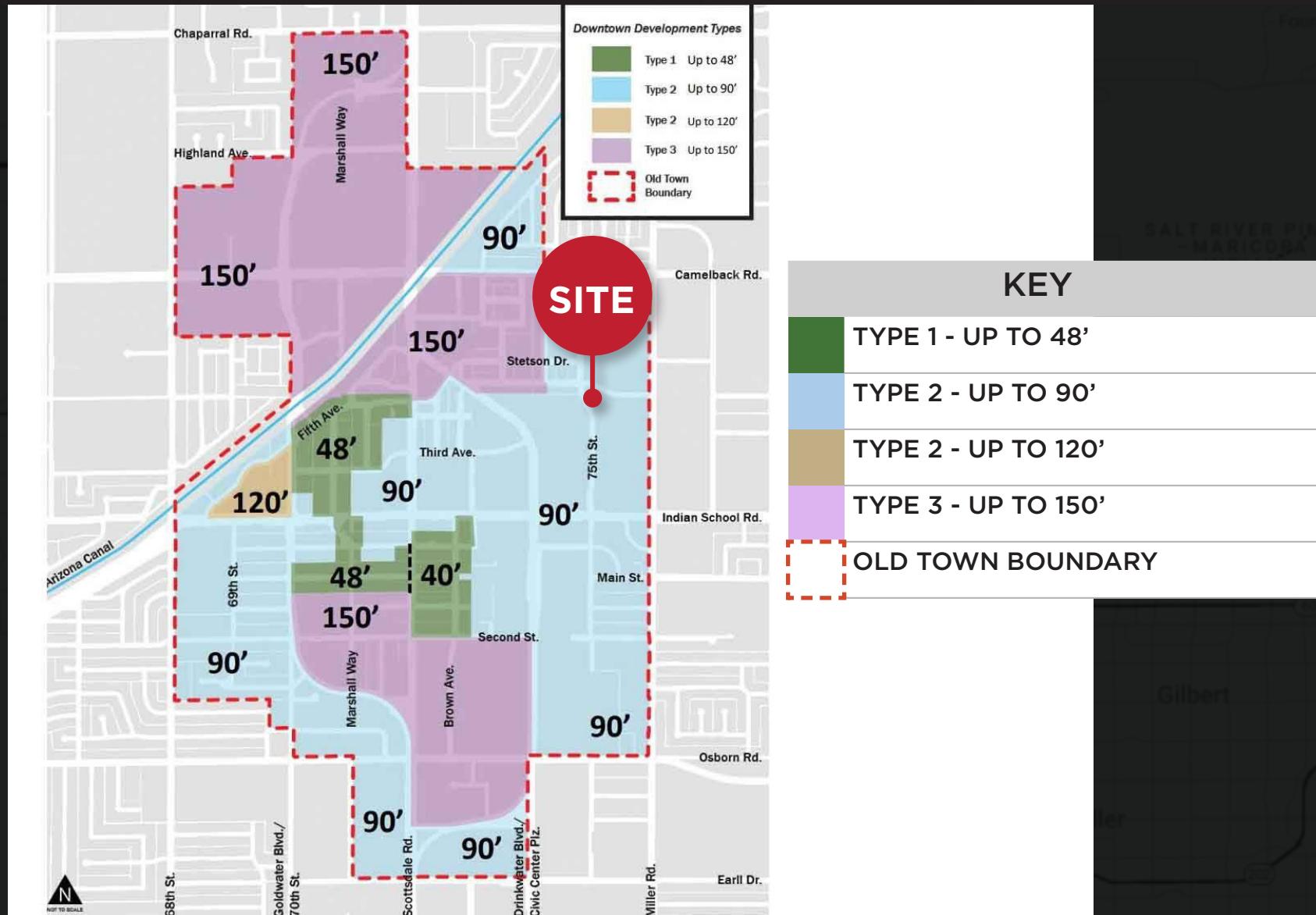


Scottsdale Fashion Square

4167 N Scottsdale Road is one-quarter mile South of Scottsdale Fashion Square, one of the top 10 malls in the United States. Anchored by Neiman Marcus, Nordstrom, Macy's, and Harkins Theatres, Scottsdale Fashion Square is home to high street retailers and eclectic restaurants including Jimmy Choo, Versace, Rolex, Cartier, Bulgari, Salvatore Ferragamo, Nobu, Toca Madera and Ocean 44. Notable new tenants that moved in over the last 12 months include Polestar, Rothy's, and Scotch & Soda. Fashion Square owner Macerich and fitness center operator Life Time have built a new state-of-the-art athletic resort at the mall. Completed in 2023, the 40,000 sq. ft. facility is Life Time's highest-level luxury gym, further enhancing Scottsdale's upscale appeal.



DOWNTOWN DEVELOPMENT TYPES



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AERIAL OVERVIEW | SCOTTSDALE DEVELOPMENTS



CLICK TO VIEW AERIAL VIDEO



MUSEUM SQUARE
PROJECT

THE
NINES

S
SCOTTSDALE
ON MAIN

ARTISAN
SCOTTSDALE

CLICK TO VIEW DEVELOPMENT PLANS:



[THE CADRE](#)



[THE KIMSEY PROJECT](#)



[THE ARTISAN SCOTTSDALE](#)



[THE NINES SCOTTSDALE](#)



[MUSEUM SQUARE PROJECT](#)



[SCOTTSDALE ON MAIN](#)

DEMOGRAPHICS

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POPULATION			
	1 MILE	3 MILES	5 MILES
2024	28,237	107,944	208,593
2029	31,938	119,372	229,618

	HOUSEHOLDS		
	1 MILE	3 MILES	5 MILES
2024	16,800	54,207	99,642
2029	19,015	60,099	109,925

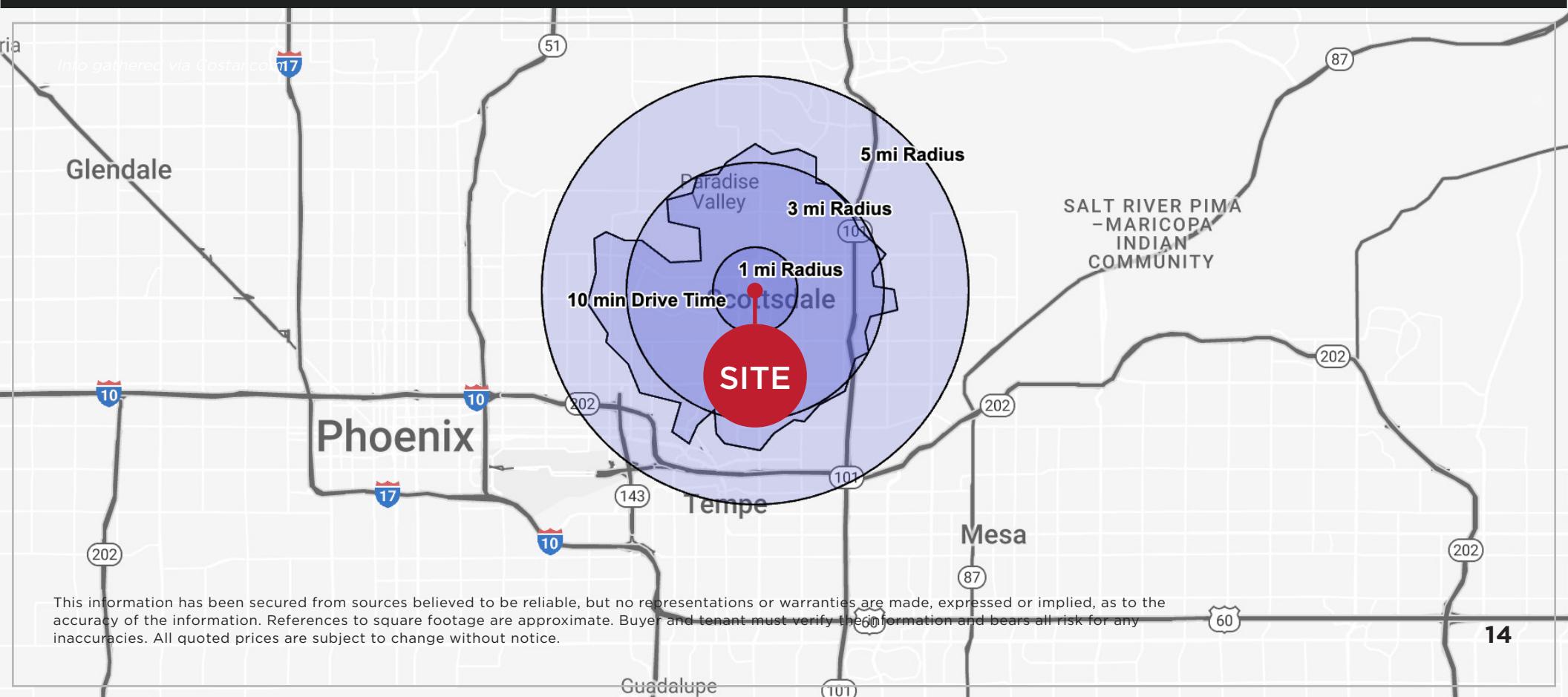
AVERAGE INCOME			
	1 MILE	3 MILES	5 MILES
2024	\$108,709	\$113,793	\$111,298

EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	32,943	72,903	162,086

	BUSINESSES		
	1 MILE	3 MILES	5 MILES
2024	3,861	7,329	14,117

	HOME VALUE (MEDIAN)		
	1 MILE	3 MILES	5 MILES
2024	\$486,707	\$495,690	\$553,955



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SCOTTSDALE DISTRICTS



SCOTTSDALE FASHION SQUARE

The largest shopping destination in the Southwest, Fashion Square is home to more than 250 premium retailers, a Harkins luxury cinema and multiple restaurants.



WATERFRONT & SOUTHBIDGE

These districts on the north and south banks of the Arizona Canal, respectively, house some of the city's most popular restaurants and boutiques.



ENTERTAINMENT DISTRICT

The laidback daytime energy of this district explodes after dark, with celebrity deejays, live bands and master mixologists showing off their talents at upscale nightclubs and bars.



5TH AVENUE SHOPPING

This long-time local favorite boasts dozens of unique shops, award-winning restaurants and the famous Bob Parks Horse Fountain.



BROWN & STETSON DISTRICT

This mixed-use district houses restaurants, bars and numerous hair salons, which may come in handy if you're planning a night on the town in the downtown Entertainment District.



ARTS DISTRICT

Fine art galleries, wine-tasting rooms, Scottsdale's Museum of the West, the Scottsdale Artists' School & the Thursday night ArtWalk all call this district home.



HISTORIC OLD TOWN

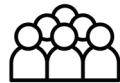
This historic corner of downtown is fun and funky, with a decidedly Old West flair. Western wear boutiques, Native American jewelry and historic sites are a few of the treasures you'll find here.



CIVIC CENTER PARK

The park's ±21 acres of lush lawns, public art and bubbling fountains also house the Scottsdale Museum of Contemporary Art & Scottsdale Center for the Performing Arts.

SCOTTSDALE CITY OVERVIEW



240K +
TOTAL POPULATION



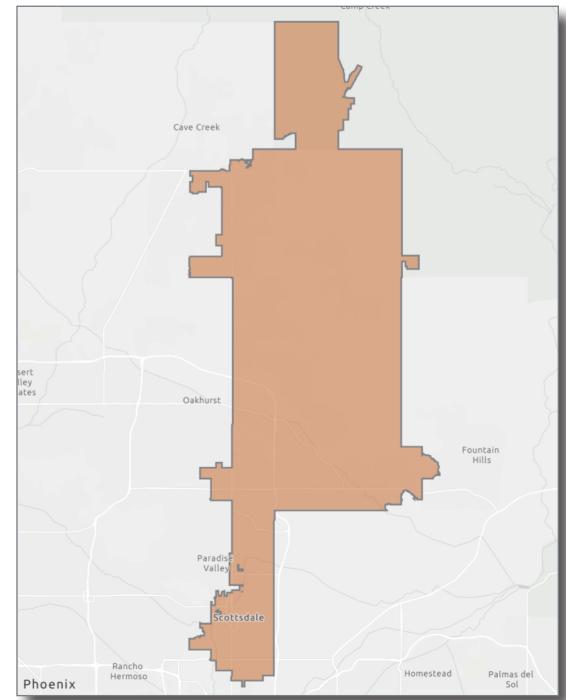
\$157K +
AVG HH INCOME

DESIRABLE COMMUNITY

Scottsdale, Arizona is the 7th largest city in the state of Arizona and one of the most popular suburbs in Phoenix Metro. It is located in the beautiful Sonoran Desert and is bordered by Phoenix to the West, and the McDowell Mountains to the East. Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. One of the biggest workforce industries is tourism, which services the 11 million plus tourists that visit the city each year.

THE WEST'S MOST WESTERN TOWN

Scottsdale leaders made a conscious effort to promote a special identity, linked to the Old West, as a reflection of the city's roots and as a draw for tourists. The Chamber of Commerce established a Western design theme for the downtown and adopted the "West's Most Western Town" as Scottsdale's slogan. Old Town Scottsdale is considered the finest urban center in Arizona. It is home to more than 90 restaurants, 320 retail shops and more than 80 art galleries.



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