

FOR SALE

# ±2,331 sf Medical office condo in the heart of Scottsdale Available

Agua Caliente Professional Center  
6920 E Shea Boulevard  
Scottsdale, AZ 85254

2720 E Camelback Rd, Suite 210 Phoenix, AZ 85016

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information

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# Property overview

The subject property was constructed in 2004 and consists of an office condo in a two-story office building located at 6920 E Shea Blvd Suite 103, Scottsdale, AZ 85254. This location is within the Central Scottsdale submarket and is about 3 miles southwest of Scottsdale airport and is less than 3 minutes west of Loop 101 (Pima Freeway). Surrounded by several medical providers, with Honor Health Scottsdale Shea Medical center within 3 miles to the east. Promenade retail, restaurants, and shopping is located within walking distance of the subject property. Development along Shea Blvd is predominantly composed of single to mid-size offices and retailers with smaller scale offices and residential uses extending further east and west of Shea Blvd. The subject property has excellent frontage and visibility on heavily trafficked Shea Blvd.



## Property Summary

Availability	Suite 103: ±2,331 sf
Asking price	\$988,344 [ <i>\$424 psf</i> ]
Monthly association fees	\$674
2025 property taxes	\$4,924 annually
Year Built	2004
Zoning	C-0
Class	B
Parking	Open surface
Parcel #	175-41-026

# Photos

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Agua Caliente Professional Center



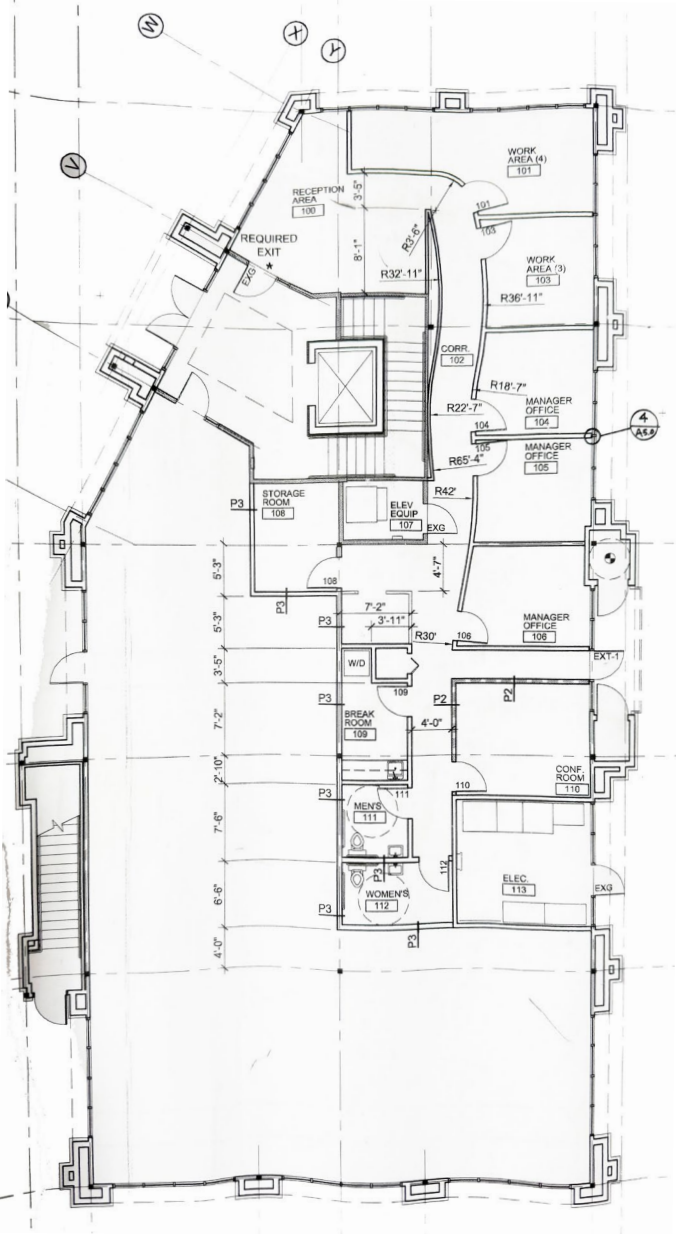
# Photos

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# Floor plan

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# East trade area

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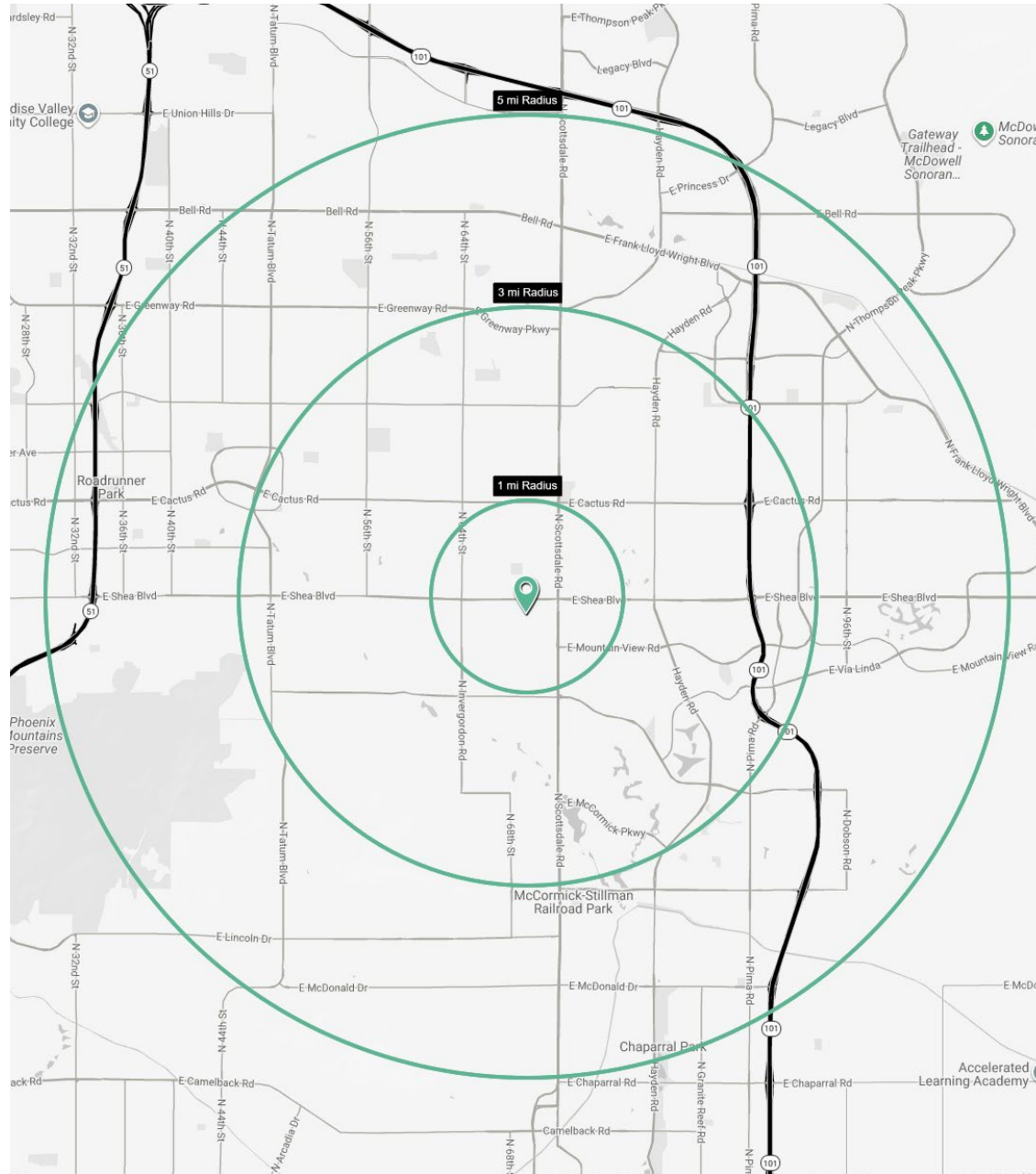
# West trade area

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# Demographics

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 Agua Caliente Professional Center



1-mile	3-miles	5-miles
<b>7,736</b>	<b>58,624</b>	<b>197,258</b>



1-mile	3-miles	5-miles
<b>\$189,920</b>	<b>\$213,569</b>	<b>\$178,242</b>



1-mile	3-miles	5-miles
<b>\$1,005,172</b>	<b>\$996,336</b>	<b>\$827,315</b>



1-mile	3-miles	5-miles
<b>1,262</b>	<b>10,579</b>	<b>23,606</b>



1-mile	3-miles	5-miles
<b>6,526</b>	<b>81,964</b>	<b>195,795</b>

## Travel Time



5-miles
Travel to work in 14 minutes or less <b>23,481 (21.6%)</b>
Avg. minutes travel to work <b>20.0</b>



# Get in touch

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