



FOR LEASE | OFFICE

Thunderbird Executive Park

7580 E Gray Rd | Scottsdale, AZ 85260

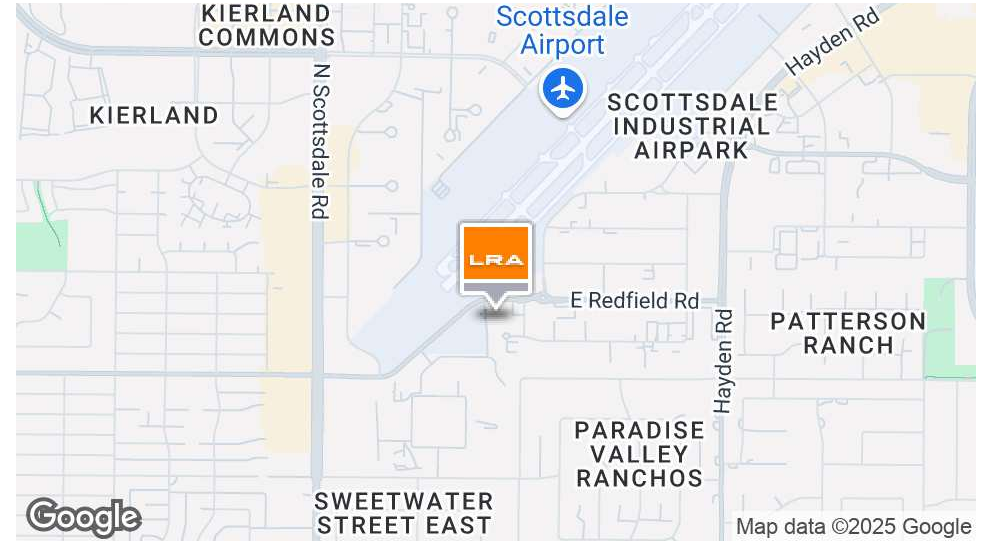
PRESENTED BY:

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OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	15,768 SF
Available SF:	5,973 SF
Lot Size:	43,585 SF
Number of Units:	8
Year Built:	1997
Zoning:	I-1

PROPERTY OVERVIEW

Discover a prime leasing opportunity at 7580 E Gray Rd, Scottsdale, AZ 85260. This modern commercial property offers a flexible layout, high ceilings, abundant natural light, and ample space for customization. With easy access to major transportation routes and plenty of parking, it provides an ideal setting for businesses to thrive.

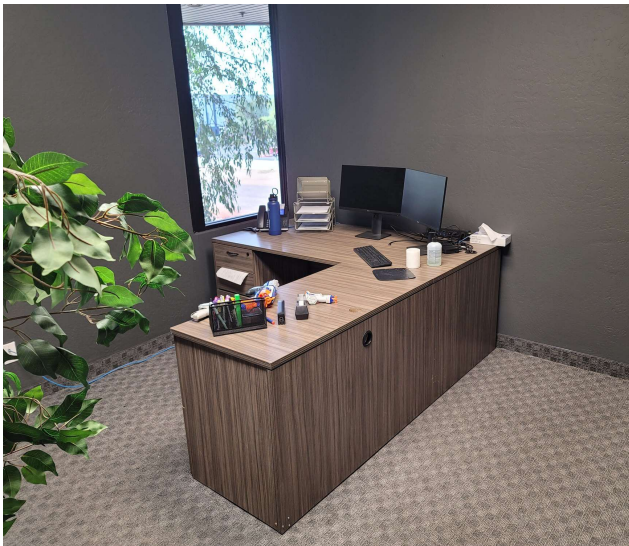
PROPERTY HIGHLIGHTS



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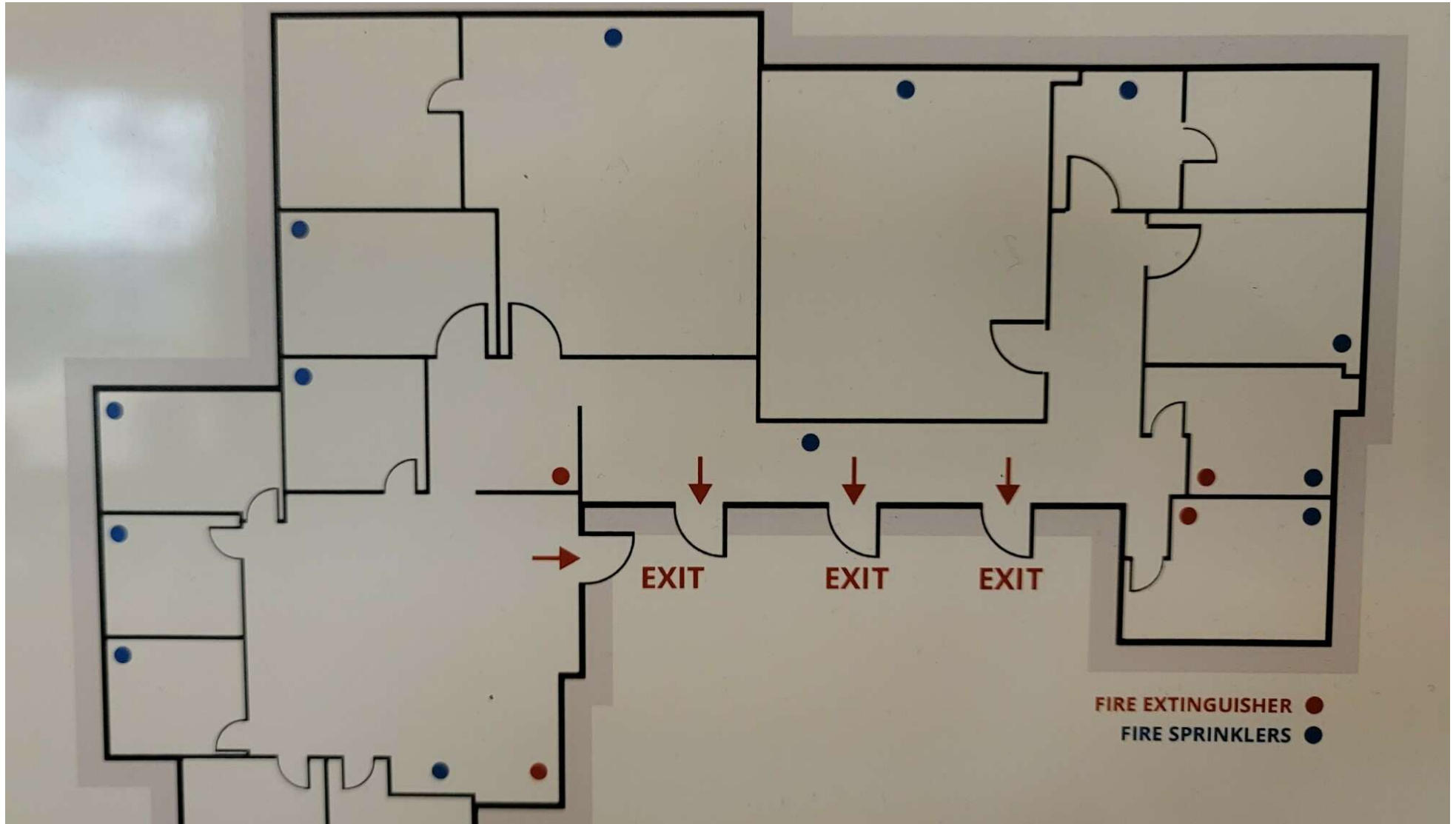
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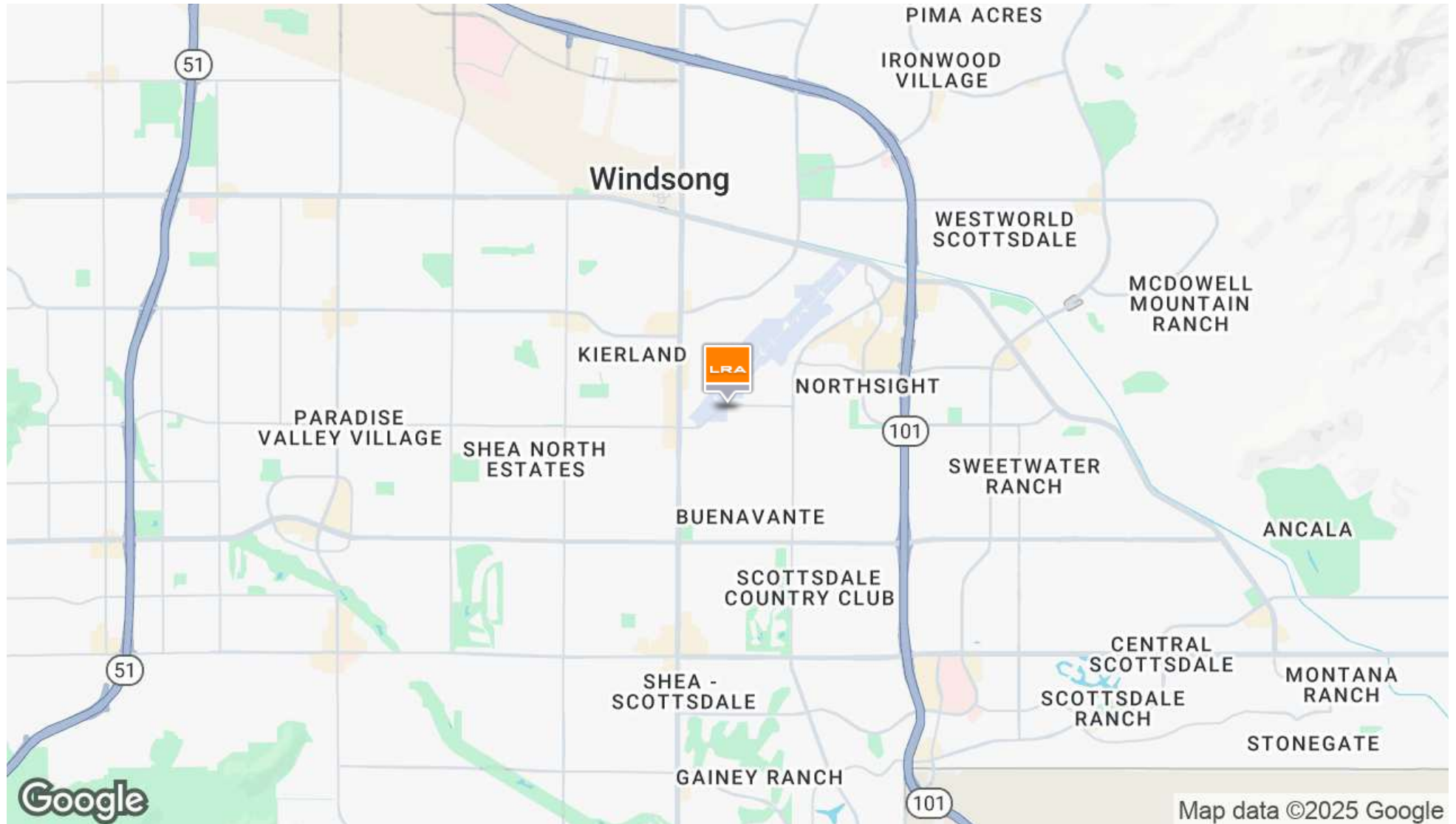
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	125	465	4,920
Average Age	43	43	44
Average Age (Male)	43	43	44
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	59	220	2,240
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$212,304	\$210,411	\$200,151
Average House Value	\$950,427	\$941,672	\$945,107

Demographics data derived from AlphaMap

