

FOR SALE

1405 N HAYDEN RD
SCOTTSDALE, AZ 85257

RETAIL/OFFICE/MEDICAL BUILDING OR REDEVELOPMENT



Do Not Disturb Tenant

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REAL ESTATE SERVICES

EXECUTIVE SUMMARY

LevRose Commercial Real Estate, as the Exclusive Agent, is pleased to present 1405 N Hayden Road. This property offers a rare opportunity to secure a highly visible retail, office, or medical building — or redevelopment site — in one of Scottsdale's most dynamic corridors. Positioned with incredible frontage and high-visibility signage along Hayden Road, this 1- or 2-tenant building delivers exceptional exposure in a market where prime frontage is increasingly hard to come by. With multiple entrances fronting Hayden Road, the building can be easily demised — allowing a user to occupy a portion of the space while leasing out the remainder to help offset any debt service.

The property is centrally located within a thriving healthcare, hospitality, and lifestyle district, directly surrounded by Scottsdale Commerce Center and General Dynamics' Scottsdale campus. It is just minutes from Scottsdale Osborn Medical Center and numerous first-class restaurants, entertainment venues, and hotels, all of which generate consistent daytime and evening traffic.

Whether pursuing a retail concept, medical or professional office use, or a ground-up redevelopment, 1405 N Hayden Road offers the flexibility to shape a space around your vision — backed by a location that speaks for itself.

Location. Location. Location.



LISTING DETAILS

PROPERTY TYPE	Retail/Office/Medical or Redevelopment
SALE PRICE	\$3,100,000
BUILDING SIZE	±5,336 SF
LOT SIZE	±0.91 AC
ZONING	C-3
PARCEL	131-09-007D
PARKING	5:1,000 27 Surface Spaces



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PROPERTY HIGHLIGHTS

- Incredible Frontage on Hayden Road
- High visibility building signage
- 1 or 2 Tenant Building
- Retail, Office, Medical, or Redevelopment
- Minutes away from Scottsdale Osborn Medical Center, numerous first class restaurants, entertainment venues, & hotels
- Minutes from Loop 101 and Loop 202 and iconic Scottsdale Rd
- Location, Location, Location!

EXPENSES

2025 TAXES:

\$9,513

2025 HOA:

\$5,460

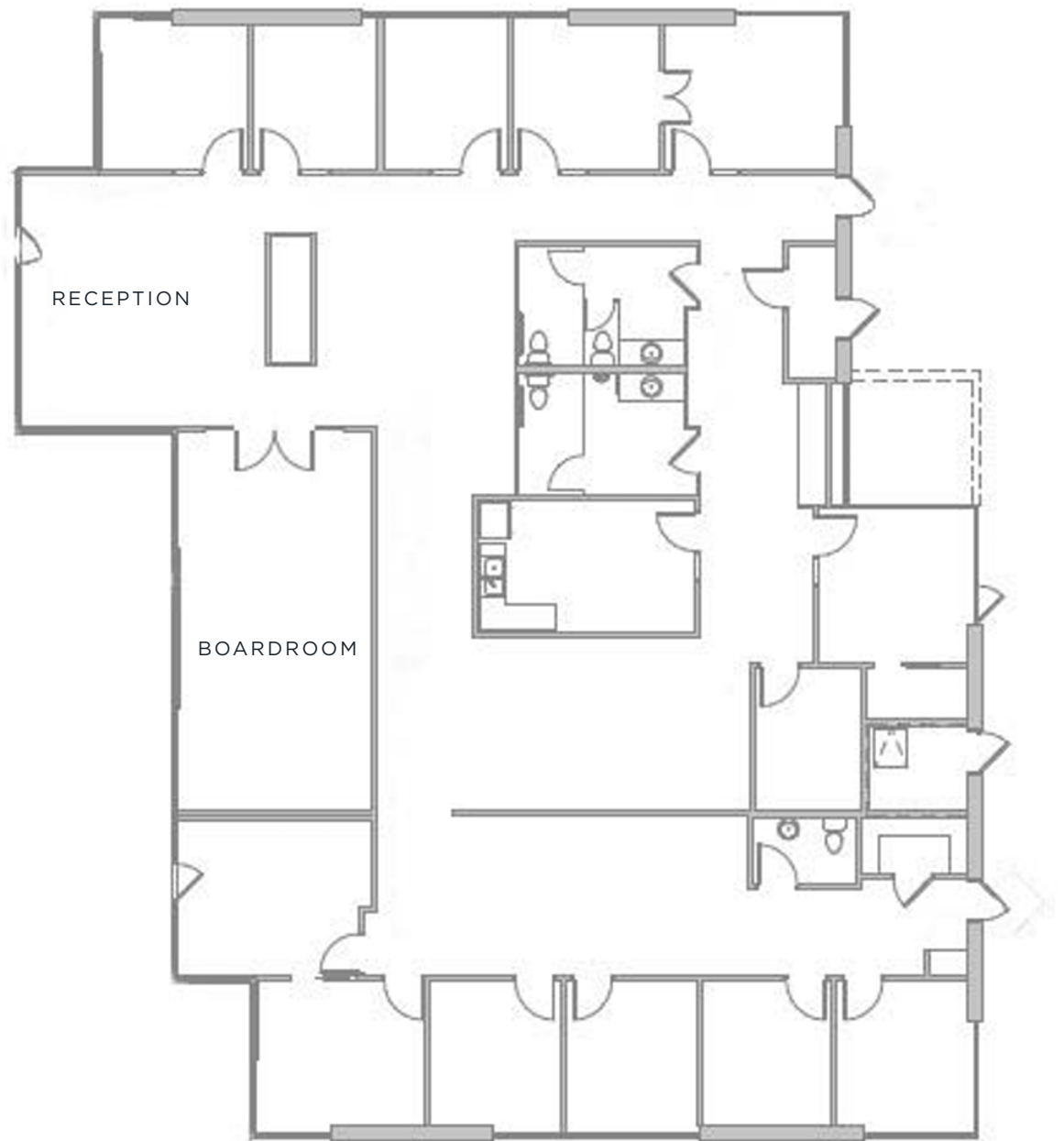
INSURANCE:

\$2,531



FLOOR PLAN

±5,336 SF

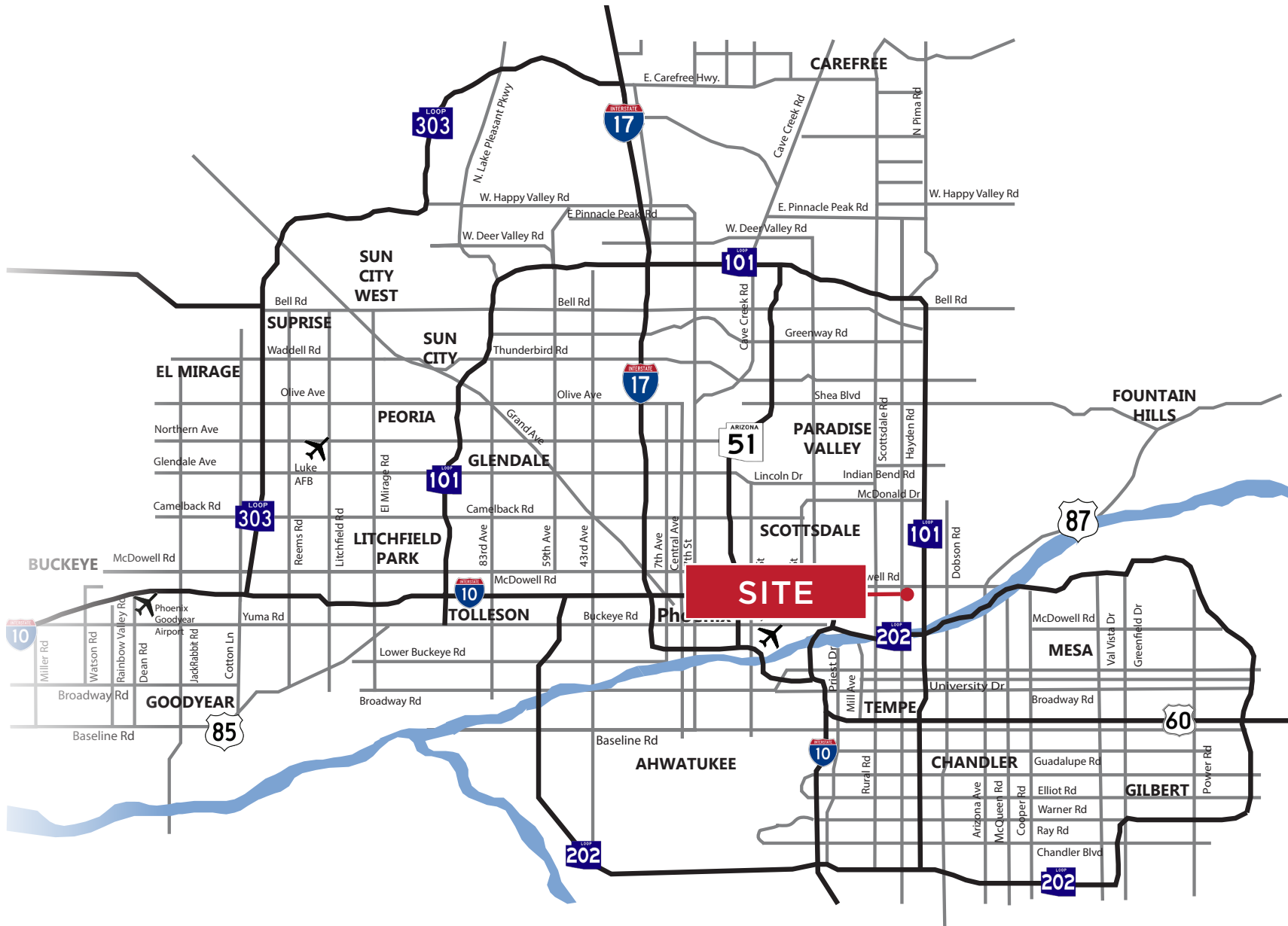




CLICK TO VIEW
VIRTUAL TOUR



LOCATION, LOCATION, LOCATION!!



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PARCEL MAP

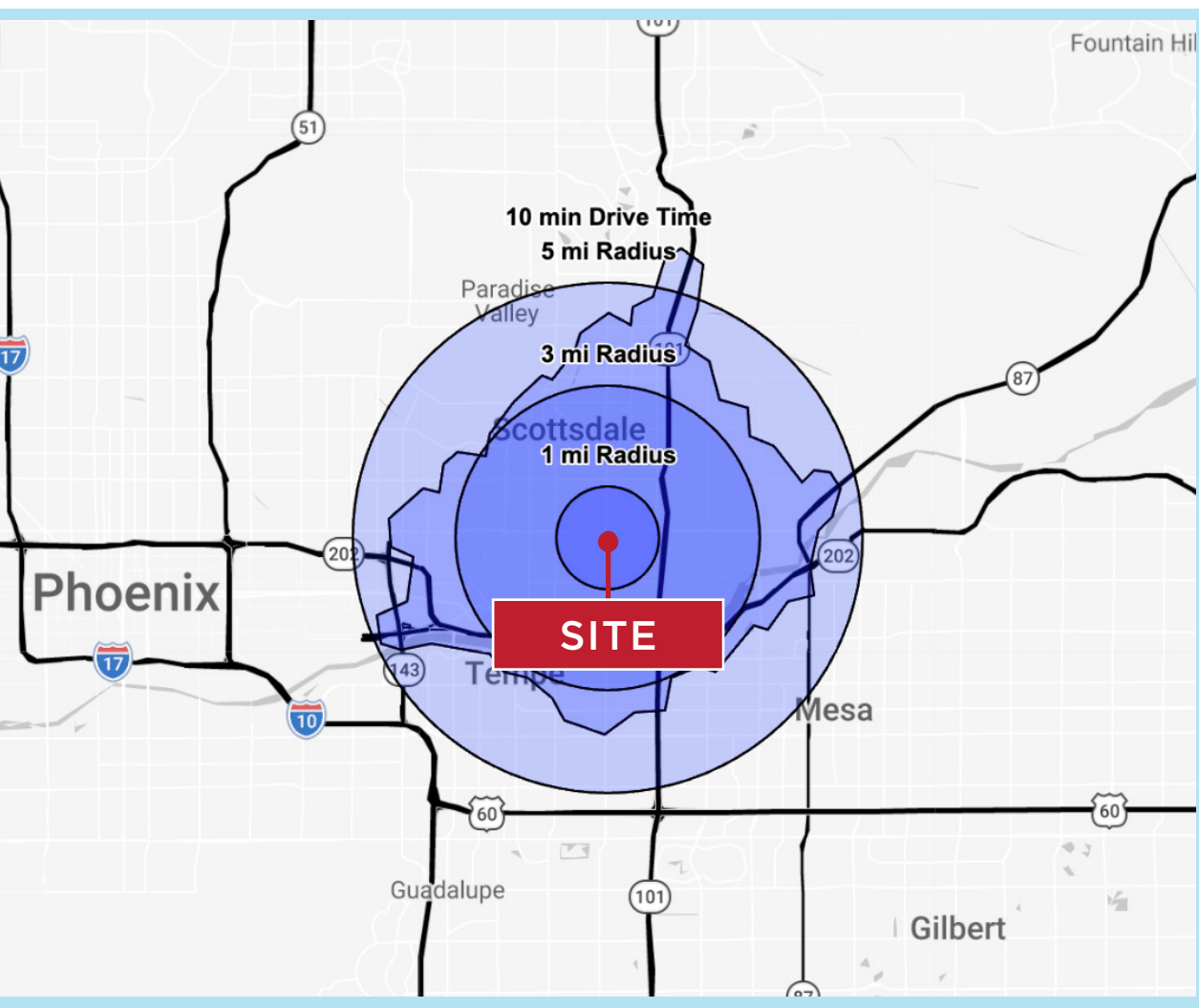


AERIAL OVERVIEW





DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	17,295	52,083	93,937
2030	17,973	54,654	99,339

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	8,518	25,076	46,426
2030	8,857	26,327	49,176

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$101,662	\$107,176	\$108,936

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2025	\$472,578	\$539,584	\$561,553

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	12,012	43,743	85,619

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	728	2,711	7,197

SCOTTSDALE DEVELOPMENT ACTIVITY

UNDER CONSTRUCTION

- 1) **Hazel & Azure - Mixed Use (2027 Delivery)**
[View Development Plans](#)
- 2) **FalconEye / 5th & Goldwater - Mixed Use**
[View Development Plans](#)
- 3) **Scottsdale Quarter Refresh - Mixed Use**
- 4) **The Parque (Former CrackerJax) - Mixed Use**
- 5) **The Arbor - Office**
[View Development Plans](#)
- 6) **Old Town Public Investment**
[View Development Plans](#)
- 7) **Old Town Office Repositioning - Office**

PLANNED DEVELOPMENTS

- 2) **The Kimsey Project - Mixed Use (2026 Delivery)**
[View Development Plans](#)
- 3) **City Center at Scottsdale Collection - Mixed Use**
[View Development Plans](#)
- 4) **Southbridge Scottsdale - Mixed Use**
Planning in Process
- 5) **Artisan Scottsdale - Multi Family**
[View Development Plans](#)
- 6) **The Miller - Multi Family**
[View Development Plans](#)
- 7) **SLS - Hotel**
[View Development Plans](#)
- 8) **Museum Square - Multi Family**
[View Development Plans](#)
- 9) **Goldwater & Indian School - Mixed Use**
Planning in Process





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.

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.

+11M 
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.

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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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