



FOR SALE
FREESTANDING OFFICE BUILDING

6613 N SCOTTSDALE RD, SCOTTSDALE, AZ 85250

LEVROSE
COMMERCIAL REAL ESTATE

TCN
NATIONAL

OFFERING SUMMARY

6613 N. Scottsdale Road is located across the street from one of Arizona's most affluent and desirable neighborhoods, Paradise Valley. This ±15,171 SF standalone office building sits within the El Dorado office complex featuring timeless architecture and beautiful landscape. The property offers a flexible layout divided into three individual suites. Suite 101, consisting of ±4,172 SF, and Suite 200, consisting of ±7,516 SF, are available for immediate occupancy by an owner/user, while Suite 100, consisting of ±3,483 SF, is leased to a long-standing Tenant, providing rental income to offset holding costs and support future growth.

This fee-simple property is positioned directly on Scottsdale Road, with exposure to approximately 50,000 cars per day, sporting highly visible building signage to enhance brand recognition. Located in the heart of Scottsdale, the property offers an abundance of high-end retail and dining options in a walkable distance, as well as a quick commute to Old Town Scottsdale, Scottsdale Quarter, Gainey Village, and Talking Stick Pavilions.

PROPERTY HIGHLIGHTS

- Close Proximity to Paradise Valley, One of Arizona's Most Affluent and Desirable Neighborhoods
- Property has been Approved for Medical/Behavioral Health Overnight Stay
- Opportunity to have Prominent Building Signage Fronting Scottsdale Road
- El Dorado Square Boasts Timeless Architecture and Beautiful Landscape Throughout the Complex
- Walkable to Countless High-End Retail, Restaurants and Entertainment.
- Directly Across the Street from the Luxurious Ritz Carlton Resort which is an Approximately \$2B Project Currently Under Construction. [Click Here to View Website](#)



OFFERING DETAILS

Sale Price: \$5,425,000 (\$357.59/SF)

Building Size: ±15,171 SF

Owner/User Availability: ±4,172 SF (Suite 101)
±7,516 SF (Suite 200)



OFFERING DETAILS



Building Breakdown:

Suite 100 - ±3,483 SF
Suite 101 - ±4,172 SF
Suite 200 - ±7,516 SF
Total SF - ±15,171 SF



Lot Size:

±1.09 AC (±47,437 SF)



Parcel Number:

174-18-005C



Year Built:

1986



Zoning:

C-O, City of Scottsdale
([View Zoning Link](#))



Parking:

±4.08/1,000 SF
22 Covered Spaces



2024 Taxes:

\$24,663.34



FIRST FLOOR

±7,655 SF



SECOND FLOOR

±7,516 SF



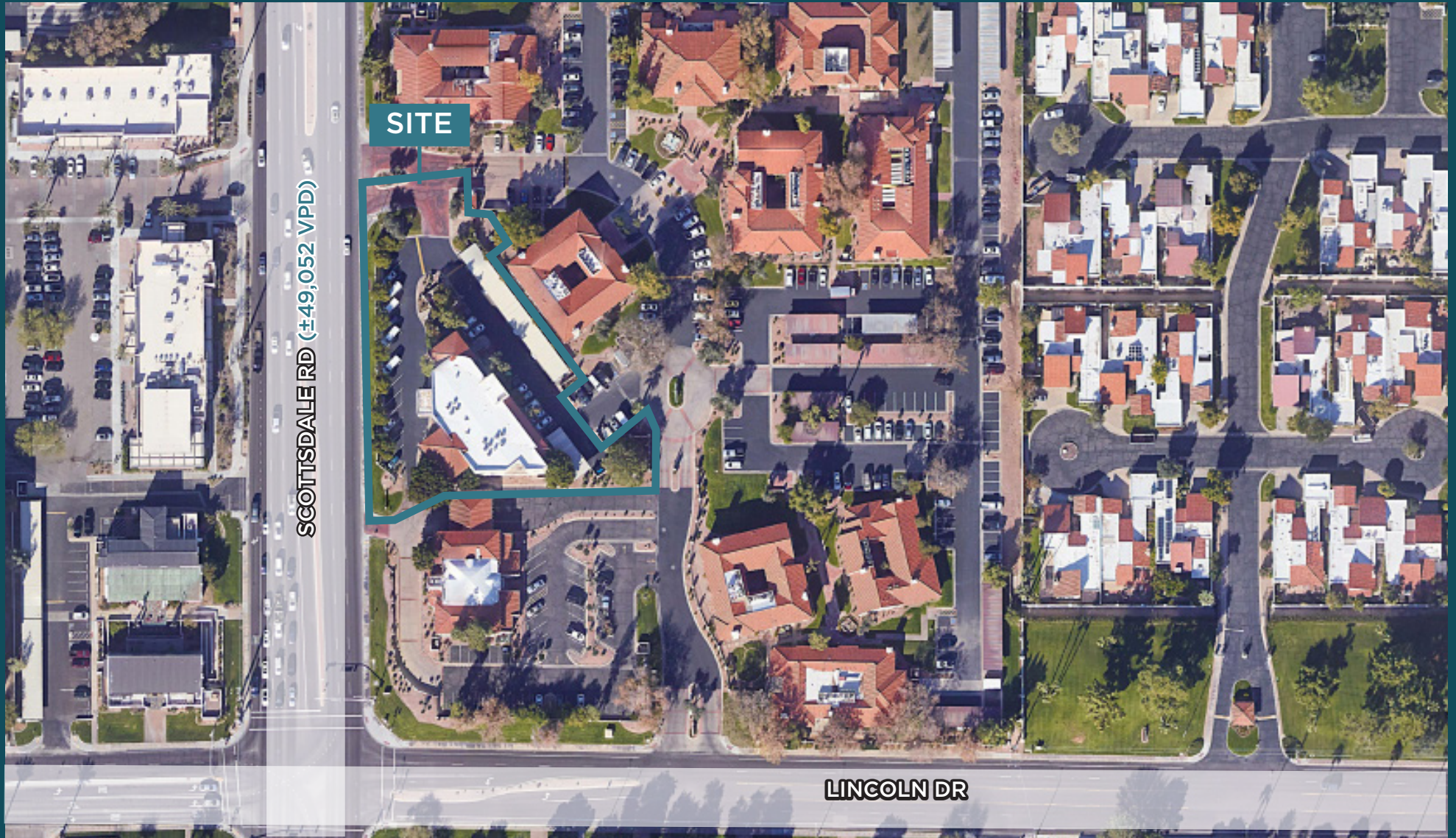
PROPERTY EXPENSES

ESTIMATED OPERATING EXPENSES

	Annual	Monthly	Per SF
Water/Trash/Sewer/Electric	\$51,645.88	\$4,303.82	\$3.40
Real Estate Taxes (2025)	\$24,962.06	\$2,080.17	\$1.65
Repairs & Maintenance	\$20,407.59	\$1,700.63	\$1.35
Association Dues (2025)	\$11,292.00	\$941.00	\$0.74
Property Insurance	\$6,877.00	\$573.08	\$0.45
Landscaping	\$6,330.00	\$527.50	\$0.42
Fire Safety Security	\$520.00	\$43.33	\$0.03
Total	\$122,034.53	\$10,169.54	\$8.04



AERIAL OVERVIEW



LOCATION HIGHLIGHTS



±5 MINUTES TO

SCOTTSDALE
Fashion Square

±20 MINUTES TO

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

±10 MINUTES TO

TALKING STICK
RESORT®

±15 MINUTES TO

OO
OQ
SCOTTSDALE
QUARTER

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	8,016	74,205	189,622
2029	8,932	82,561	208,767



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	4,358	38,142	91,208
HH Growth 2024-2029:	2.3%	2.3%	2.1%

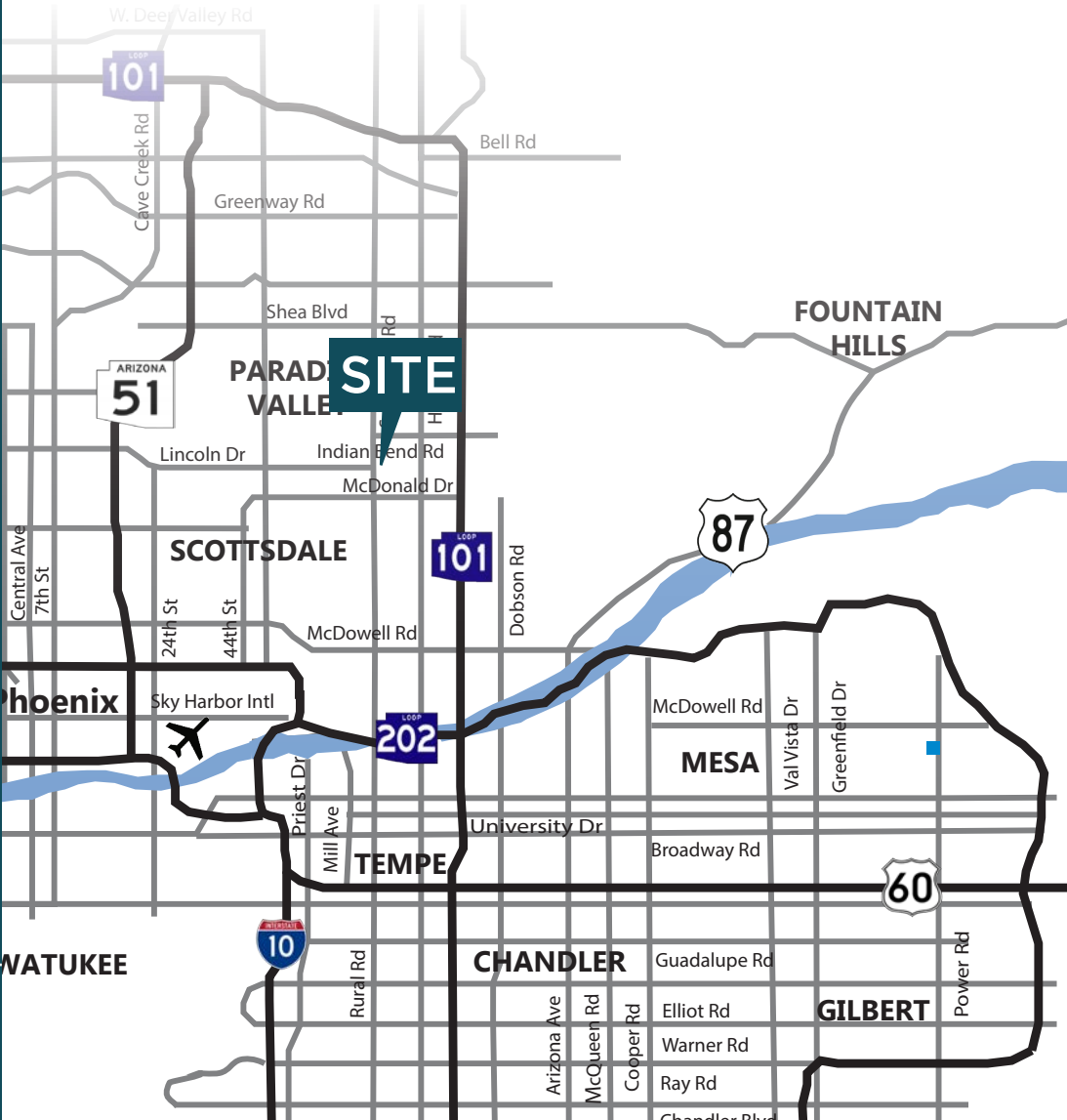


AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2024	\$138,853	\$127,971	\$126,583

PARADISE VALLEY OVERVIEW

Paradise Valley, Arizona's most prestigious community, is known for its multimillion-dollar estates, stunning mountain views, and affluent residents. With a median household income over \$230,000 and home values above \$3 million, it offers unmatched exclusivity and tranquility just minutes from Scottsdale and Phoenix. Nearby commercial corridors in Scottsdale and the Camelback area complement the area's luxury lifestyle with premier office, retail, and hospitality destinations.





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