

CLASS A FULLY PERMITTED STORAGE SITE IN SCOTTSDALE

FOR SALE



11653 EAST SAHUARO DRIVE - SCOTTSDALE, AZ 85259

DAN KRANTZ

D: (480) 856-9663
M: (586) 216-1112
dan.krantz@orionprop.com

COLT SILER

D: (480) 992-5958
M: (623) 533-1746
colt.siler@orionprop.com



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SCOTTSDALE, ARIZONA 85259

PARCEL/APN: 217-28-986



PROPERTY OVERVIEW

Offering Price:

Contact Broker

Lot Size:

2.51 ± Acres (109,740 SF)

Storage Square Feet:

114,744 SF (North Portion)

Storage Units:

970 Total Units

Office Square Feet:

5,400 SF (South Portion)

Cross Streets:

Shea Boulevard (31,515 VPD)
116th Street (3,201 VPD)

AERIAL VIEW

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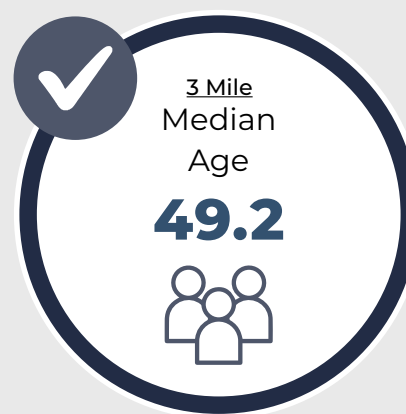
DISTANT AERIAL MAP

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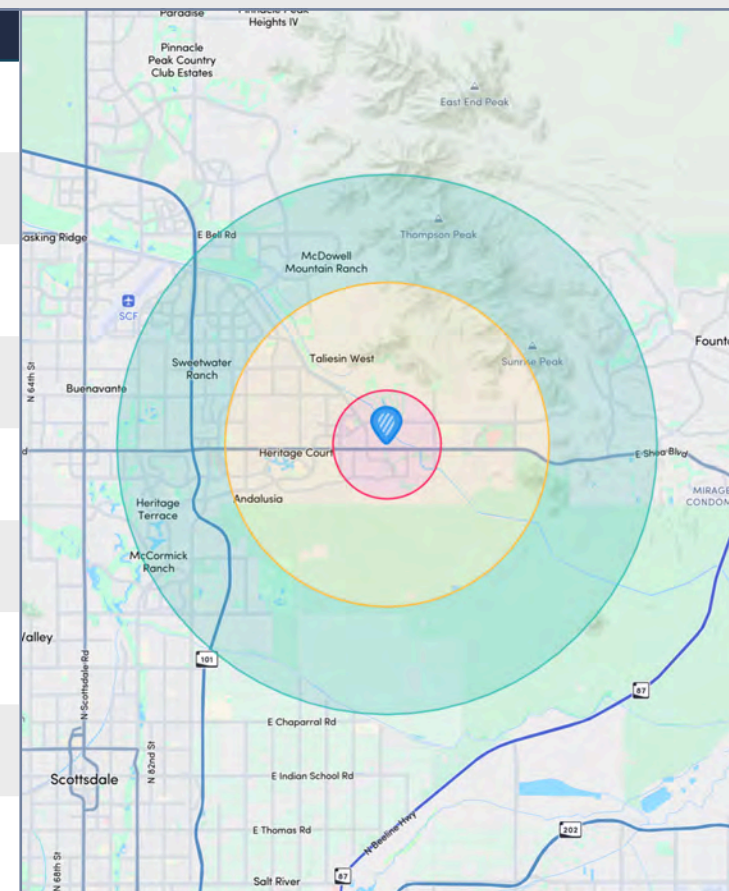


DEMOGRAPHICS

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2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	11,442	54,458	168,218
Estimated Population:	9,059	39,613	94,500
2029 Proj. Residential Population:	8,925	39,162	95,086
Average Household Income:	\$180,205	\$209,254	\$190,283
Median Age:	45.1	49.2	48.2
Average Household Size:	2.1	2.2	2.1
Housing Units:	4,686	19,801	48,983
Total Households:	4,273	17,856	44,244
Total Employees:	2,383	14,845	73,718



DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.



ORION Investment Real Estate

7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251