

FOR SALE



Accelerating success.

The Villages at Troon North, a Class “A” Commercial Development

10037 E Dynamite Boulevard | Building C
Scottsdale, Arizona 85262

LOOKING SOUTH, PINNACLE PEAK MOUNTAIN →



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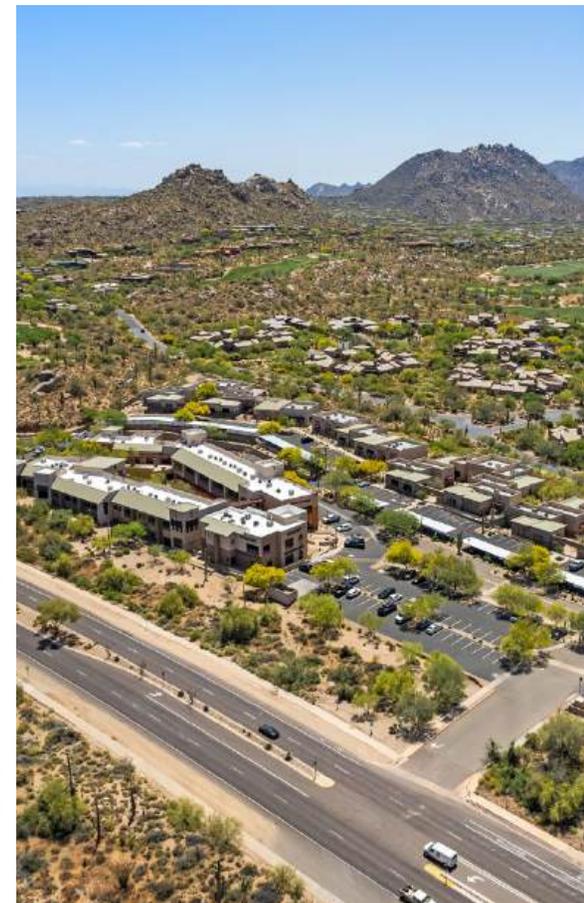
Colliers | Scottsdale

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Property Overview

The Villages at Troon North is a commercial development on a 15-acre C-2 zoned site in North Scottsdale. Featuring classic Southwest-Spanish architecture, the property boasts desert and mountain views, a large central water feature, and cost-saving desert landscaping. It provides a professional setting with excellent access to top amenities, including Scottsdale Airport/Airpark, Carefree Airport, Scottsdale Quarter, Kierland Commons, Desert Ridge, the 101 Freeway, and nearby luxury resorts and golf courses, including the towns of Carefree and Cave Creek.



Building C

Building C, Suites 101-155 (approx. 12 units) within The Villages at Troon North complex is a one-story, approximately 11,589± square foot garden-style office condo building built in 2006. It has since maintained a valued and synergistic Tenant mix. Building C is well-suited for traditional office, medical, or retail use. The current build-out features a welcoming reception and waiting area, multiple private offices, a full kitchenette, and an open bullpen area designed for cubicles. Additionally, several suites remain in shell condition, offering flexible options for future tenants. This commercial property, located in North Scottsdale, provides an excellent purchase opportunity for an owner/user/investor.

Total Building Area:

±11,589 SF, or 12 units

Property Address:

10037 E Dynamite Boulevard
Building C
Scottsdale, AZ 85262

Year Built:

2006

Parking:

4.3/1,000

Zoning:

C-2, City of Scottsdale

Maricopa Parcel

216-72-862; -863; -864; -865; -866; -867;
-868; -869; -870; -871; -872; -873

Virtual Tour



Suites
101-130

Suites
135-145

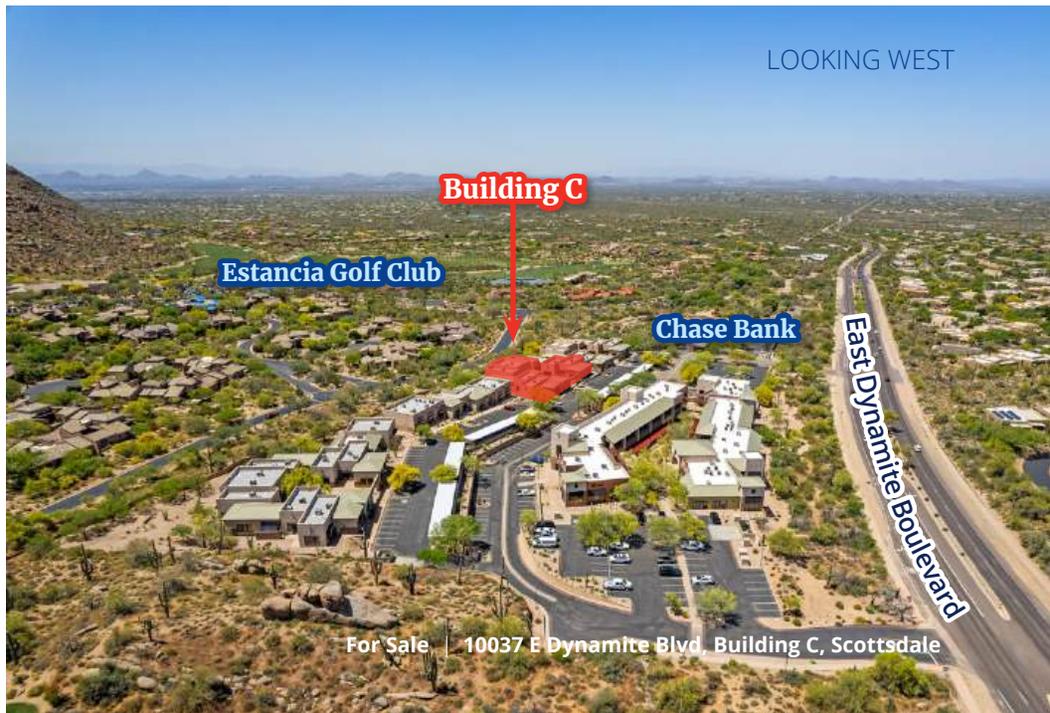
Suites
150-155

Call for Pricing

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Aerial Photos



Demographics

Zip Code 85262

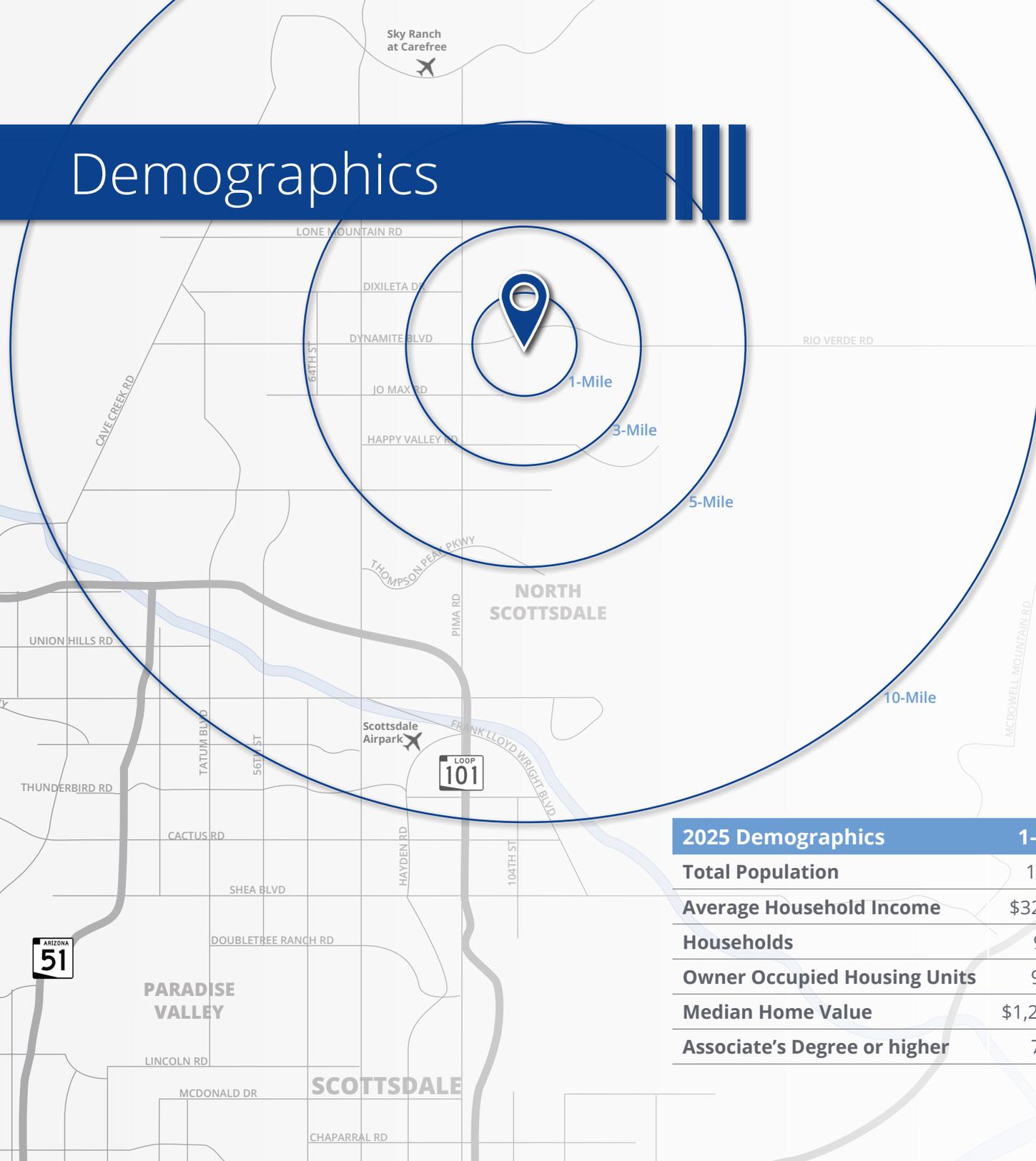
The north Scottsdale zip code of 85262 has the #1 spot in household wealth. Desert Mountain, a guard-gated 8,300-acre master-planned community with seven golf courses and clubhouses. Its private, member-owned club is one of the most exclusive and prestigious clubs in the world.

Golf Courses

Scottsdale, Arizona is renowned for its pristine, desert-backed golf courses featuring Fairmont Scottsdale Princess Resort, DC Ranch, Pinnacle Peak Country Club, Troon North Golf Course, Troon Country Club, Estancia Golf Club, and Desert Highland, to name a few...

2025 Demographics	1-Mile	3-Mile	5-Mile	10-Mile
Total Population	1,852	10,554	36,579	219,141
Average Household Income	\$325,535	\$278,091	\$263,401	\$206,472
Households	964	5,017	16,497	97,024
Owner Occupied Housing Units	93%	95%	92%	74%
Median Home Value	\$1,215,152	\$1,180,598	\$998,259	\$764,878
Associate's Degree or higher	76%	76%	76%	71%

Source: ACS, Esri, Esri-Data Axle, Esri-U.S. BLS, U.S. Census



Building C Aerial

Maricopa Assessor Parcel Numbers



216-72-862

216-72-863

216-72-864

216-72-865

216-72-866

216-72-867

216-72-868

216-72-869

216-72-870

216-72-871

216-72-872

216-72-873

Floor Plan



*floor plan is approximate and not to scale

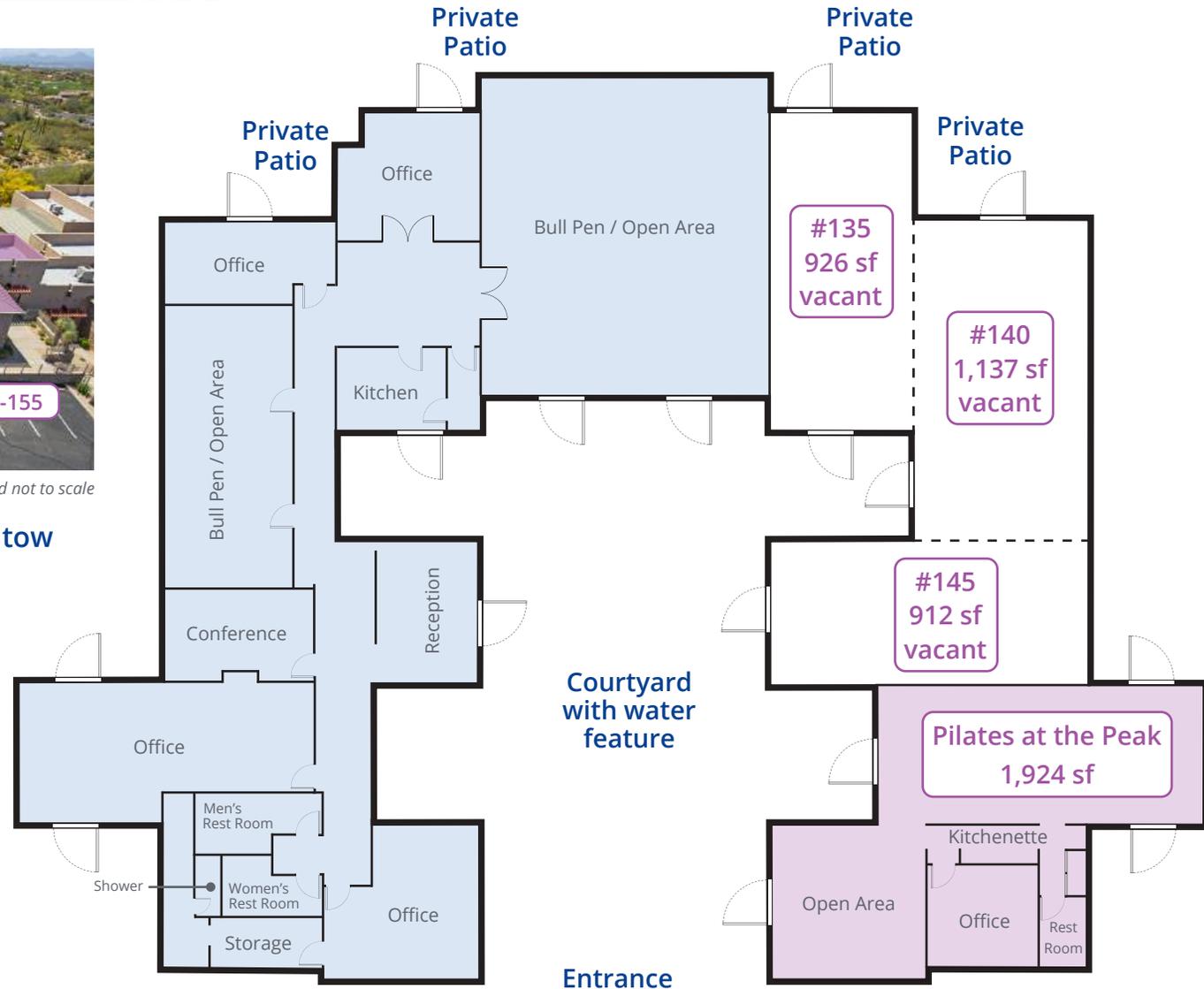
Owner/User opportunity, or tenants in tow with purchase. Call Broker for pricing!

Suites 101-130

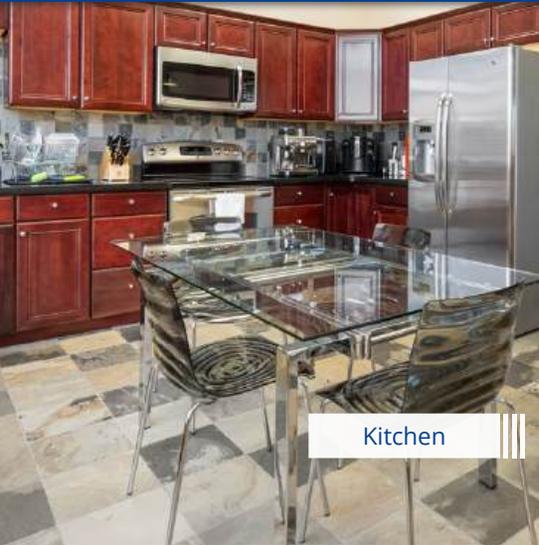
- Total square feet built out approx. 6,690± sf office suite
- Tenants | 360 Wealth Management Inc, Bridgemont Group, Law Office of Russo, Law Office of Wall, Sunrise Avenue Management

Suites 135-155

- Total square feet is approx. 4,899± sf
- Suite 150-155 | Pilates at the Peak
- Suites 135-145 are vacant (shell) and can be divided into three suites ranging in size from approx. 912± sf, 926± sf, 1,137± sf



Interior Photos | 101-130



Kitchen



Open Area



Conference



Private Office



Main Entrance



Private Office

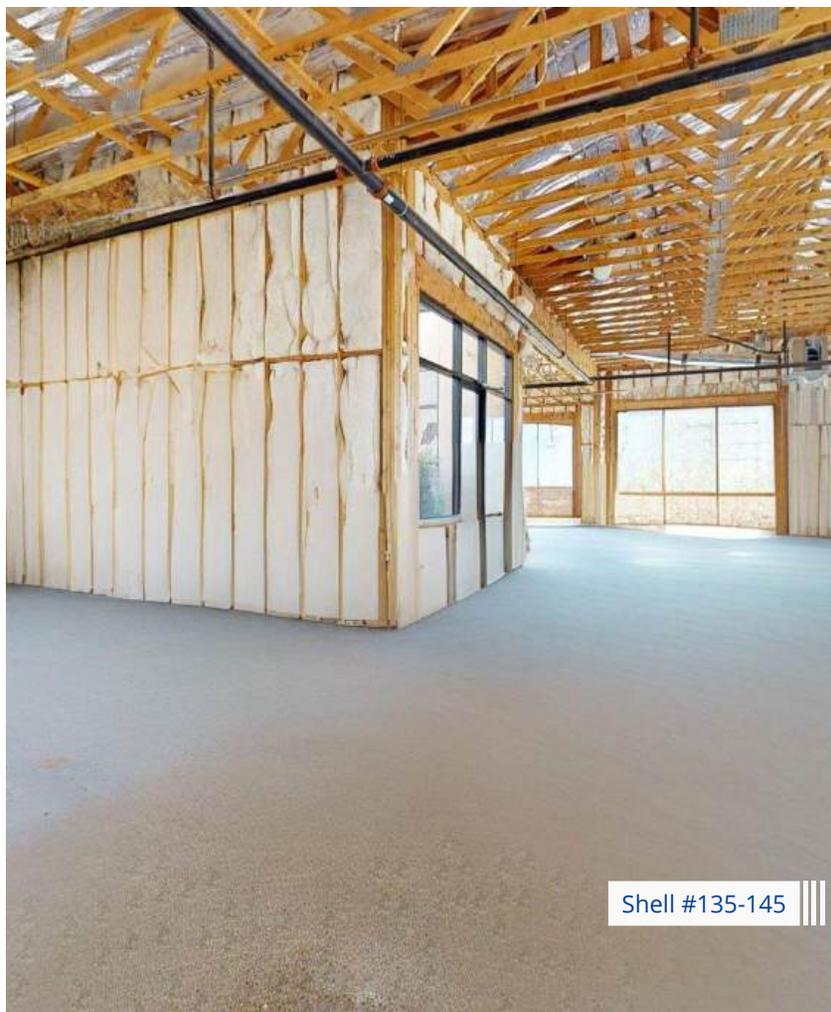
Interior Photos | 135-155



#140 Entrance



Pilates



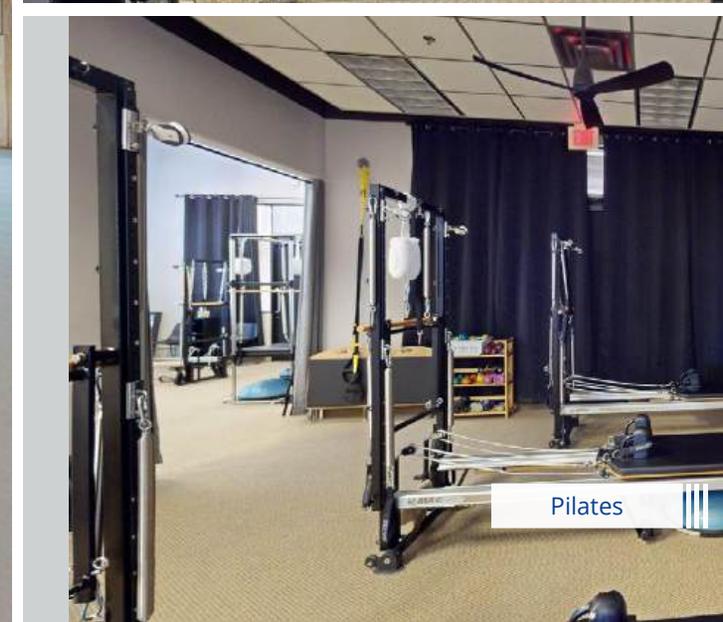
Shell #135-145



Mountain View



Pilates



Pilates

Exterior Photos



Courtyard



Parking



Parking



Private Patio



Looking South

Discover Scottsdale

Premier Destination for Lifestyle & Investment

Scottsdale is one of the most desirable cities in the Southwest, offering an exceptional combination of affluence, economic opportunity, and quality of life. Strategically located in the northeast Phoenix metro area, Scottsdale is known for its business-friendly environment, making it an ideal location for office and retail ownership.

Business-Friendly & Investment-Ready

Scottsdale fosters a pro-growth climate with streamlined permitting, low taxes, and strong infrastructure. The Scottsdale Airpark—a regional employment powerhouse—hosts nearly 3,000 businesses and over 60,000 workers, spanning key sectors like healthcare, finance, tech, and corporate services.

High-Income Demographics

With median household incomes significantly above the national average, Scottsdale's well-educated, wealthy population supports premium retail, dining, and professional services. It's an ideal market for businesses targeting high-end clientele.

World-Class Lifestyle Amenities

Premier Golf Destination: Home to championship golf courses like TPC Scottsdale (WM Phoenix Open), Estancia, Troon North, Desert Highlands and Grayhawk—Scottsdale is a global golf capital.

Luxury Shopping: Anchored by Scottsdale Fashion Square, one of the largest upscale malls in the region, alongside Kierland Commons and Scottsdale Quarter, two exclusive shopping centers.

Tourism & Events: With millions of annual visitors, major events like the WM Phoenix Open and Barrett-Jackson Auction boost year-round activity.

Why Scottsdale?

- Thriving business ecosystem
- Affluent, growing population
- Strong retail and office demand
- Exceptional lifestyle and branding appeal
- Proven track record of economic resilience

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