

8350

**FOR SALE**

## Raintree Crossings

**8350 E RAINTREE DR. A-140**

Scottsdale, AZ 85260

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## PROPERTY SUMMARY

### OFFERING SUMMARY

<b>SALE PRICE</b>	\$691,560 \$340 PSF
<b>BUILDING SIZE</b>	2,034 SF
<b>APN</b>	215-52-059
<b>YEAR BUILT</b>	2005
<b>ZONING</b>	C-O
<b>PARKING</b>	2 Covered Reserved (#45 & #79)
<b>CAMS</b>	\$508.50
<b>2024 TAXES</b>	\$4,015.78



### PROPERTY HIGHLIGHTS

- Move-in Ready Office Condo
- Upscale Interior Finishes
- Multiple Private Offices with Separate Entry Doors - Ideal for Renting Individual Offices
- Ideal Location w/ Countless Restaurants & Retail Amenities in Immediate Area
- Immediate Access to the 101 Freeway
- Convenient Drive Times Throughout Scottsdale & Greater Phoenix Metro



## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

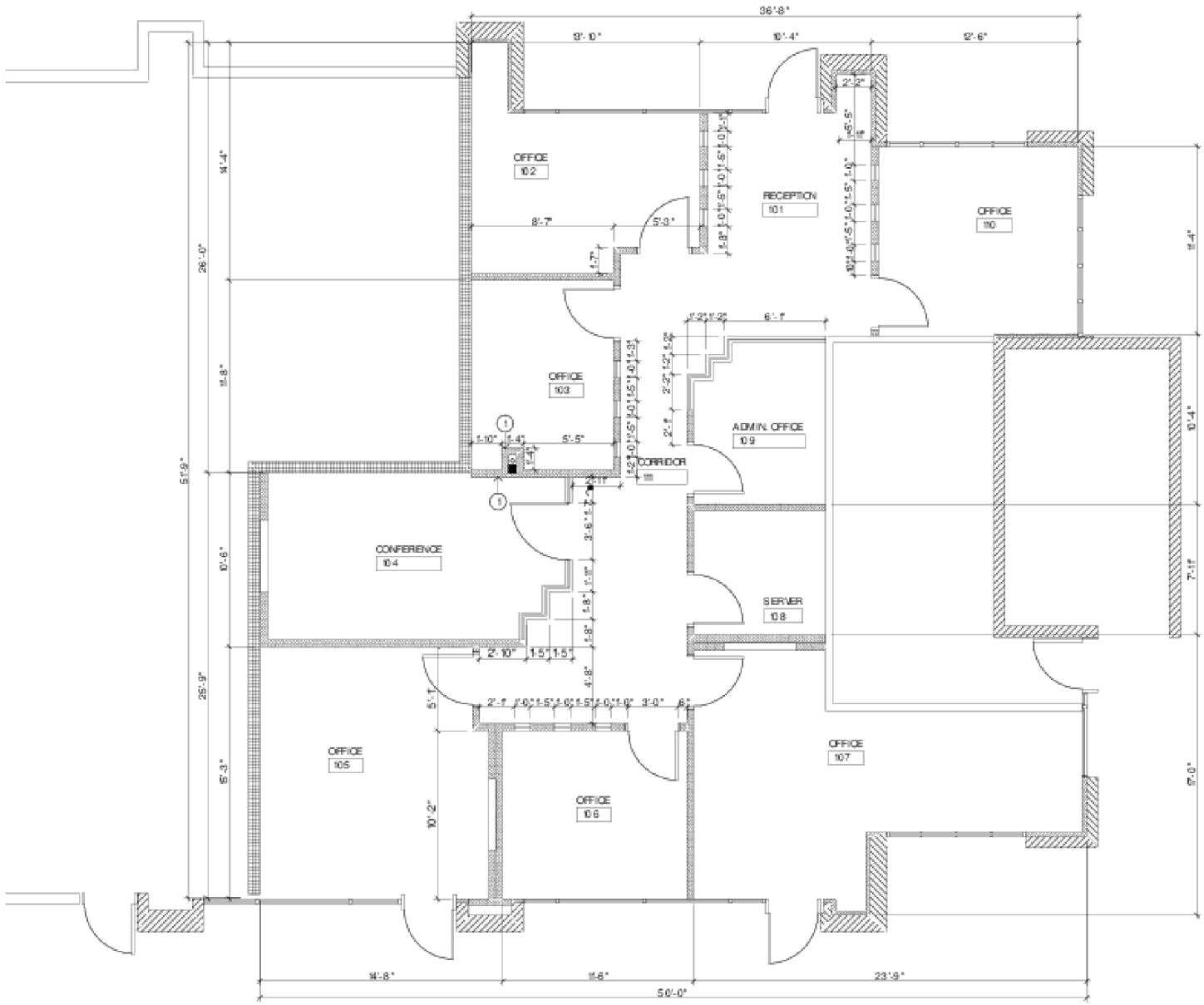
SVN Desert Commercial Advisors is pleased to offer for sale a prime office condo located at 8350 E Raintree Dr, Suite #140, in the Scottsdale Airpark submarket. This single-story  $\pm 2,034$  SF suite is designed for functionality and privacy, featuring a welcoming reception area, a spacious conference room, six private offices, and private bathrooms, making it ideal for professionals or corporate teams. Situated in one of Scottsdale's most dynamic business communities, this property provides easy access to a variety of dining, retail, and service amenities, offering an exceptional opportunity to establish or expand a business in a premier commercial hub.

### LOCATION DESCRIPTION

The property at 8350 E Raintree Dr, Suite A-140, is strategically located in the vibrant Scottsdale Airpark, one of the region's premier business hubs. Nestled at the bustling northwest corner of Raintree Drive and Northsight Boulevard, this location boasts unmatched convenience, with seamless access to Loop 101 just minutes away. Surrounded by an array of restaurants, retail stores, and service amenities, the area provides abundant options for dining, shopping, and entertainment.

This prime Scottsdale Airpark location attracts diverse industries, from tech firms and creative agencies to medical practices and financial institutions, fostering a thriving professional community. With proximity to Scottsdale Quarter, Kierland Commons, and an array of high-end hospitality options, the property offers an excellent opportunity to be at the center of Scottsdale's business and lifestyle scene.

# FLOORPLAN



# INTERIOR



**PROPERTY AERIAL**



# RETAILER MAP





# DEMOGRAPHICS MAP & REPORT

## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	5,538	78,297	178,987
<b>AVERAGE AGE</b>	44	45	46
<b>AVERAGE AGE (MALE)</b>	43	44	45
<b>AVERAGE AGE (FEMALE)</b>	45	47	47

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,643	36,210	80,307
<b># OF PERSONS PER HH</b>	2.1	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$146,401	\$164,463	\$170,148
<b>AVERAGE HOUSE VALUE</b>	\$885,745	\$831,993	\$865,656

Demographics data derived from AlphaMap

