



FOR SALE

PREMIER MOVE-IN READY OFFICE CONDO

9332 E RAINTREE DR, UNITE 2E, SCOTTSDALE, AZ 85260

OFFERING SUMMARY

9332 E. Raintree Drive, Unit 2E is a ±2,490 SF office condominium within Raintree Office Center III, a well-maintained professional complex built in 2004 in the heart of Scottsdale's Raintree corridor. Currently configured as two suites, the unit offers flexibility for an owner/user to occupy a portion or the entire space, with an efficient layout well-suited to a small office user looking to own rather than lease. The unit includes 4 covered reserved parking stalls, with convenient pull-up parking directly in front of the suite for easy access.

This property offers direct access to the Loop 101 freeway, providing excellent connectivity for employees and clients alike. The immediate area is amenity-rich, with an abundance of lunch and dining options within close proximity, making it a strong long-term home for a growing owner/user business.



HIGHLIGHTS

- Excellent owner/user opportunity currently situated as 2 suites with the flexibility to occupy a portion or the full property
- Corner unit featuring an efficient layout and three sides of glass, providing abundant natural light throughout the suite
- Convenient pull up parking directly in front of the Suite
- Great professional complex with direct access to the Loop 101 freeway perfect for employee & client convenience
- Amenity Rich location with an abundance of lunch and dining options in close proximity

OFFERING DETAILS

ASKING PRICE	\$945,000
UNIT SIZE	±2,490 SF
YEAR BUILT	2004
PARKING	±4.00/1,000 SF 4 Covered Reserved
ZONING	C-O, City of Scottsdale
PARCEL NUMBER	217-21-641
2025 PROPERTY TAXES	\$4,603.40



FLOOR PLAN

±2,490 SF



 Suite 2: ±1,161 SF

 [CLICK TO VIEW VIRTUAL TOUR](#)

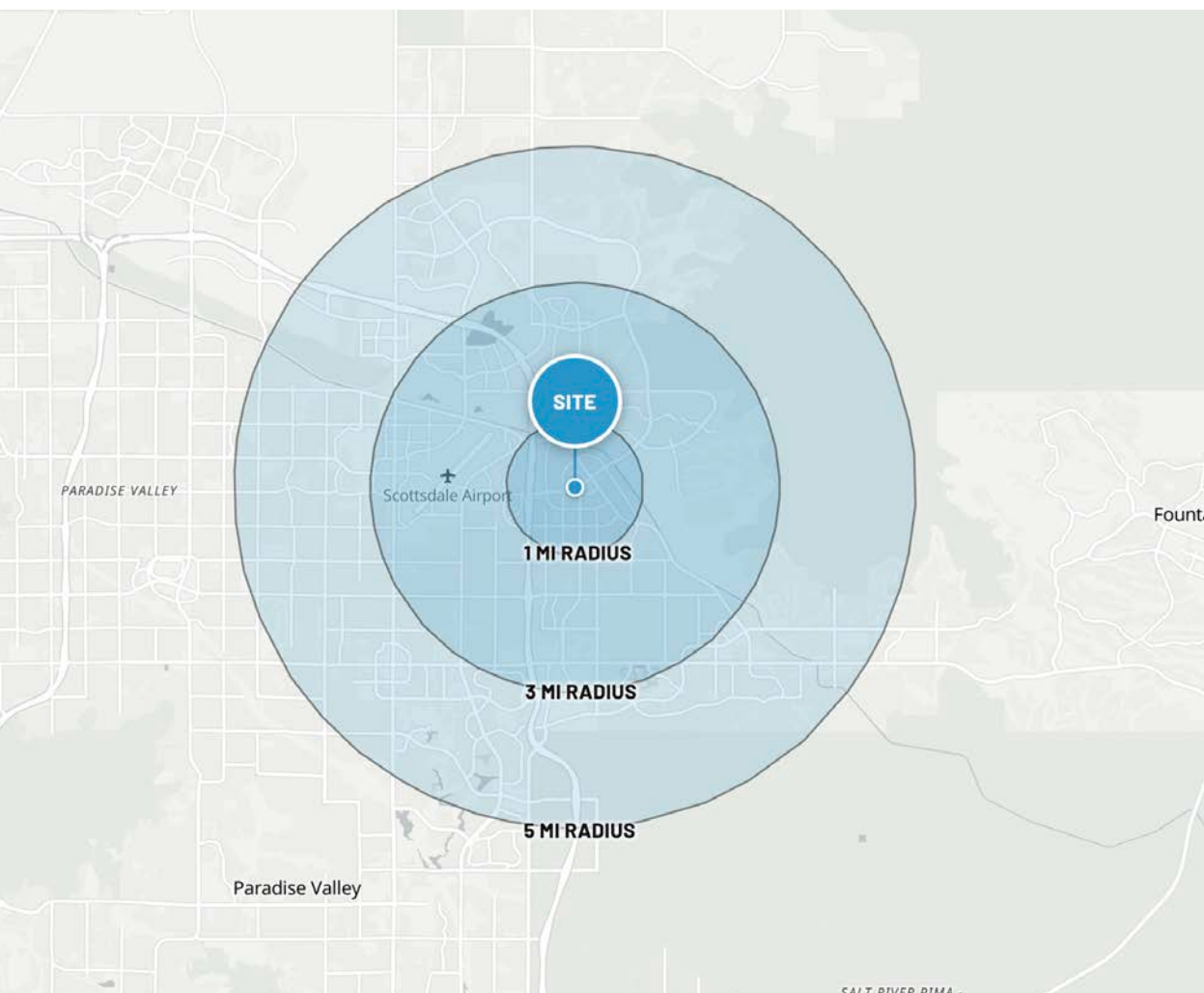
 Suite 1: ±1,329 SF

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AERIAL OVERVIEW



DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	16,484	69,564	162,483
2030	17,187	73,548	171,380

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	8,220	31,505	73,707
2030	8,574	33,394	77,955

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$117,804	\$154,063	\$151,665

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2025	\$597,259	\$821,486	\$835,556

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	12,095	75,766	130,064

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	1,693	9,906	16,247

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COMMERCIAL REAL ESTATE



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