

# SCOTTSDALE AIRPARK AUTOMOTIVE

**8140** E BUTHERUS DR  
SCOTTSDALE, AZ 85260  
**FOR SUBLEASE**



**LEVROSE**  
COMMERCIAL REAL ESTATE



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## PROPERTY DETAILS



**PROPERTY TYPE:**  
Automotive



**LEASE RATE:**  
\$18.75/SF NNN



**BUILDING SIZE:**  
±7,680 SF



**LOT SIZE:**  
±23,495 SF



**SUBLEASE TERM:**  
06/30/2028



**ZONING:**  
C-4,  
City of Scottsdale

## PROPERTY HIGHLIGHTS

- Highly Desirable Scottsdale Airpark Location
- Beautiful Showroom with Second Floor Offices
- 6 Service Bays
- Great Frontage Along Butherus Drive
- Adjacent to Caliber Collision & Enterprise Rent-A-Car



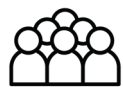


# AERIAL OVERVIEW





# SCOTTSDALE CITY OVERVIEW



**240K +**  
TOTAL POPULATION



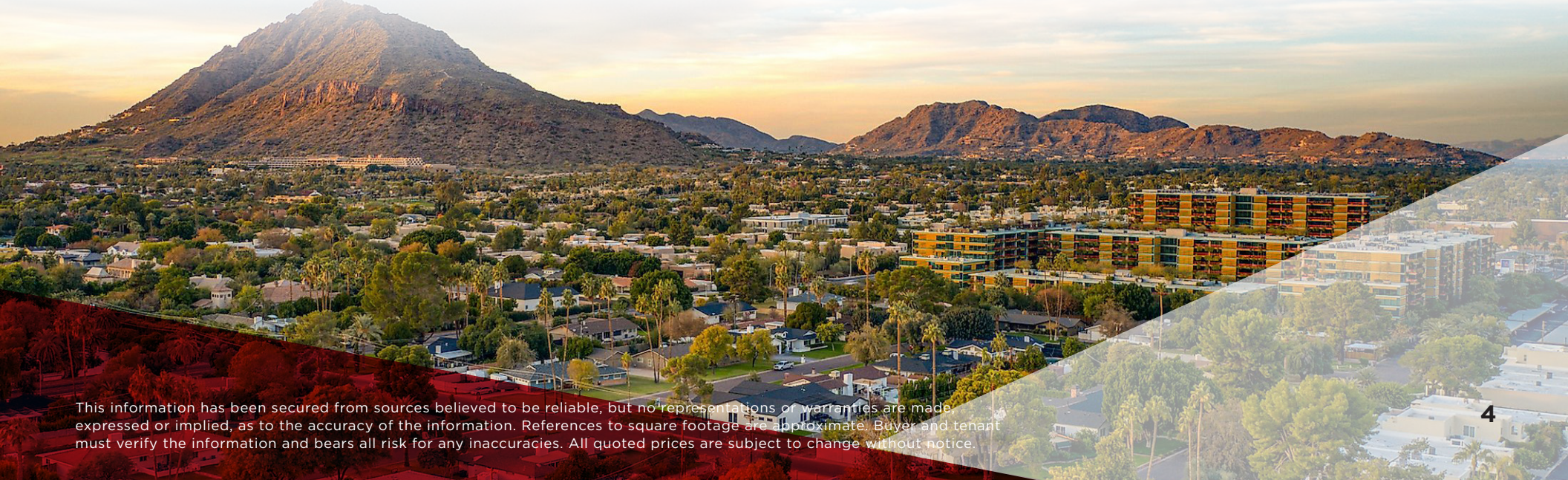
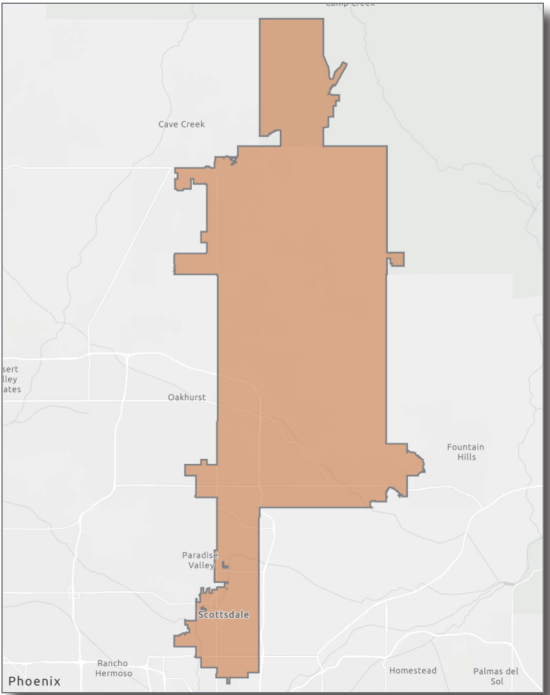
**\$157K +**  
AVG HH INCOME

## DESIRABLE COMMUNITY

Scottsdale, Arizona is the 7th largest city in the state of Arizona and one of the most popular suburbs in Phoenix Metro. It is located in the beautiful Sonoran Desert and is bordered by Phoenix to the West, the and the McDowell Mountains to the East. Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. One of the biggest workforce industries is tourism, which services the 11 million plus tourists that visit the city each year.

## THE CITY AT A GLANCE

Scottsdale's top 5 largest employers include HonorHealth, General Dynamics, Vanguard, City of Scottsdale, and CVS Health with approximately 18,000 employees combined. Scottsdale has endless recreational activities for its residents and visitors that include pristine golf courses and resorts, upscale dining, gorgeous hiking trails, horseback riding, museums, and more.



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



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