

**FOR SUBLEASE**  
**7707 E Acoma Dr #110**  
**SCOTTSDALE, AZ 85260**

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# PROPERTY SUMMARY

## OFFERING SUMMARY

<b>LEASE RATE</b>	\$1.57 MG PSF
<b>LEASE TERM</b>	Ends October 31st, 2025
<b>BUILDING SIZE</b>	2,049 SF
<b>DRIVE INS</b>	1 tot 10'w x 10'h
<b>CLEAR HEIGHT</b>	16'
<b>LOT SIZE</b>	34,797 SF 0.80 AC
<b>APN</b>	215-56-237A
<b>YEAR BUILT</b>	1982
<b>ZONING</b>	I-1
<b>HVAC</b>	Fully AC'd
<b>PARKING</b>	5 Reserved 3 in rear, 2 in front



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## PROPERTY DESCRIPTION



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SVN is pleased to present for sublease 7707 E Acoma Dr #110. Located in the Scottsdale Airpark submarket, this property offers an ideal location and flex space layout. This modern flex suite has multiple private offices, a reception area, and a warehouse. This space is fully AC'd and offers one roll-up door with a clear height of 16'. There is currently a sublease in place, expiring on October 31st; however, the owner is willing to entertain direct deals, as well.

## LOCATION DESCRIPTION

Located in the heart of Scottsdale, the area around 7707 E Acoma Dr offers a dynamic mix of cultural, recreational, and business attractions. Enjoy a vibrant culinary scene, upscale shopping, world-class golf courses, and the Scottsdale Airpark just minutes away. Explore the area's renowned art galleries and museums, or unwind in the stunning desert landscapes of nearby parks and hiking trails. For the business-minded investor, the proximity to major corporate headquarters and thriving commercial districts presents an enticing opportunity for growth and success. With its prime location and rich amenities, the area surrounding 7707 E Acoma Dr is a compelling choice for potential Office/Flex business owners/investors.

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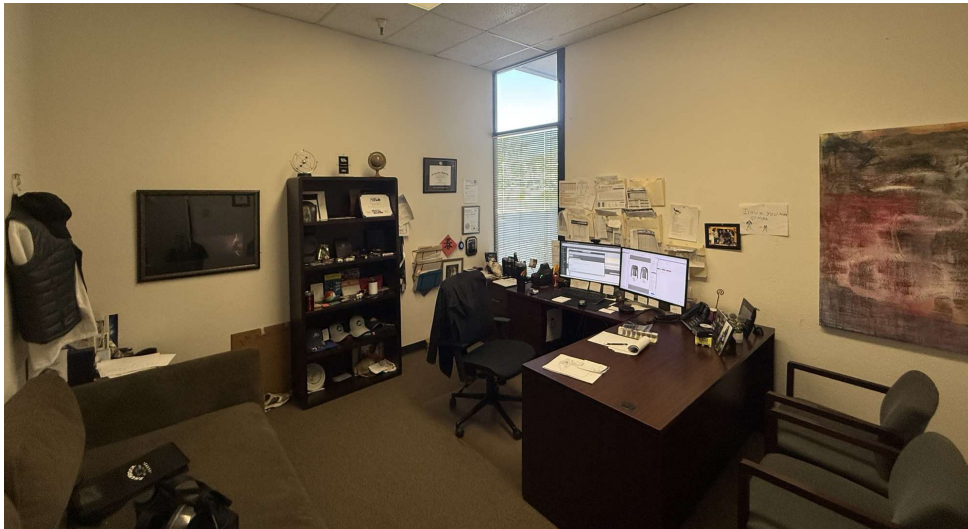
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## ADDITIONAL PHOTOS

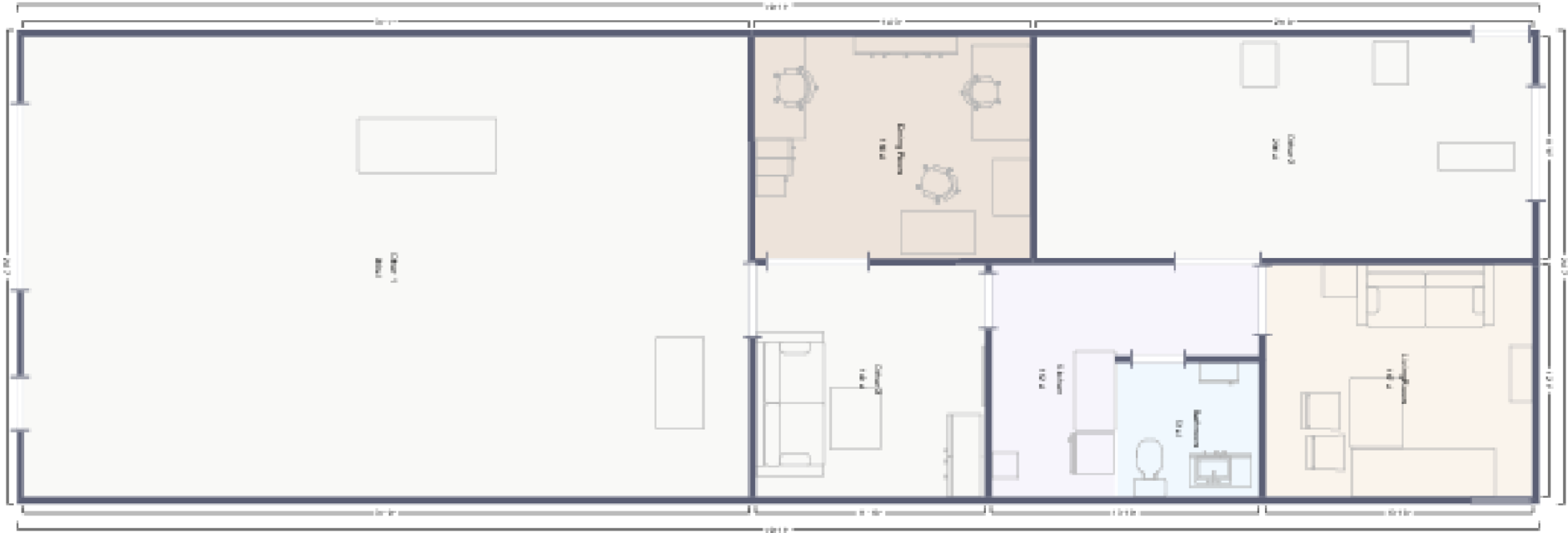


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# FLOORPLAN

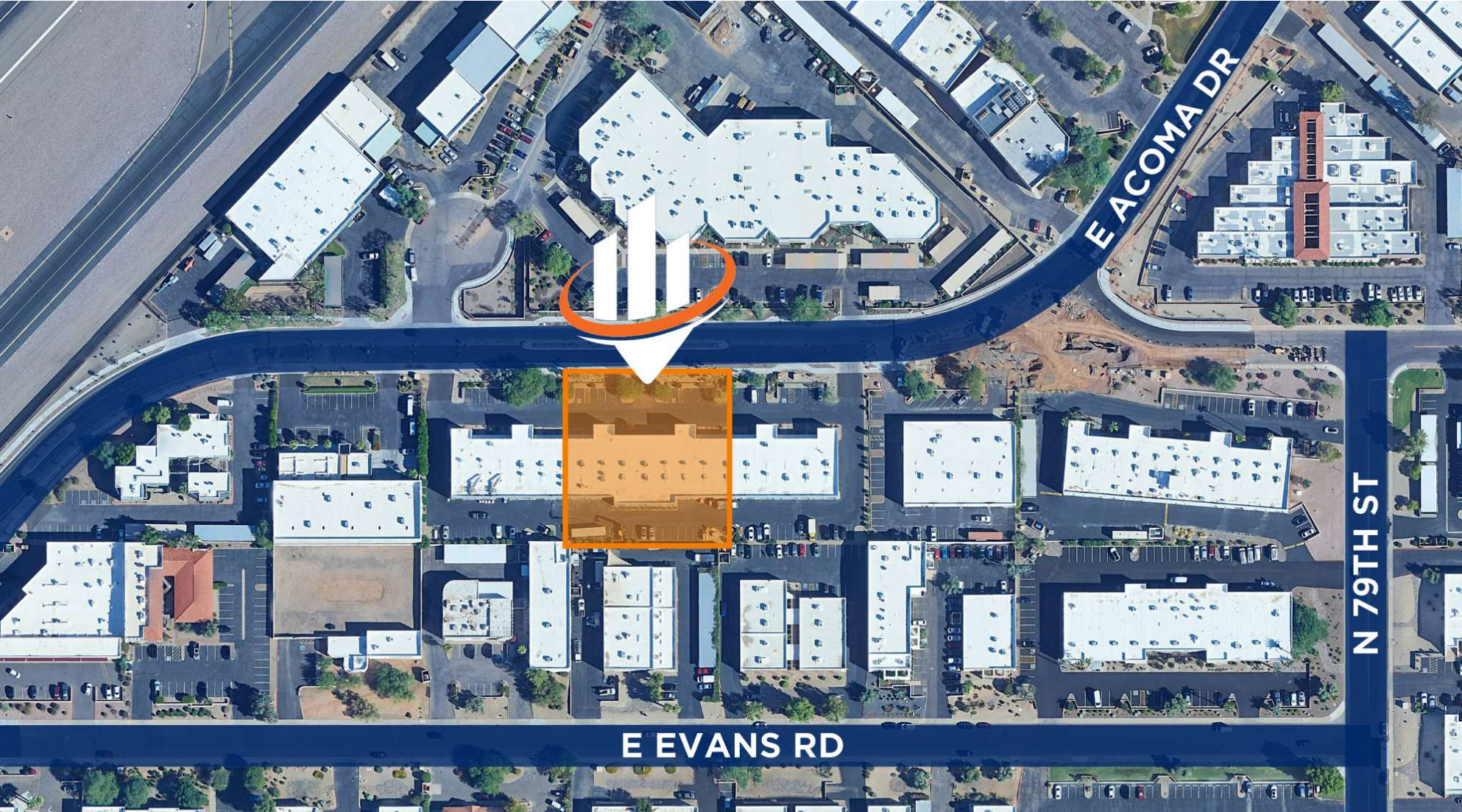


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**PROPERTY AERIAL**



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# DEMOGRAPHICS MAP & REPORT

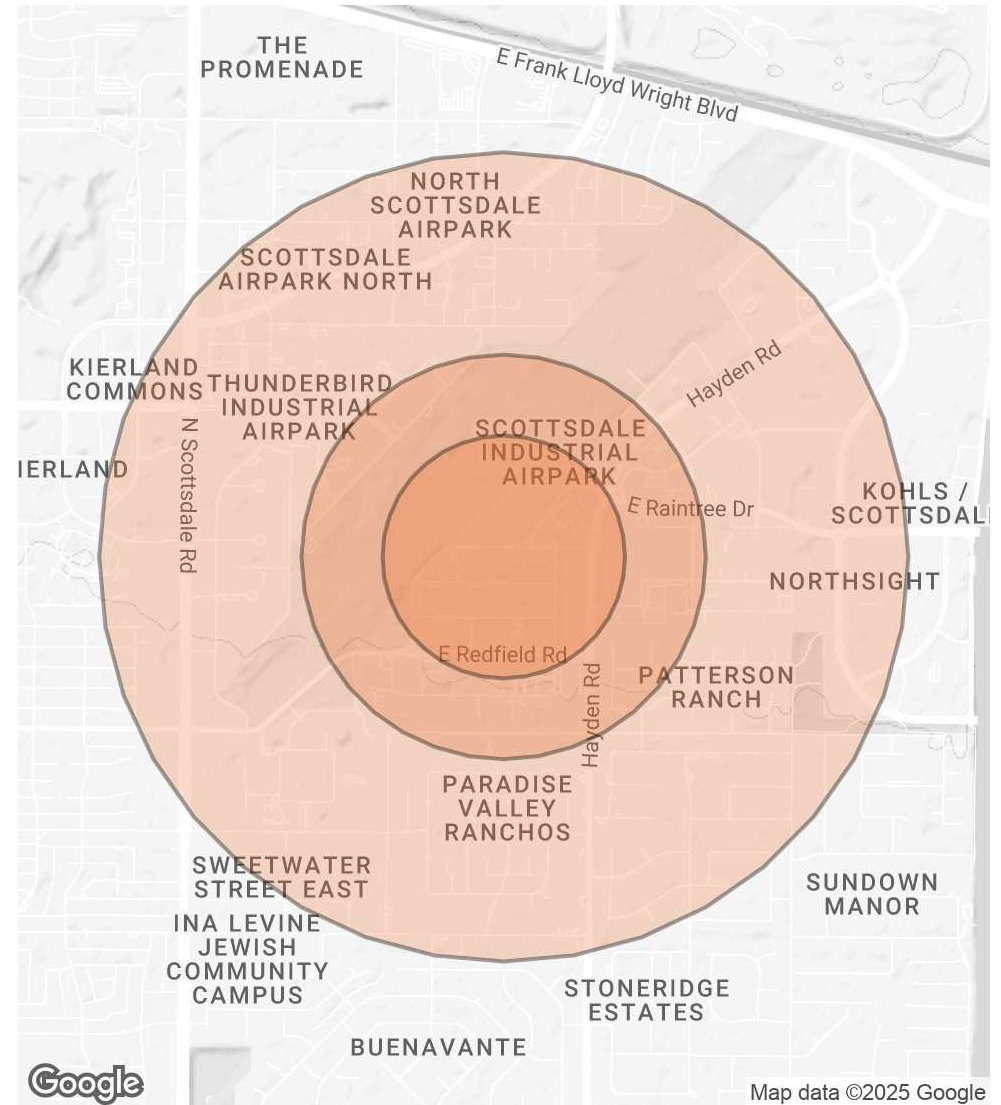
## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	11	176	3,325
AVERAGE AGE	43	43	44
AVERAGE AGE (MALE)	43	43	43
AVERAGE AGE (FEMALE)	44	44	44

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	5	80	1,538
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$204,610	\$203,879	\$201,016
AVERAGE HOUSE VALUE	\$1,082,356	\$1,094,894	\$1,050,093

\* Demographic data derived from 2020 ACS - US Census



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