# For sale

±4,154 SF\* | Former Bank w/Existing Drive Thru Lane | 10075 E Via Linda Rd., Scottsdale, AZ 85258



### Property Details:

- Reuse, repositioning or redevelopment opportunity
- Property being sold via a modified sealed bid process
- Property being sold "as-is" without any warranties, express or implied, as to the condition of such property.



±26k+ VPD

at intersection



±2 mi.

within 2 mi of Loop 101 Freeway and HonorHealth Shea Medical Center



\$124K+ Avg. HHI

within 1 mile\*

Listing agents:

Regan G. Amato

Managing Director T+1 602 282 6322

Ryan Tanner

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\*The dimensions and area of the building shown are based on the building's exterior footprint at ground level.

\*\*Demo Source: Esri | \*\*\*Demo Source: Placer.ai, the last 12 months



#### For Sale | 10075 E Via Linda Rd., Scottsdale, AZ

First Floor SF Second Floor SF	±4,154 SF Ground Level To be verified by buyer		
Land SF	±0.917 acres   ±39,934 SF		
Address	10075 E Via Linda Rd., Scottsdale, AZ 85258		
Parcel Number	217-35-985B		
Zoning	C-2, Central Business / PCD, Planned Community District		
Current Use	Two-story Former Bank Branch		
Parking	26 spaces (24 standard & 2 handicapped)		
Additional Info	<ul> <li>Property is being sold "as-is where is" without any representations of warranties as to the condition of the building.</li> <li>Property being sold via a modified sealed bid process.</li> <li>Reuse, repositioning, or redevopment opportunity.</li> </ul>		

\*Additional property and purchase details including Title, Survey, and Environmental Disclosures can be found and accessed directly at <a href="https://www.bankingcentersforsale.com">www.bankingcentersforsale.com</a>.

To submit an offer... email the signed PSA (found in the Virtual Deal Room) to the listing broker.



2025 Demos*	1 Mile	3 Mile	5 Mile
Total population	8,702	55,725	123,573
Total households	4,107	26,237	57,532
Median age	56	51.5	50
Avg. household income	\$169,917	\$189,838	\$195,676
2030 Estimated Demos*	1 Mile	3 Mile	5 Mile
Total population	8,046	26,358	59,638
Total households	4,129	26,358	55,523
Median age	57	52.1	50.3
Avg. household income	\$190,087	\$211,307	\$216,904

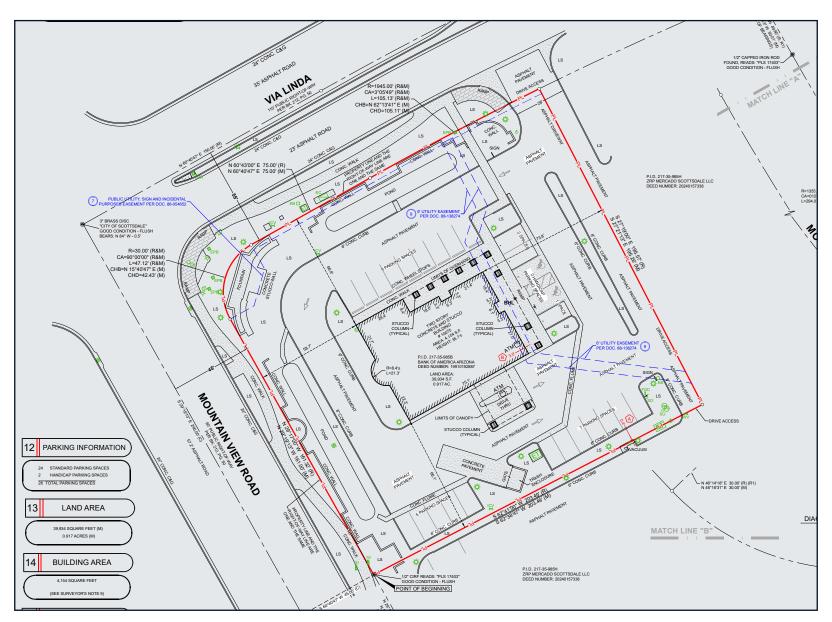


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<sup>\*\*</sup>Demo Source: Esri | \*\*\*Demo Source: Placer.ai, the last 12 months

### Parcel overview

Complete ALTA Survey is available on <u>www.bankingcentersforsale.com</u>



## Wide view aerial



### Retail corridor aerial





#### For more information:

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#### **Listing brokers:**

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