

SCOTTSDALE AIRPARK SUBMARKET

# ±55,422 SF OFFICE / RETAIL / SHOWROOM FOR SALE

15001 N HAYDEN ROAD • SCOTTSDALE, AZ 85260

**C-3 ZONING**

EXCLUSIVELY OFFERED BY



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**15001 N HAYDEN ROAD • SCOTTSDALE, AZ 85260**

**Purchase Price:** • \$16,705,000

**Proforma NOI:** • \$842,832.63 (9/1/22-8/31/23)

**Size:** • ±55,422 sf two story office/retail/showroom building  
- First floor: ±38,590 sf    - Second floor: ±16,832 sf

**Land:** • ±3.42 Acre Lot (±149,083 sf) (Maricopa County Assessor)

**Zoning:** • C-3 (Commercial), City of Scottsdale

**Features:** • Built in 1985

- Prime location on major intersection (Hayden/Raintree)
- One (1) mile from Loop 101 Freeway access
- New Exterior Paint 2022
- Great second floor views!
- Second floor renovations in progress to accommodate 1-5 tenants
- Rare C-3 zoning which allows for automotive & retail use

**Parcel#:** • 215-55-010A / 215-55-011

**2021 Taxes:** • \$83,562.80 (\$1.52/sf)





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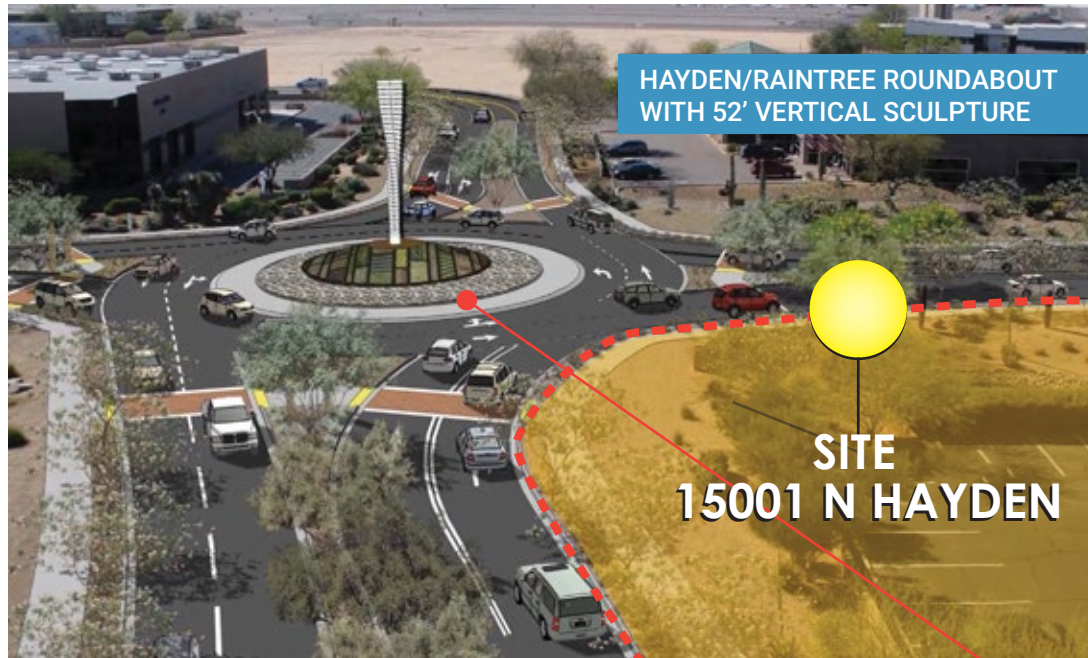
Perfectly situated on the northeast corner of Hayden Road and Raintree Drive, 15001 N Hayden has become a familiar landmark in the Scottsdale Airpark.

First floor suites feature showroom, retail, & warehouse, with option for second floor offices. Independent second floor office suites currently available offering excellent views and floor plan flexibility.





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"The Scottsdale Airpark is the preeminent employment center in Scottsdale and the third largest in the Phoenix metro area after Phoenix Sky Harbor Airport and Downtown Phoenix." - City of Scottsdale -

With this in mind, the City of Scottsdale's purpose for the Raintree Drive Extension is to create a smooth thoroughfare between Hayden Road and Scottsdale Road.

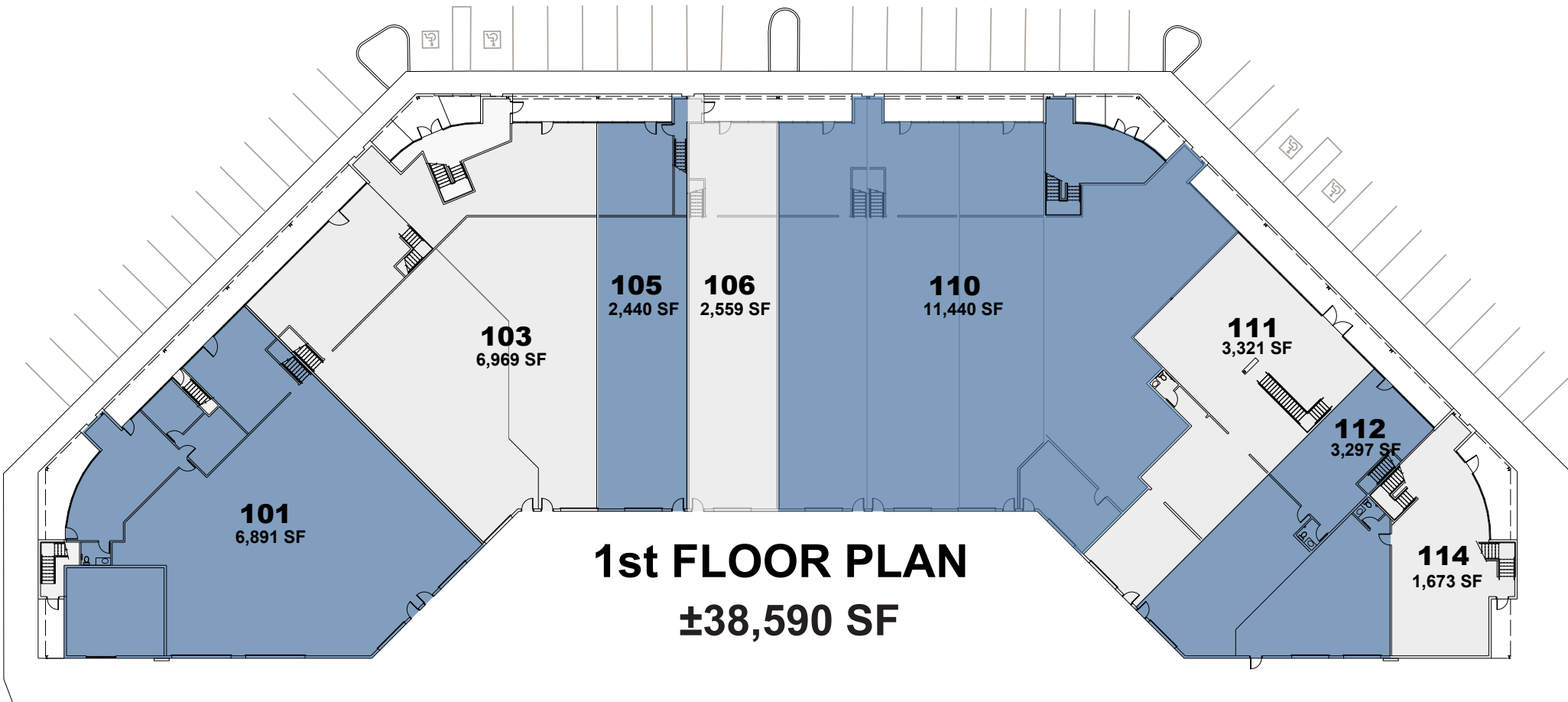
One of the five roundabouts along the project is adjacent to 15001 N Hayden, on Raintree Drive. This artfully designed feature will be graced with a 52' vertical sculpture.



The roundabout will lend two main advantages to the subject property: more traffic exposure, and quicker access to the Loop 101 Freeway.

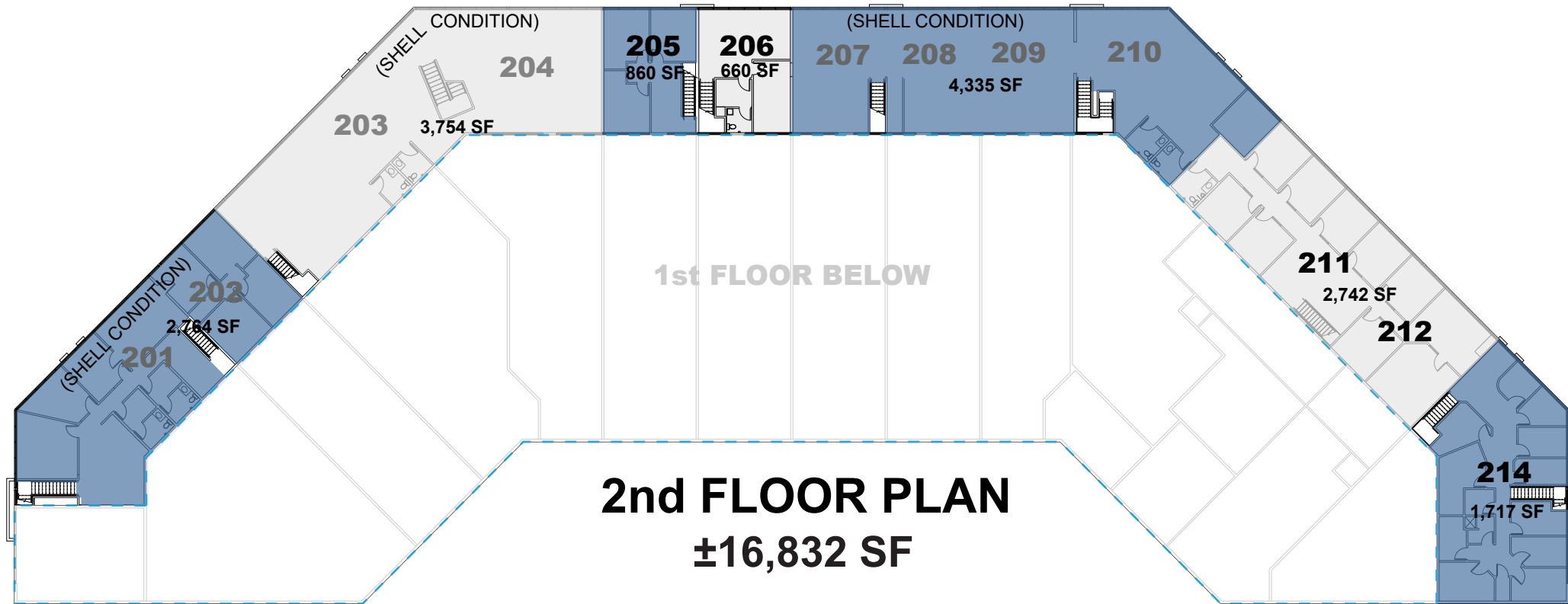


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**NOT TO SCALE**

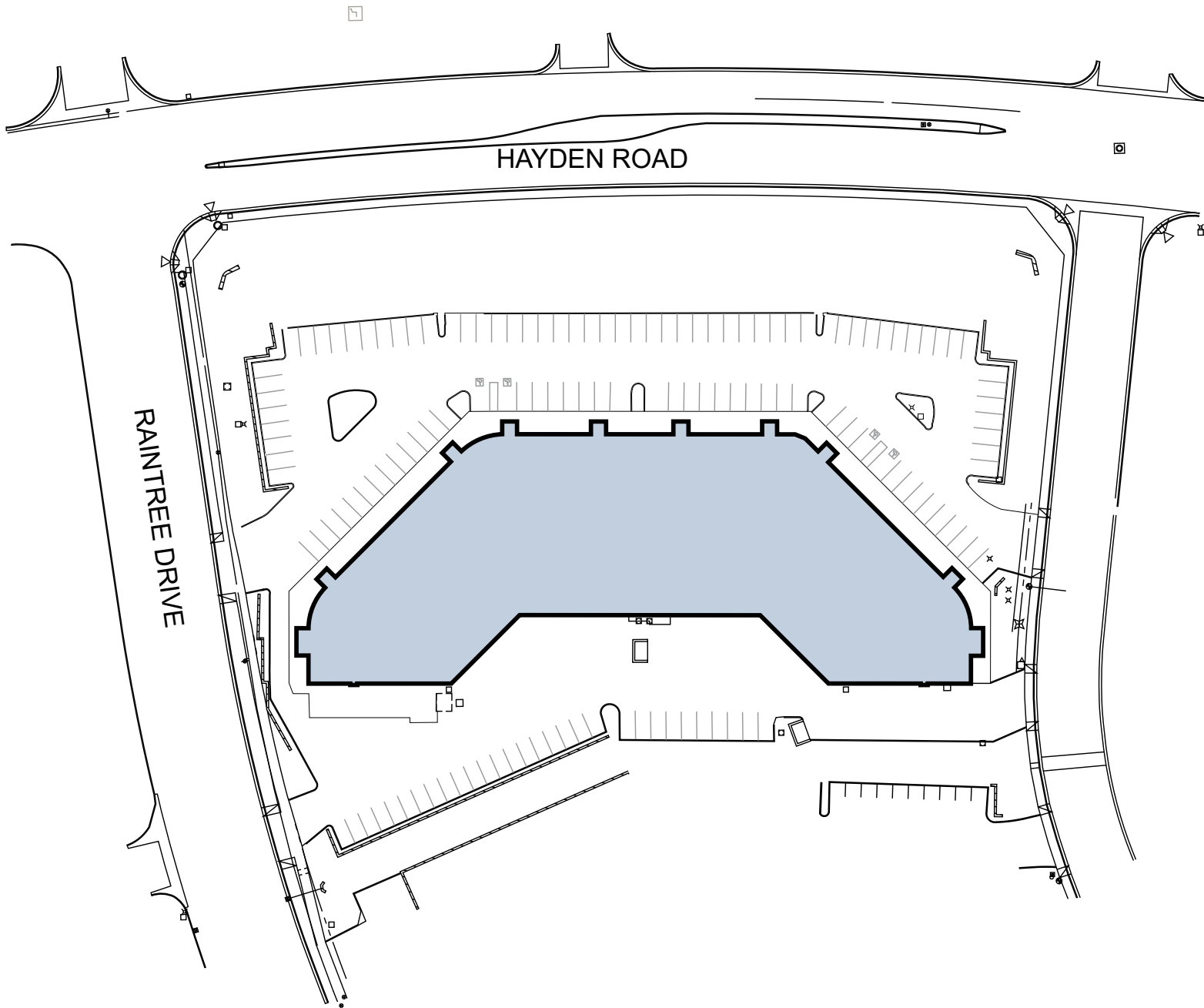
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KIERLAND COMMONS



SCOTTSDALE MUNICIPAL AIRPORT



SCOTTSDALE QUARTER

