

LEVROSE
COMMERCIAL REAL ESTATE

TCN
TERRACONCRETE
REAL ESTATE SERVICES

Mirage
LIMOUSINES

813

FOR SALE

UNIQUE SCOTTSDALE ROAD OPPORTUNITY

811 & 813 N. SCOTTSDALE ROAD | SCOTTSDALE, AZ 85257

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OFFERING SUMMARY

Levrose Commercial Real Estate is please to bring to market this unique and beautiful custom property boasting 2 retail showrooms and 4 full service bays. Over 218' of frontage on Scottsdale Road and a left turn median, the property is perfectly positioned for a wide variety of uses.



OFFERING DETAILS

ADDRESSES

811 & 813 N. Scottsdale Road
Scottsdale, AZ 85257

TOTAL BUILDING SIZE

±7,004 SF

ASKING PRICE

\$2,600,000

ZONING

C-3, City of Scottsdale - [Zoning Link](#)

PARCEL NUMBER

131-47-003

YEAR BUILT

2000

PROPERTY HIGHLIGHTS

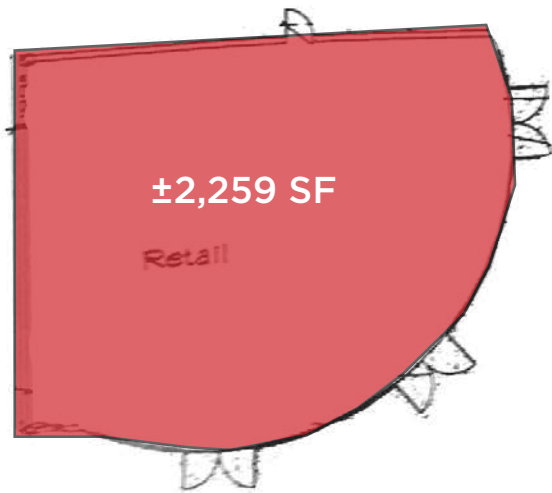
- Custom Architecture & Finishes
- 2 Glass-Lined Showrooms
- 218' Scottsdale Road Frontage
- 4 Service Bays - 40' in Length each!
- Paint Booth
- Restrooms, Showers, Covered Parking/Work Areas
- Foam-Filled Block Construction



FLOOR PLAN

TOTAL SF: $\pm 7,004$ SF

BAYS: $\pm 3,100$ SF



813 N. Scottsdale Road



813 N. Scottsdale Road

SITE PLAN



PAPAGO
PLAZA



SITE

E. MCDOWELL ROAD

N. HAYDEN ROAD

LOOP
101

N. SCOTTSDALE ROAD = 41,329 VPD

E. MCKELLIPS ROAD

Phx Zoo

LOOP
202

TEMPE TOWN LAKE



SCOTTSDALE OVERVIEW

Known as the “West’s most western town,” Scottsdale is a combination of cowboy culture and haute courture. Situated near the center of the Phoenix metropolitan area, Scottsdale is considered one of the most prestigious and livable cities in the country. Home to nearly 218,000 people, Scottsdale offers an enviable quality of life with abundant outdoor recreation and entertainment, luxury resorts, worldclass events, arts and culture, and shopping with a scenic backdrop of the city’s surrounding natural beauty. With a highly developed workforce, comprehensive buisness infrastructure and transportation links, including a world-class executive airport, Scottsdale is where a thriving economy and desirable lifestyle converge, making the city the premier location for business.

AFFLUENT POPULATION

Scottsdale’s relatively large and affluent population and thriving employment base allow Scottsdale to maintain a competitive edge in attracting new retailers, company headquarters, and business leaders. This population earns an average household income of \$102,591 annually and boasts a median home value of \$465,000.

SUPERIOR LOCATION & ACCESS

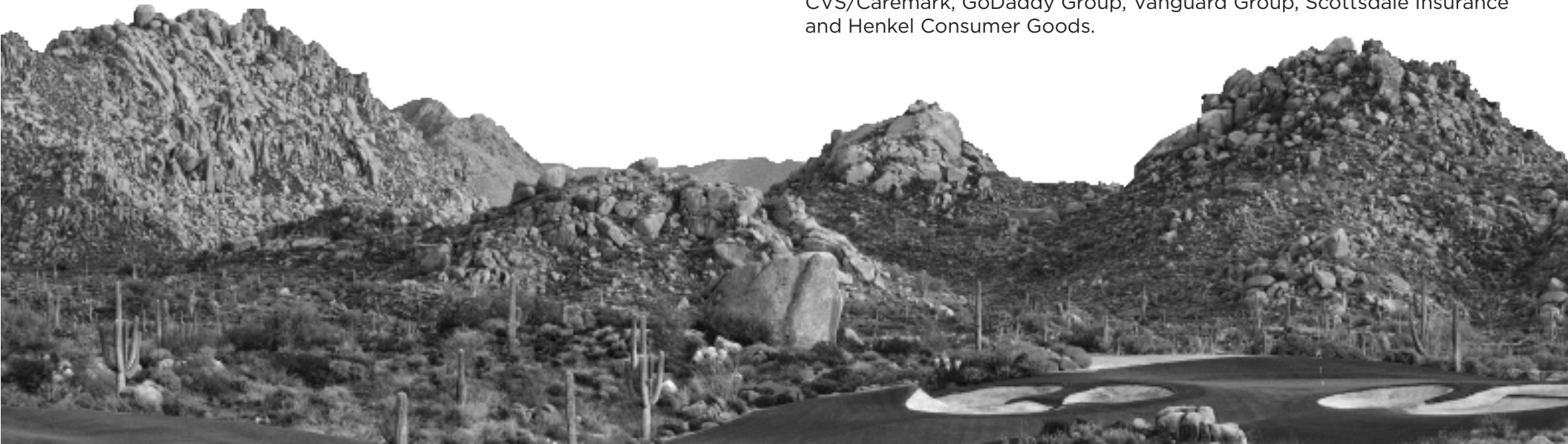
Scottsdale is near the center of the Greater Phoenix metro area with immediate access to Loop 101, within minutes of Scottsdale Municipal Airport and approximately 17 miles north of Sky Harbor International Airport. This strategic location and outstanding freeway and airport access provides superior face-to-face connectivity to a massive customers base within a few hours of travel including California, Texas, and Mexico.

DESIRABLE QUALITY OF LIFE

Scottsdale offers a desirable quality of life for its residents who enjoy a warm climate and a wealth of sunshine, as well as prestigious residential communities and access to abundance of retailers and resorts, approximately 200 golf courses in the area, more than 600 restaurants, and a flourishing arts and cultural scene with more than 100 art galleries. Major League Baseball’s Spring Training is also an exciting feature in Scottsdale, where the Colorado Rockies and Arizona Diamondbacks play at Salt River Fields, while San Francisco Giants play at Scottsdale Stadium in Old Town a few miles south.

DIVERSIFIED LOCAL ECONOMY

The local economy is well distributed among business services, high technology, biomedical, tourism and retail services all playing important roles. Major employers include HonorHealth, Mayo Clinic, General Dynamics, CVS/Caremark, GoDaddy Group, Vanguard Group, Scottsdale Insurance and Henkel Consumer Goods.



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2020	18,840	118,272	311,162
2025	20,367	127,724	336,138



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2020	7,706	51,209	130,207
HH Growth 2020-2025:	7.45%	8.07%	7.92%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2020	\$80,403	\$73,282	\$76,619



DRIVE TIMES

Phoenix Sky Harbor
International Airport **12 minutes**

Old Town
Scottsdale **3 minutes**

Downtown
Phoenix **16 minutes**

Downtown
Tempe **5 minutes**

CONTACT

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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.