

Bahia Corporate Center

9363 E. BAHIA DRIVE | SCOTTSDALE, AZ 85260

FOR SALE & FOR LEASE



LEVROSE
COMMERCIAL REAL ESTATE

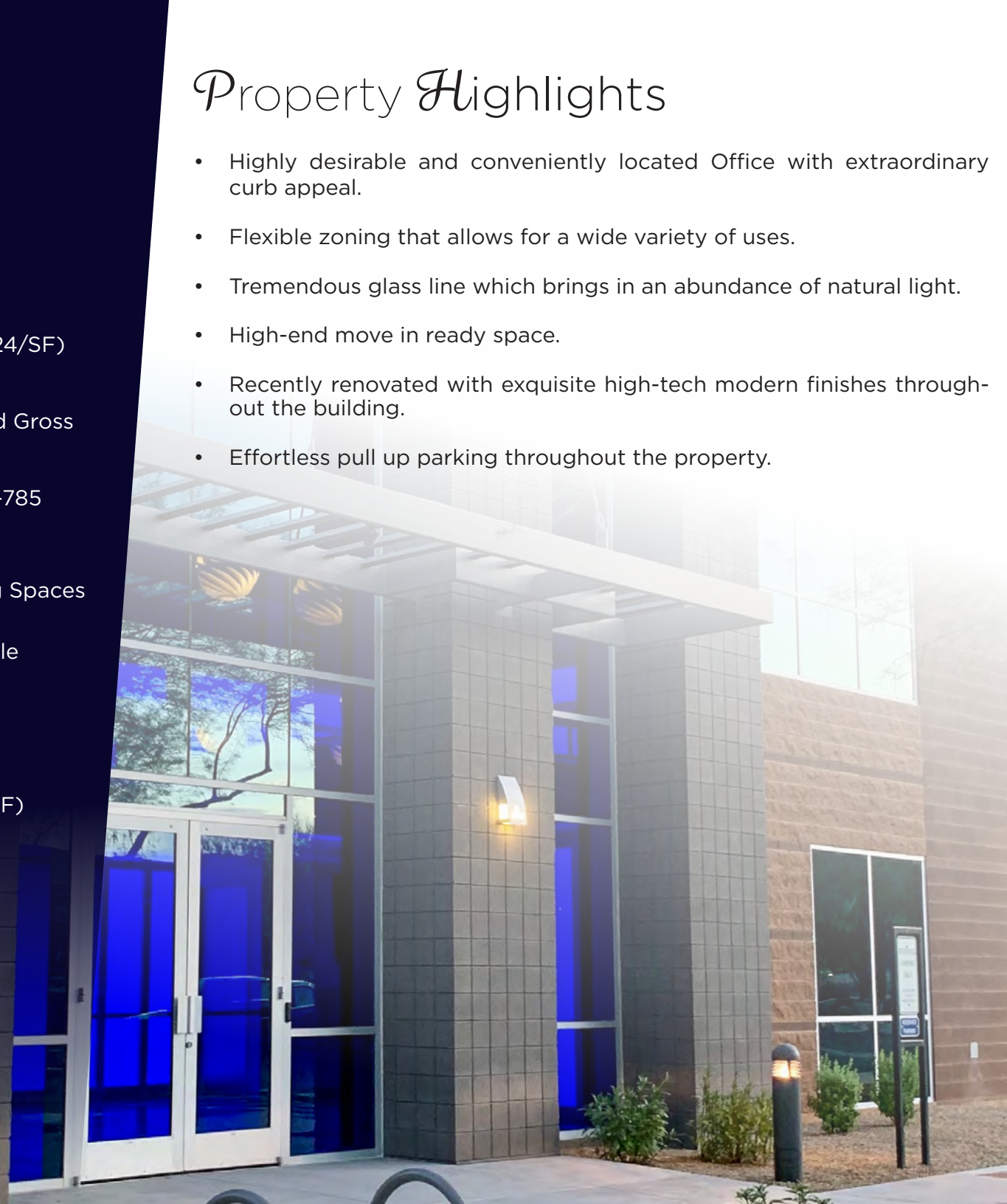


Offering Summary

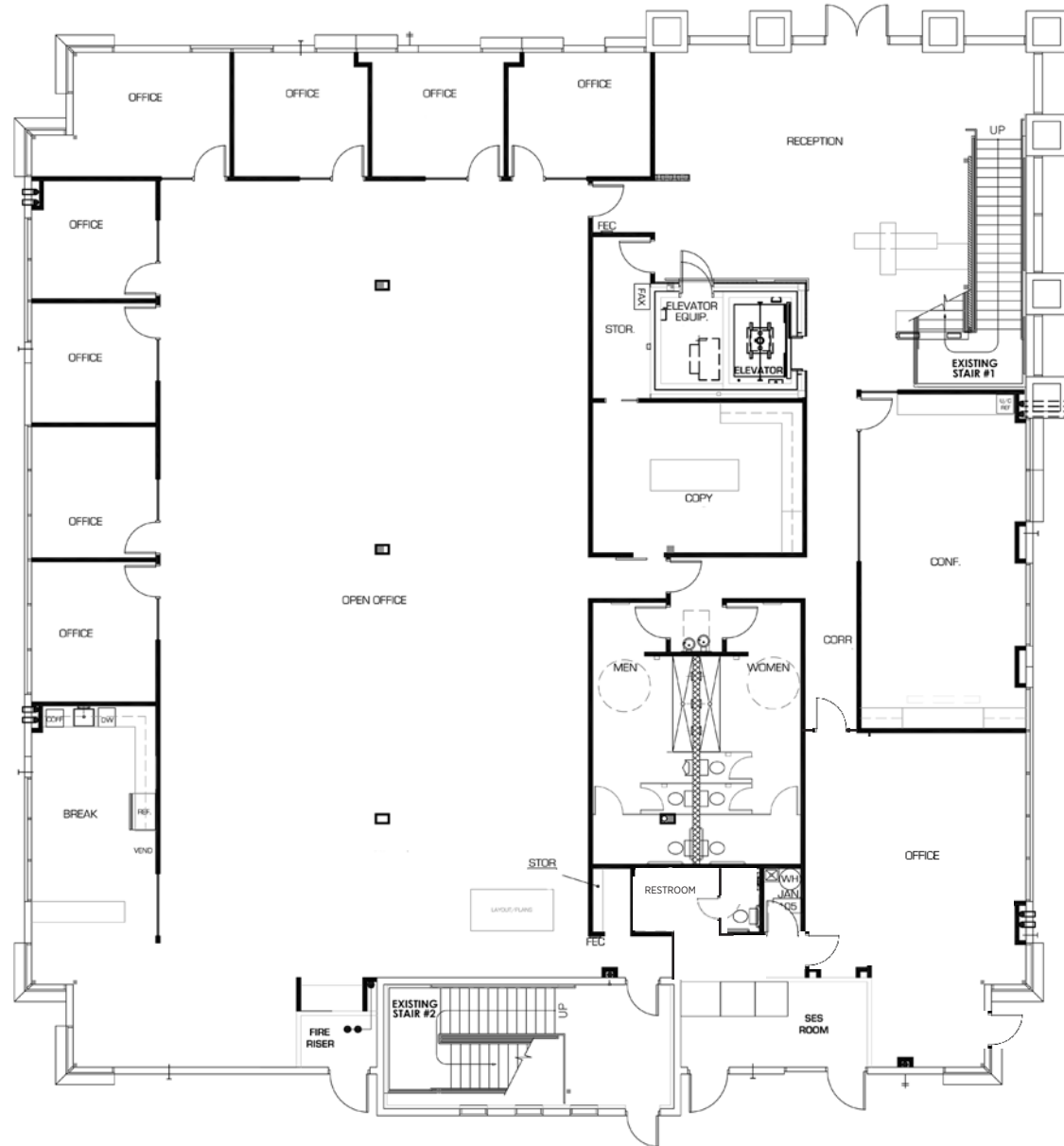
Total Availability:	±19,228 SF
First Floor:	±9,829 SF
Second Floor:	±9,399 SF
Asking Price:	\$5,600,000 (\$291.24/SF)
Lease Rate:	\$25.00/SF Modified Gross
Parcel Number:	217-13-784 & 217-13-785
Parking:	4.0/1,000 SF 22 Covered Parking Spaces
Zoning:	I-1, City of Scottsdale
Year Built/Renovated:	2007/2020
2019 Property Taxes:	\$15,998.78 (\$1.20/SF)

Property Highlights

- Highly desirable and conveniently located Office with extraordinary curb appeal.
- Flexible zoning that allows for a wide variety of uses.
- Tremendous glass line which brings in an abundance of natural light.
- High-end move in ready space.
- Recently renovated with exquisite high-tech modern finishes throughout the building.
- Effortless pull up parking throughout the property.

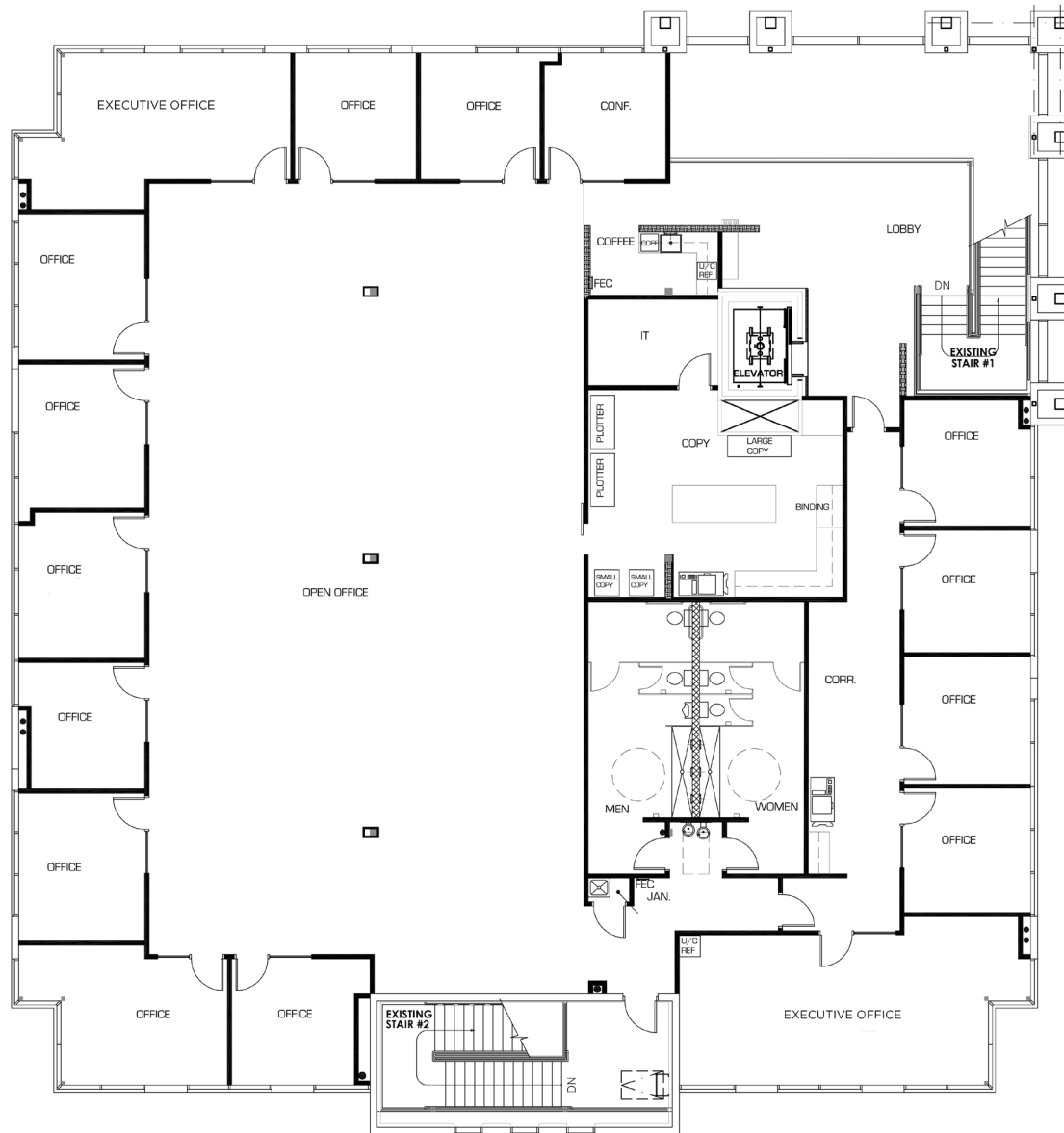


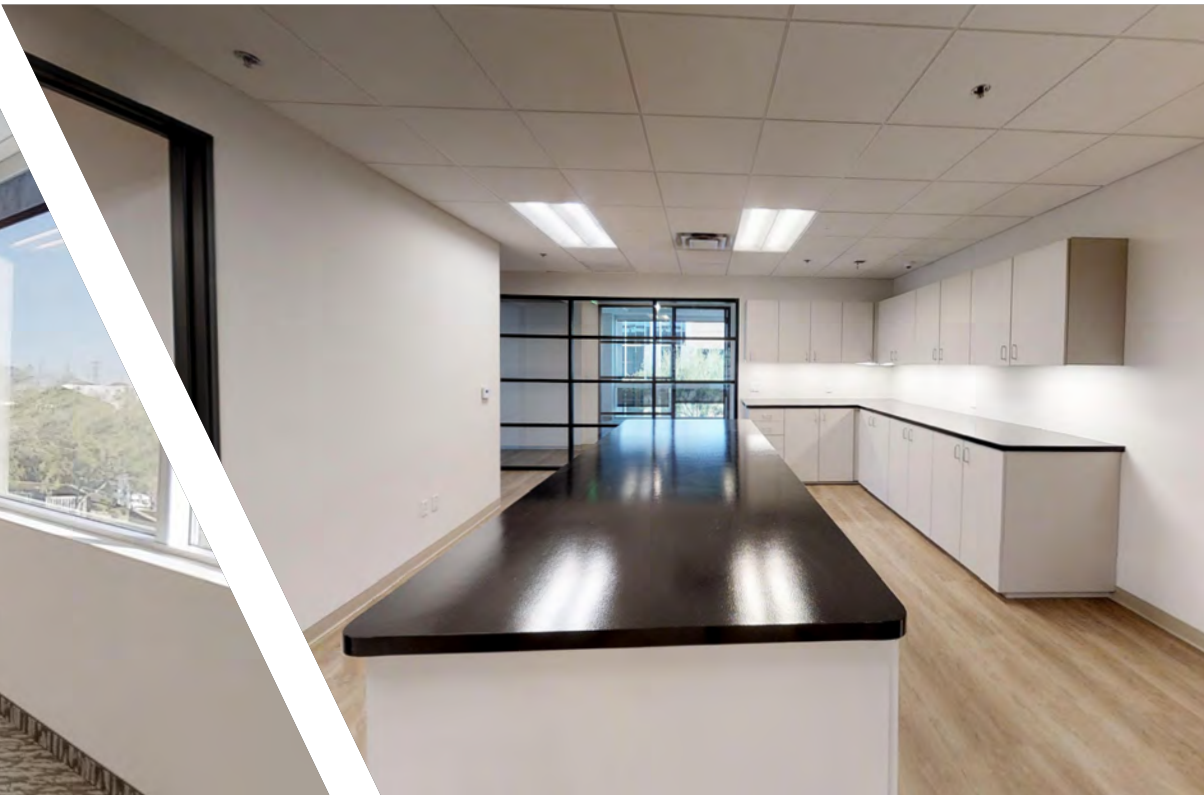
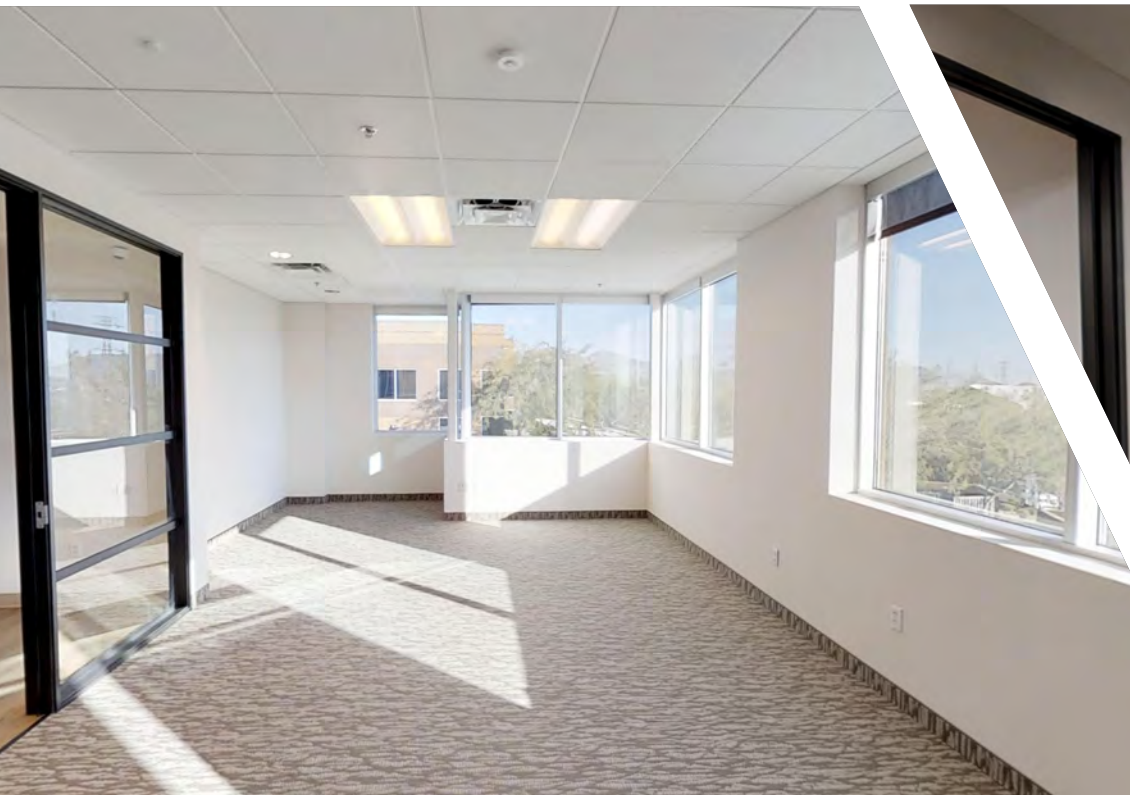
1st Floor - ±9,829 SF





2nd Floor - ±9,399 SF





VIEW VIRTUAL TOUR





SITE

WESTWORLD

E. BELL ROAD

LOOP 101

E. FRANK LLOYD WRIGHT BLVD

SCOTTSDALE AIRPORT

BENIHANA
MAGGIANO'S LITTLE ITALY
the Habit BURGER GRILL
CHARLESTON'S RESTAURANT
CARRABBA'S ITALIAN GRILL
TRADER JOE'S
SUBWAY
IN-N-OUT BURGER

BOSTON MARKET
TARGET
TJ-maxx
Cafe Rio MEXICAN GRILL
ROSS DRESS FOR LESS
Jamba Juice
STREET'S OF New York PIZZA PASTA SLIS

BEST BUY
FOUR PEAKS Brewing Company
Rubio's FRESH MEXICAN GRILL
BIG CITY Bagels & Deli
O.H.S.O. EATERY + nanoBREWERY
ARRIBA MEXICAN GRILL
Peter Piper
WAL*MART **WILDFLOWER**

KNEADERS BAKERY & CAFE
Dutch Bros. Coffee
Forty Eight BREWERY
THE HOME DEPOT
MOTOR HARLEY-DAVIDSON CYCLES
Pastries N' Chaat DELICACIES FROM INDIA
savers

Location Highlights



IMMEDIATE ACCESS TO LOOP 101 FREEWAY



40 RESTAURANTS & 5 GROCERY STORES WITHIN 1 MILE



30 RETAIL STORES WITHIN 1 MILE



MINUTES FROM SCOTTSDALE AIRPORT

Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2019	8,481	53,785	135,642
2024	9,145	58,124	145,859



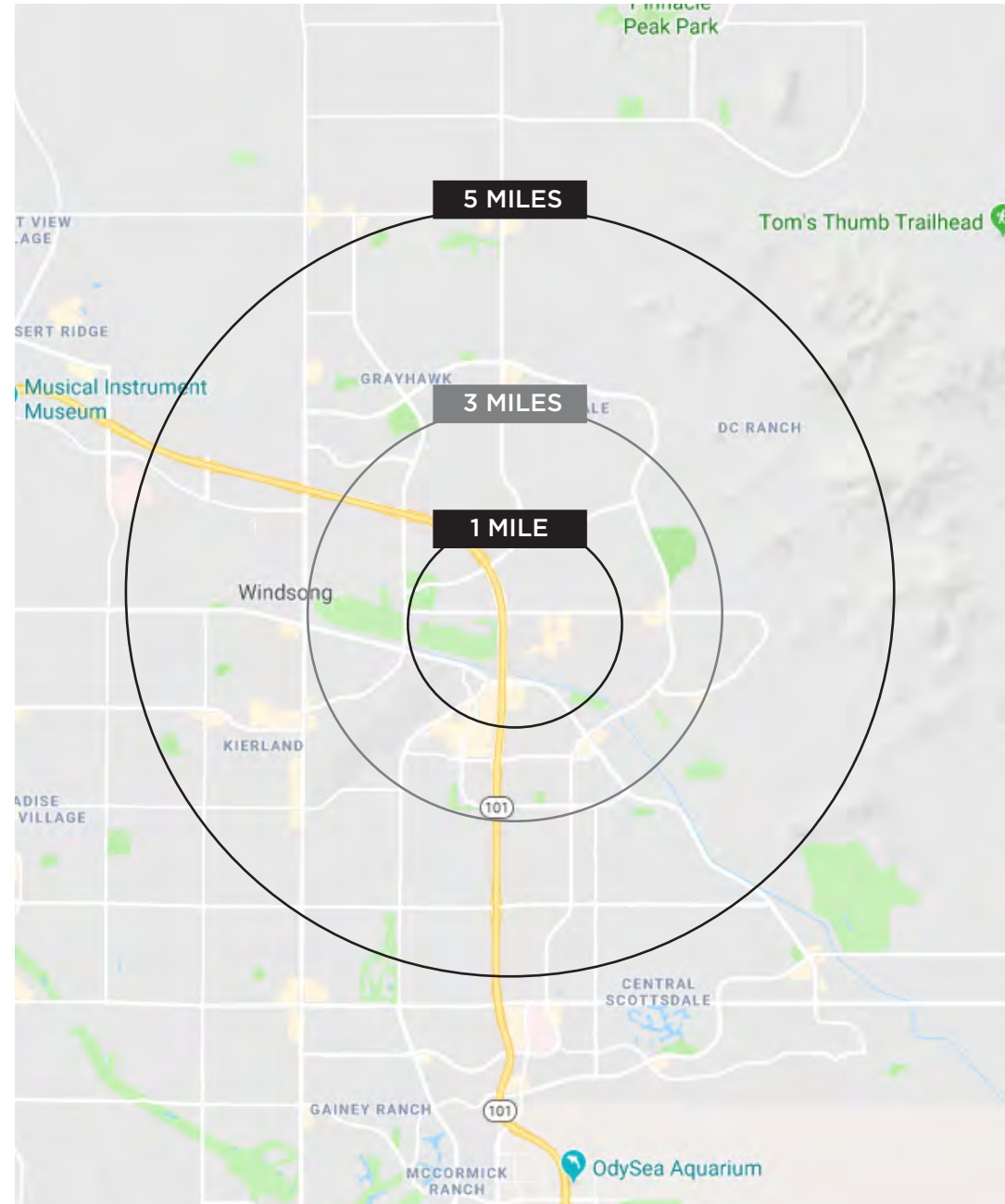
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2019	3,913	23,133	58,553
HH Growth 2019-2024:	7.18%	7.36%	7.01%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2019	\$115,933	\$135,898	\$129,821



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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