



FOR SALE | OFFICE

New Leaf Office

1200 N 77th St | Scottsdale, AZ 85257

PRESENTED BY:

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Executive Summary

1200 N 77th St | Scottsdale, AZ 85257

PROPERTY DESCRIPTION

The property consists of two buildings totaling about 33,000 SF. The two structures are on a 104,021 SF lot. The property has a large, paved parking lot out front that has more than enough spaces for all tenants and their clients. There is ample common/recreational area with luxurious potential and a beautiful green park behind the property.

This property is located to the Southeast of N Hayden Rd & E McDowell Rd. The buildings are strategically placed off the main streets to provide the perfect ratio of privacy for business and visibility for new clients.



PROPERTY HIGHLIGHTS

- Prime Office Space
- Plenty of Convenient Parking
- Close Freeway Access
- Large Lot
- Densely Populated Area

OFFERING SUMMARY

Sale Price:	\$5,500,000
Lot Size:	2.388 Acres
Building Size:	30,900 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,469	39,007	102,443
Total Population	14,561	86,878	240,043
Average HH Income	\$53,423	\$58,082	\$62,080



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Ample Parking With Easy Access At End Of Culdesac

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33,000 SF Building On A 2.88 Acre Lot

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Highly Desired Location Adjacent To Vista Del Camino Park

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Excellent Development Location

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With its Prime Location, there is Extreme Potential for Future Developmental Opportunities

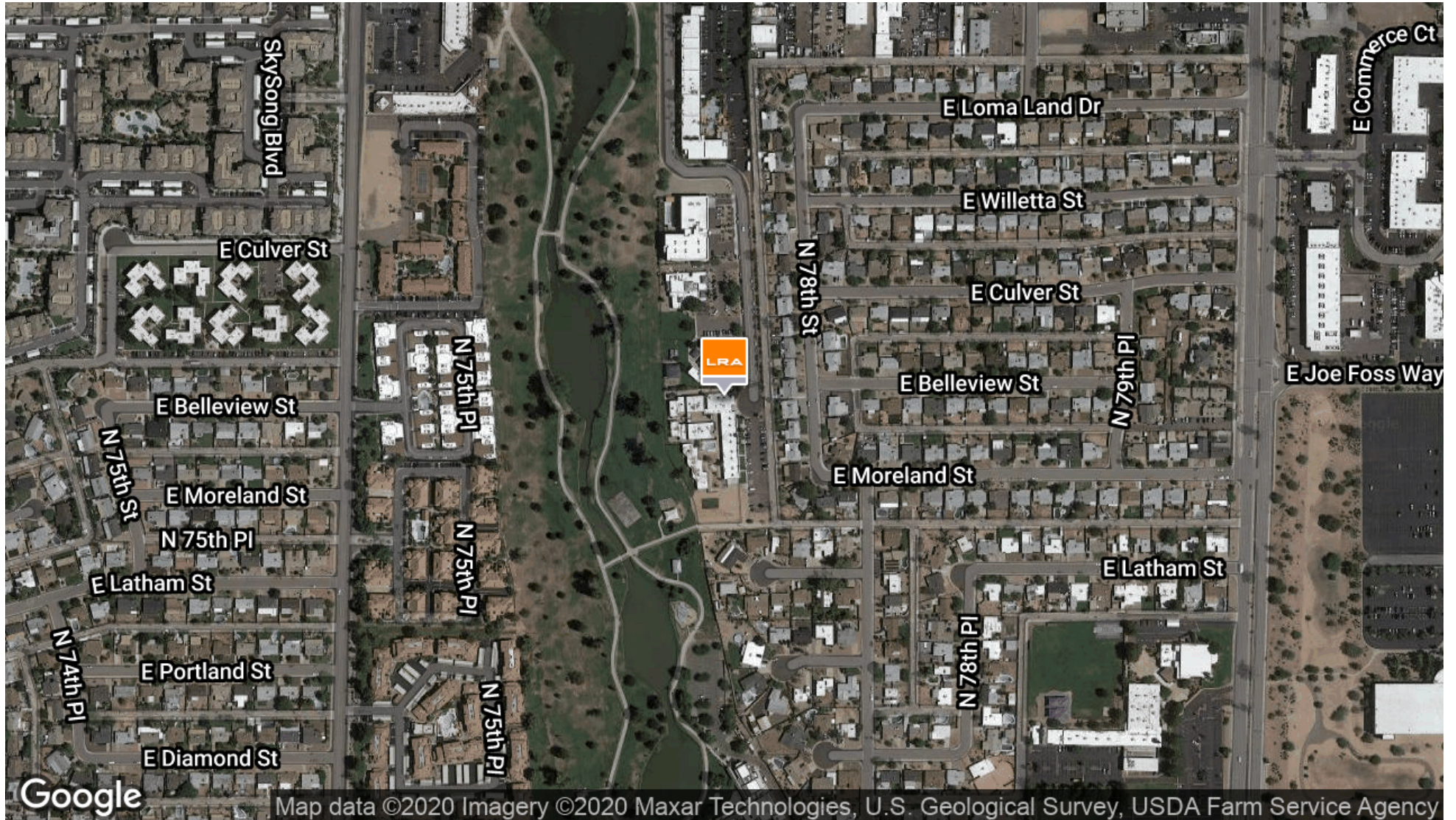
www.lrarealestate.com

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Aerial View

1200 N 77th St | Scottsdale, AZ 85257



Google

Map data ©2020 Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Demographics

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,561	86,878	240,043
Average age	36.6	35.4	33.5
Average age (Male)	34.7	34.5	33.1
Average age (Female)	38.1	36.3	33.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,469	39,007	102,443
# of persons per HH	2.3	2.2	2.3
Average HH income	\$53,423	\$58,082	\$62,080
Average house value	\$234,587	\$261,231	\$325,270

* Demographic data derived from 2010 US Census

