



FOR SALE

# MIRAGE CROSSING

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10575 N. 114th St.  
Unit #103  
Scottsdale, AZ 85259



**LISTED BY:**

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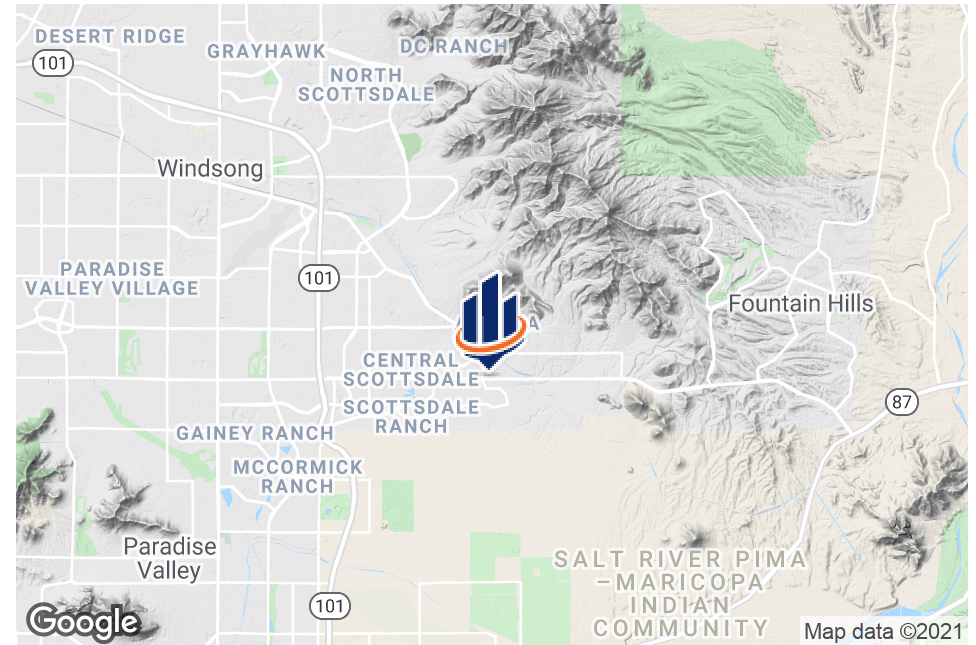
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## OFFERING SUMMARY

UNIT SIZE:	±3,025 SF
SALE PRICE:	<b>\$420,000</b>
PRICE / SF:	\$138.84
2019 TAXES:	\$5,764.68
2020 CAMS:	\$749.51 Monthly
ZONING:	S-R
MARKET:	Scottsdale
SUBMARKET:	Central Scottsdale
VPD:	±35,245
APN:	217-56-862

## PROPERTY HIGHLIGHTS

- Office Condo for sale | 10 Offices, Reception, Conference Room, Full Kitchen, Ample Storage
- Move-In ready
- Central Interior Hallway and common area restrooms
- Sufficient Parking Available 5.00 / 1,000 Ratio
- Includes 8 Covered Parking Spots
- Premiere Central Scottsdale Location
- Easy access to Loop-101 / SR-87



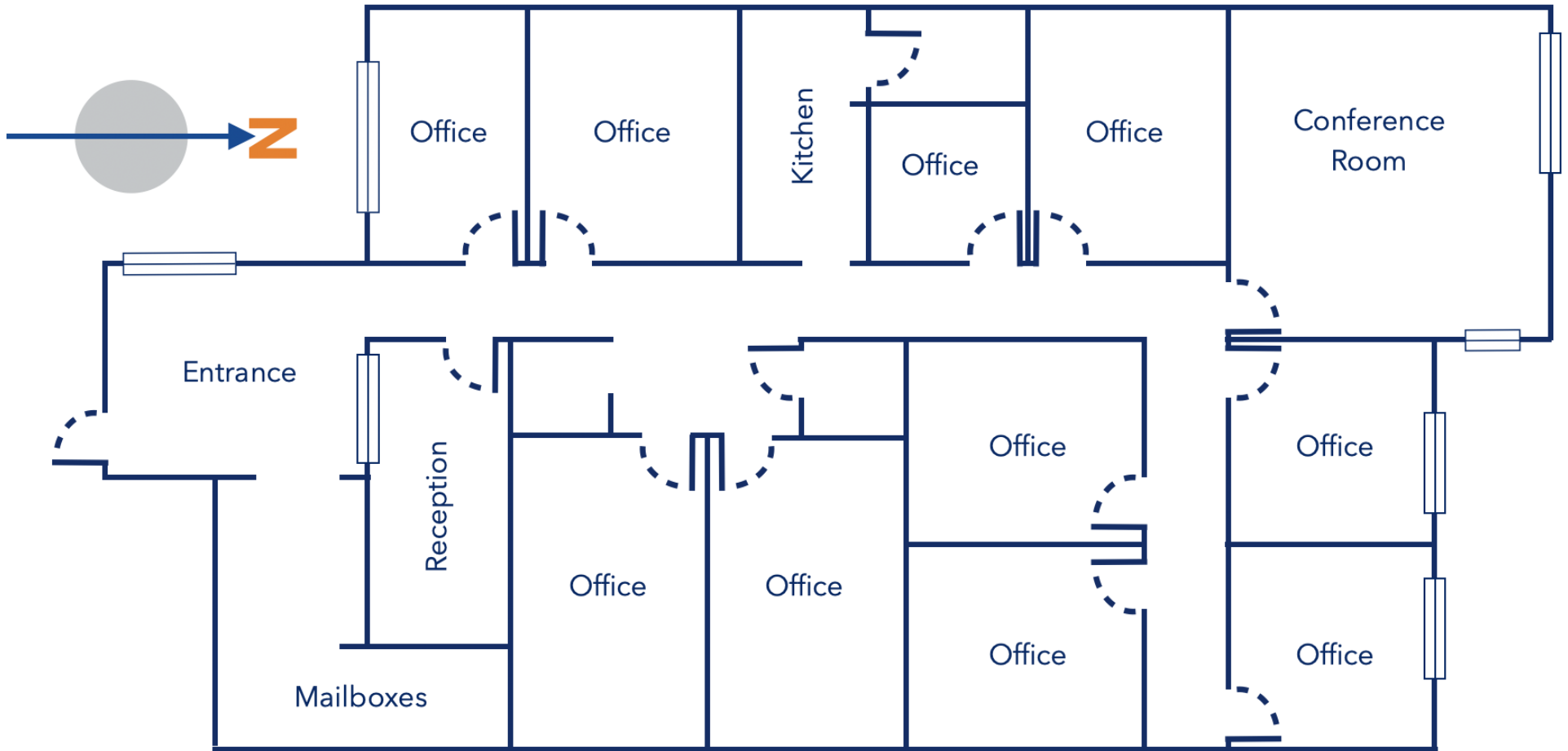
## PROPERTY DESCRIPTION

SVN Desert Commercial Advisors, as the sole representative of the Owner, is pleased to offer for Sale unit #103 within the Mirage Crossing office condominium. This first floor, 3,025 SF office space is plug and play for any business. The property is currently operating as an executive office setup but will be sold as an owner-user opportunity. With easy access immediately off the western entrance to the building and a north-facing exposure to Shea Blvd this office condo is ideally suited for a small business that is looking to operate in the Scottsdale / Fountain Hills part of the valley.



## LOCATION DESCRIPTION

Located on the signalized intersection of N. Frank Lloyd Wright Blvd and E Shea, this condo has a great location right on the main arterial from Scottsdale into Fountain Hills. Within the immediate proximity of the building are multiple desirable retail destinations, including; Mountainside Fitness, Blue Adobe Sante Fe Grille, Rosatti's, Cold Beer and Cheeseburgers, and Albertsons. In addition, the property is minutes away from Frank Lloyd Wright's Taliesin West, Mayo Clinic's East Scottsdale Campus, and lies within the same complex as The Arizona Culinary Institute.



Floor plan is approximate and not to scale.



## SCOTTSDALE, AZ

Scottsdale, Arizona is one of the most prized and well-known cities in the state. Located just east of downtown Phoenix, Scottsdale is most known for its Spa resorts, incredible shopping and hospitality, outdoor recreation, and world-famous golf courses. Scottsdale provides a perfect community for the live, work, play lifestyle. Scottsdale makes its name in business by being home to multiple Fortune 500 companies, such as GoDaddy, Benchmark Electronics, Magellan Health, Maritage Homes, and more. In addition, Scottsdale boasts more than 500 restaurants, 30 nightclubs, 47 amazing golf courses, over 70 resorts and hotels, and hundreds of acres of outdoor hiking and biking trails. With a large emphasis on tourism, Scottsdale prides itself on hosting year-round special events like the Waste Management Phoenix Open, Barrett-Jackson Collector Car Auction, Men's Tennis Classis, Scottsdale Art Festival and Spring Training for The Arizona Diamondbacks and Colorado Rockies which attracts millions of visitors each year.

## SCOTTSDALE RANKINGS

- #1 City to Live an Active Lifestyle - Wallethub, 2016
- #1 Place to Raise Children - Mylife.com
- #8 Best Places to Launch a Startup in U.S. - Datafox.com
- #6 Safest City in America - Law Street Media
- #7 Top 10 Tech-Savvy Cities in U.S. - Center for Digital Government
- #36 Healthiest Housing Market in the U.S. - Wallethub.com



## SCOTTSDALE EMPLOYMENT

Scottsdale is home to a wide variety of employers from small locally owned start-ups to large Fortune 500 Companies. Due to being recognized as a prime location for tourists, a large chunk of Scottsdale's labor force [39%], is focused on tourism. In addition, Scottsdale is a prominent hub for healthcare, technology, education, and government. Built out of historic roots, the city has seen a good amount of revitalization over the past few years. Today, Scottsdale focuses on economic development and local business investment, as well as being home to a few major company headquarters, including PXG Golf, Fender Musical Instruments, Barrett Jackson, GoDaddy, and Axon International, to name a few. Combine this with Scottsdale's entrepreneurial and small business support, its proximity to Phoenix and its vast employer base and it's easy to see why Scottsdale was ranked the "#8 Best Place to Launch a startup in the U.S." by Datafox.com

## MAJOR EMPLOYERS

	# OF EMPLOYEES
HONORHEALTH	11,600
RURAL/METRO	7,000
GODADDY	5,990
MAYO CLINIC	5,067
GENERAL DYNAMICS	3,050
SCOTTSDALE SCHOOL DISTRICT	2,583
VANGUARD	2,500
CITY OF SCOTTSDALE	2,148



## RESTURANTS & ENTERTAINMENT

Scottsdale is well known for its wide variety of entertainment and fine dining experiences. Home to more than 500 restaurants and 30 nightclubs, Scottsdale provides more options for entertainment than any other city in Arizona. People from all over the world travel to Scottsdale to experience its wide variety of unique, and beautiful restaurants and nightlife, ranging all the way from locally owned boutiques to world class dining. Scottsdale combines dining and entertainment with multiple venues, such as Topgolf, The W Scottsdale, Talking Stick Resort and Casino and the future Caesars Republic Scottsdale



## SPORTS

Not a city to hide their love fo sports each year millions of visitors travel to Scottsdale to experience attractions like spring training, golf and occasionally a Superbowl party or two. Scottsdale is home to three baseball spring training programs. The Salt River Fields at Talking Stick, an 11,000 seat spring training facility is home to the Arizona Diamondbacks and the Colorado Rockies and Old Town Stadium is home to The San Francisco Giants. Additionally, TPC Scottsdale is home to not only The Waste Management Phoenix Open but also the storied 16th hole. Now officially known as 'The loudest hole in Golf' for its frequent hole-in-ones.



## GOLF

Well known as 'America's best Place to Live for Golf' Scottsdale is home to 47 golf courses ranging from championship tournament facilities to municipal courses. Millions of people from all over the world visit Scottsdale each year to get a chance to play at some of these courses. Each year, Scottsdale hosts the Waste Management Phoenix Open in late January / early February at the TPC of Scottsdale Stadium Course, which historically draws the largest crowds of any course or competition on tour.



## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,564	36,056	92,845
AVERAGE AGE	38.3	44.0	43.8
AVERAGE AGE (MALE)	38.6	44.3	43.3
AVERAGE AGE (FEMALE)	38.0	43.6	44.0

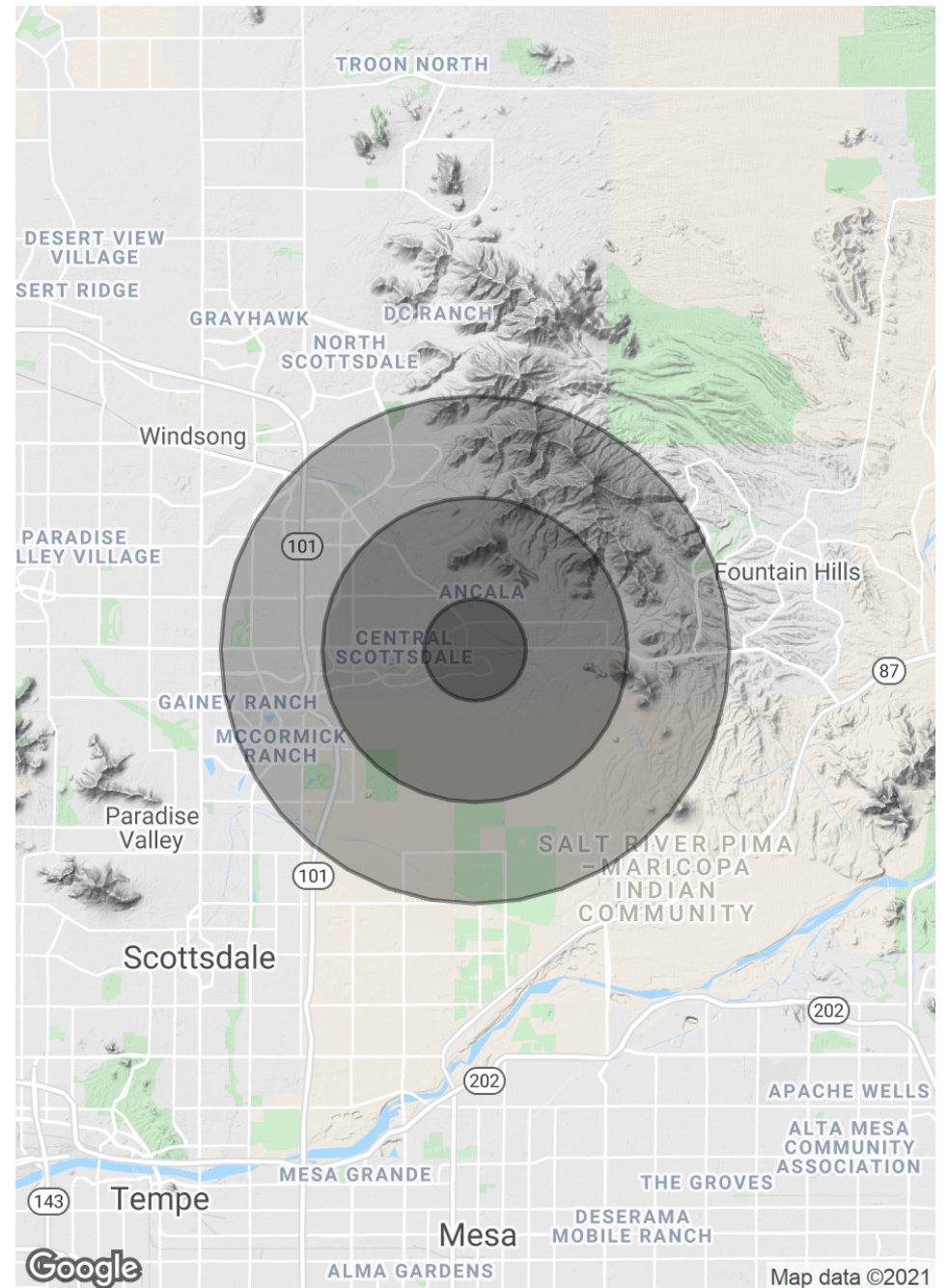
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,051	15,692	41,627
# OF PERSONS PER HH	2.1	2.3	2.2
AVERAGE HH INCOME	\$98,501	\$132,878	\$119,367
AVERAGE HOUSE VALUE	\$596,859	\$642,401	\$586,149

\* Demographic data derived from 2010 US Census

## HOUSING STATS

	85259
MEDIAN LIST PRICE (\$)	\$716,759
MEDIAN LIST PRICE (PSF)	\$252
MEDIAN LIST PRICE (YOY)	6.2%
LIST PRICE FORECAST (%)	{0.5%}
ACTIVE LISTINGS	168
DAYS ON MARKET	60 Days
DAYS ON MARKET (YOY)	2.0%
RENTAL AVERAGES (\$)	\$2,700
RENTAL AVERAGES (YOY)	8.0%





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