

LEVROSE
COMMERCIAL REAL ESTATE



9280

Plug & Play Office Condo

FOR SALE | 9280 E RAIN TREE DR | SUITE 104 | SCOTTSDALE, AZ 82560

OFFERING DETAILS



PRICE

\$995,000 (\$309.87/SF)



AVAILABLE

Suite 104: ±3,211 SF



PARKING

4.00/1,000 SF
(4 Covered Reserved Spaces)



ZONING

C-O, City of Scottsdale
([View Code of Ordinances](#))



PARCEL NUMBER

217-15-960B



YEAR BUILT

2000



FURNITURE

Negotiable

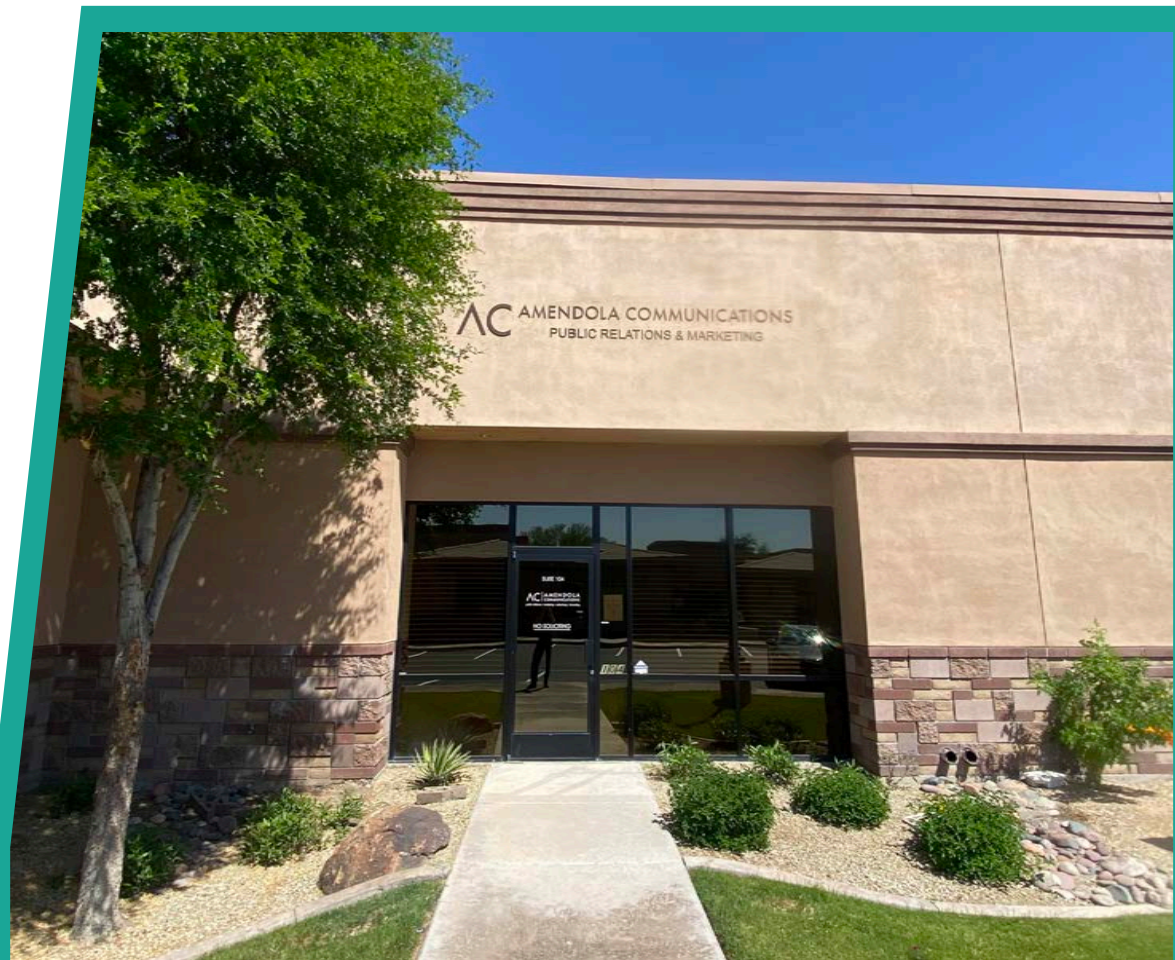


2020 TAXES

\$6,651.38 (\$2.26/SF)

PROPERTY HIGHLIGHTS

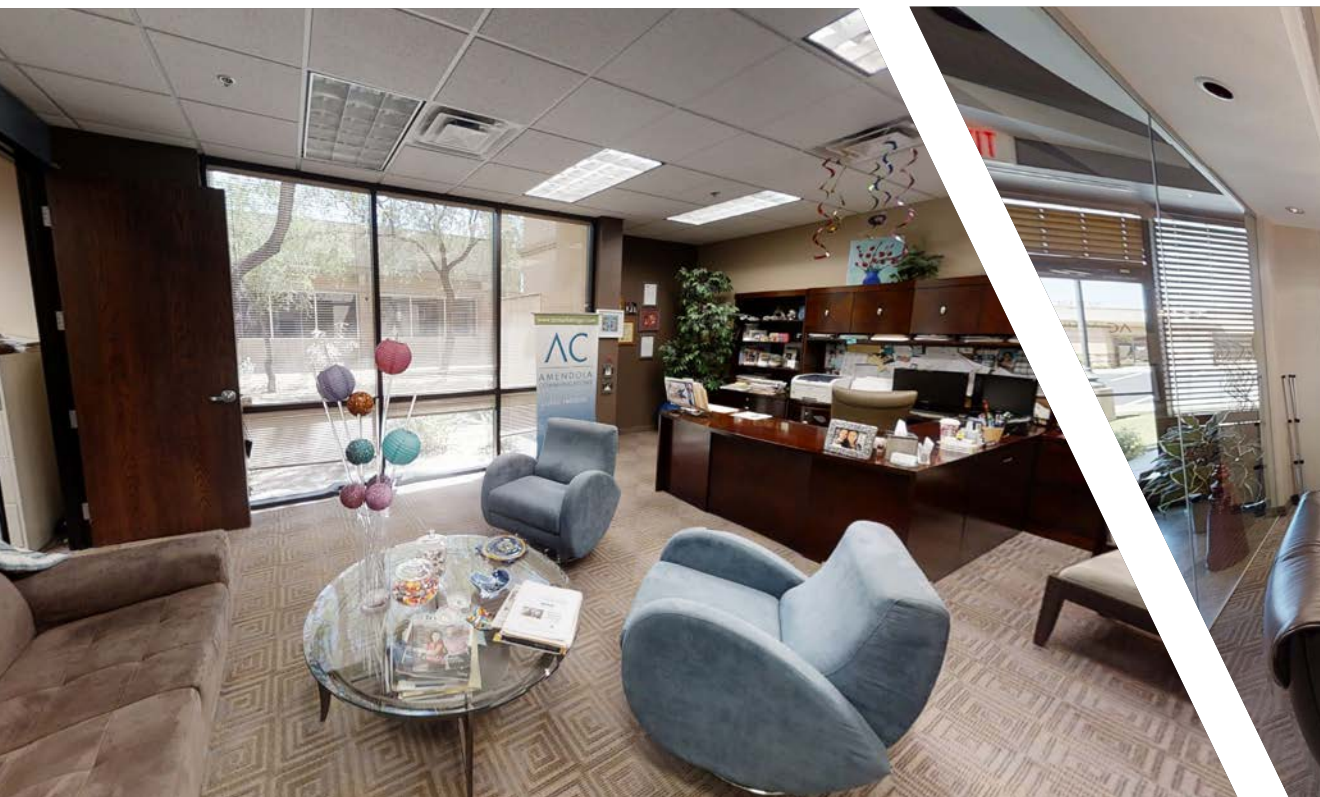
- Effortless Pull Up Parking Throughout the Property
- Incredible Owner/User Opportunity
- Efficient Floor Plan Consisting of Tasteful Interior Finishes
- Prominent Building Signage
- Tremendous Glass Line
- Opportunity to be Delivered Fully Furnished



FLOOR PLAN

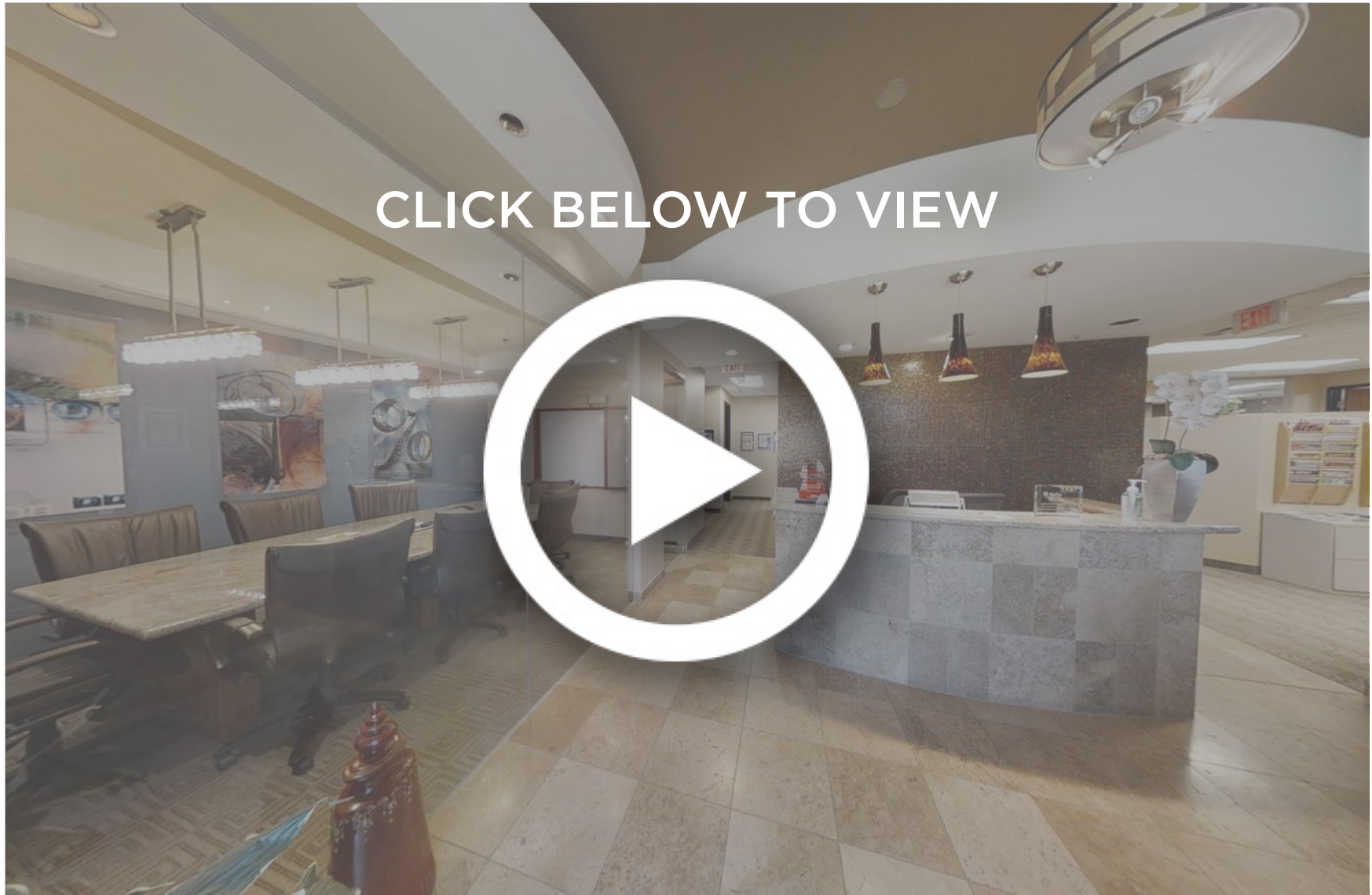
Suite 104: ±3,211 SF





VIRTUAL TOUR

CLICK BELOW TO VIEW

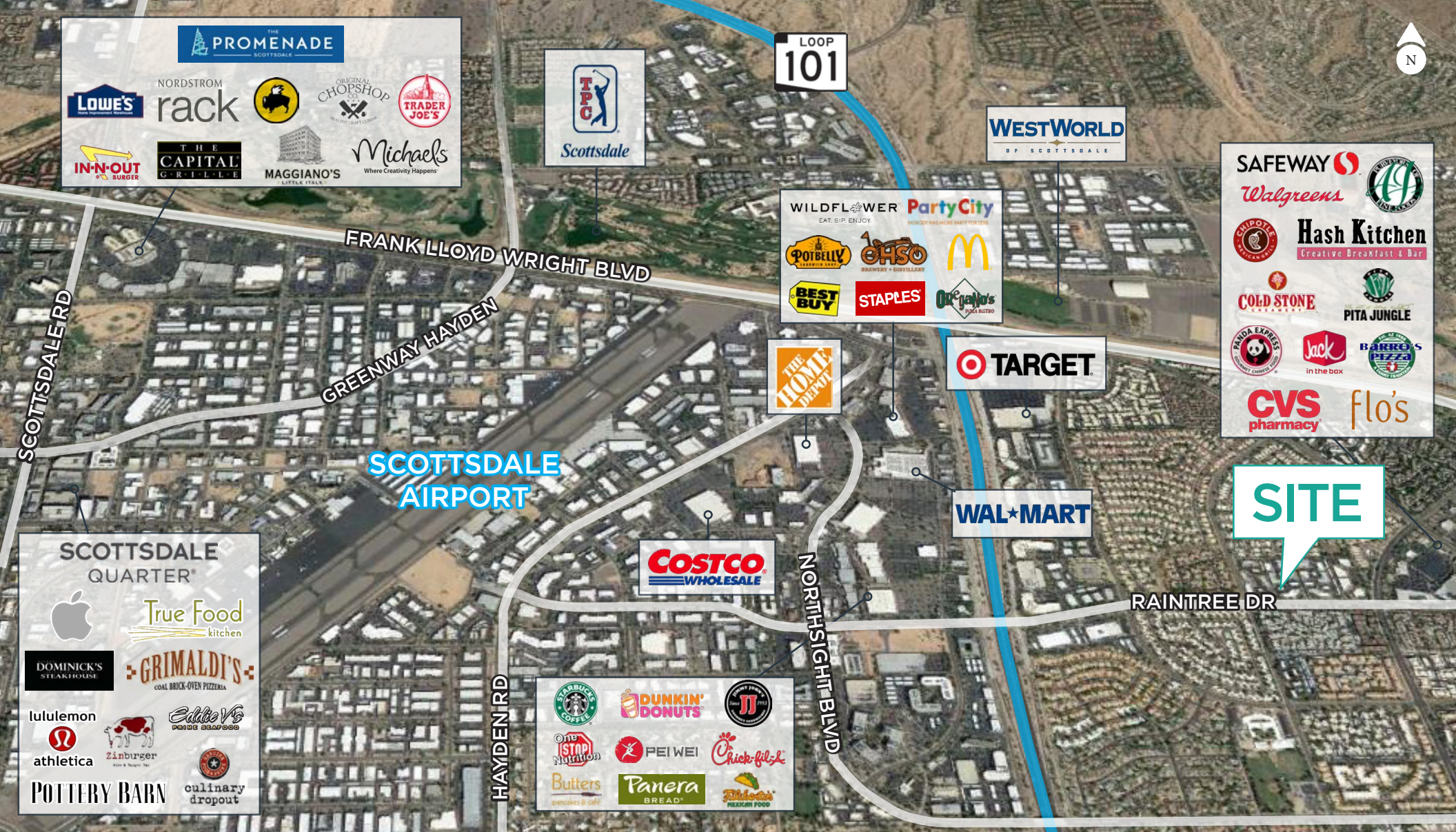


YEAR ONE CASH FLOW

	ANNUAL	MONTHLY	PSF
Association Fees	\$8,622.60	\$718.55	\$2.69
Real Estate Taxes (2020)	\$6,651.38	\$554.28	\$2.07
Electric	\$2,640.00	\$220.00	\$0.82
Insurance	\$2,093.00	\$174.42	\$0.65
⁽¹⁾ Repairs & Maintenance	\$500.00	\$41.67	\$0.16
Security (Safeguard)	\$110.00	\$9.17	\$0.03
TOTAL EXPENSES	(\$20,506.98)	(\$1,708.92)	(\$6.39)

⁽¹⁾ Estimated Expense

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THE PROMENADE
SCOTTSDALE

NORDSTROM
rack

LOWE'S **TRADER JOE'S**

IN-N-OUT BURGER **THE CAPITAL GRILL** **MAGGIANO'S LITTLE ITALY** **Michaels** Where Creativity Happens

T.P.C.
Scottsdale

LOOP 101

WESTWORLD
OF SCOTTSDALE

WILDFLOWER PartyCity
EAT. SIP. ENJOY. HOWDY HAS MORE PARTY POTENTIAL

POTBELLY **OHIO** **McDonald's**

BEST BUY **STAPLES** **On the Border MEXICAN RESTAURANT**

SAFeway **Walgreens** **CVS pharmacy**

Hash Kitchen Creative Breakfast & Bar

CHIPOTLE **COLD STONE** **PITA JUNGLE**

Jack in the box **BARRO'S PIZZA** **flō's**

FRANK LLOYD WRIGHT BLVD
GREENWAY HAYDEN

SCOTTSDALE AIRPORT

THE HOME DEPOT

TARGET

WAL*MART

SITE

SCOTTSDALE QUARTER

Apple **True Food kitchen**

DOMINICK'S STEAKHOUSE **GRIMALDI'S COAL BRICK-OVEN PIZZERIA**

lululemon **athletica** **POTTERY BARN**

Eddie V's **Zinburger** **culinary dropout**

COSTCO WHOLESALE

STARBUCKS COFFEE **DUNKIN' DONUTS** **JJ**

One Stop Nutrition **PEI WEI** **Chick-fil-c**

Butters **Panera BREAD** **Flourish**

HAYDEN RD

NORTHSIGHT BLVD

RAINTREE DR

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



SITE

LOOP 101



SCOTTSDALE AIRPORT

DRIVE TIMES

8 MIN

To Scottsdale Airport

14 MIN

To Old Town Scottsdale

20 MIN

To Phoenix Sky Harbor

22 MIN

To ASU Tempe Campus

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2020	14,673	60,899	150,490
2025	15,535	65,113	161,449



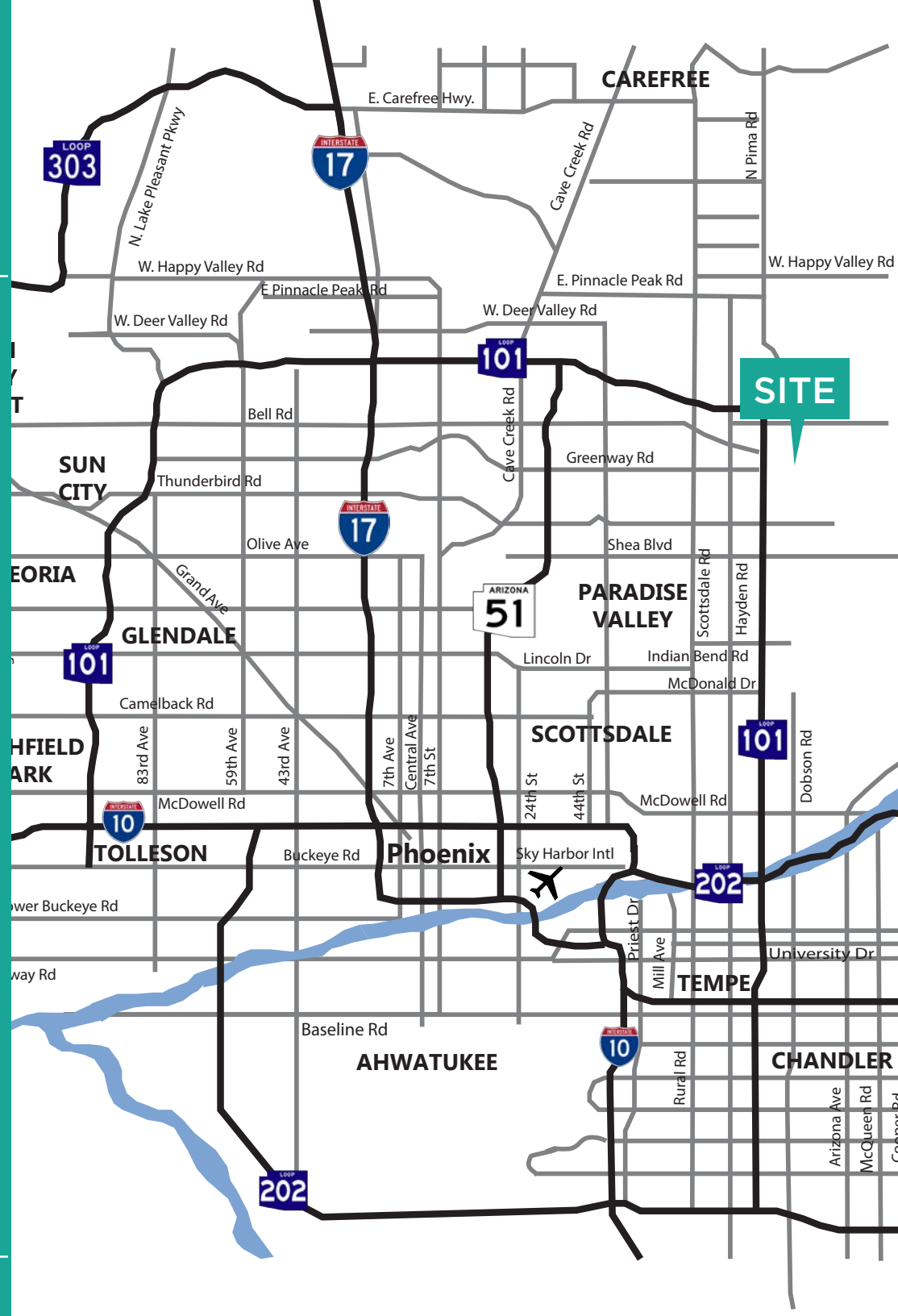
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2020	7,295	25,928	65,529
HH Growth 2020-2025:	1.0%	1.2%	1.4%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2020	\$110,283	\$139,056	\$136,474



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