

8134 E INDIAN SCHOOL RD

SCOTTSDALE, AZ 85251

OFFICE | RETAIL OWNER/USER OPPORTUNITY



PRICE REDUCTION

\$1,150,000

MOTIVATED SELLER

BRING ALL OFFERS



EXCLUSIVE CONTACTS

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CSRFAC International

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SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

Building Information

Address	8134 E Indian School Rd Scottsdale, AZ 85251
Year Built	1986
Total Square Feet	3,473
Parking Ratio	3.46/1,000 SF
Parking Spaces	12
Parcel No.	173-54-003X
Zoning	C-1, City of Scottsdale

Demographics

Source: CoStar	1 MI	3 MI
Population (2018)	19,954	92,323
Households	10,309	44,208
Average Age	40.50	41.70
Median HH Income	\$59,689	\$63,153

SALE PRICE

Sale Price	\$1,150,000
Price per SF	\$331.13

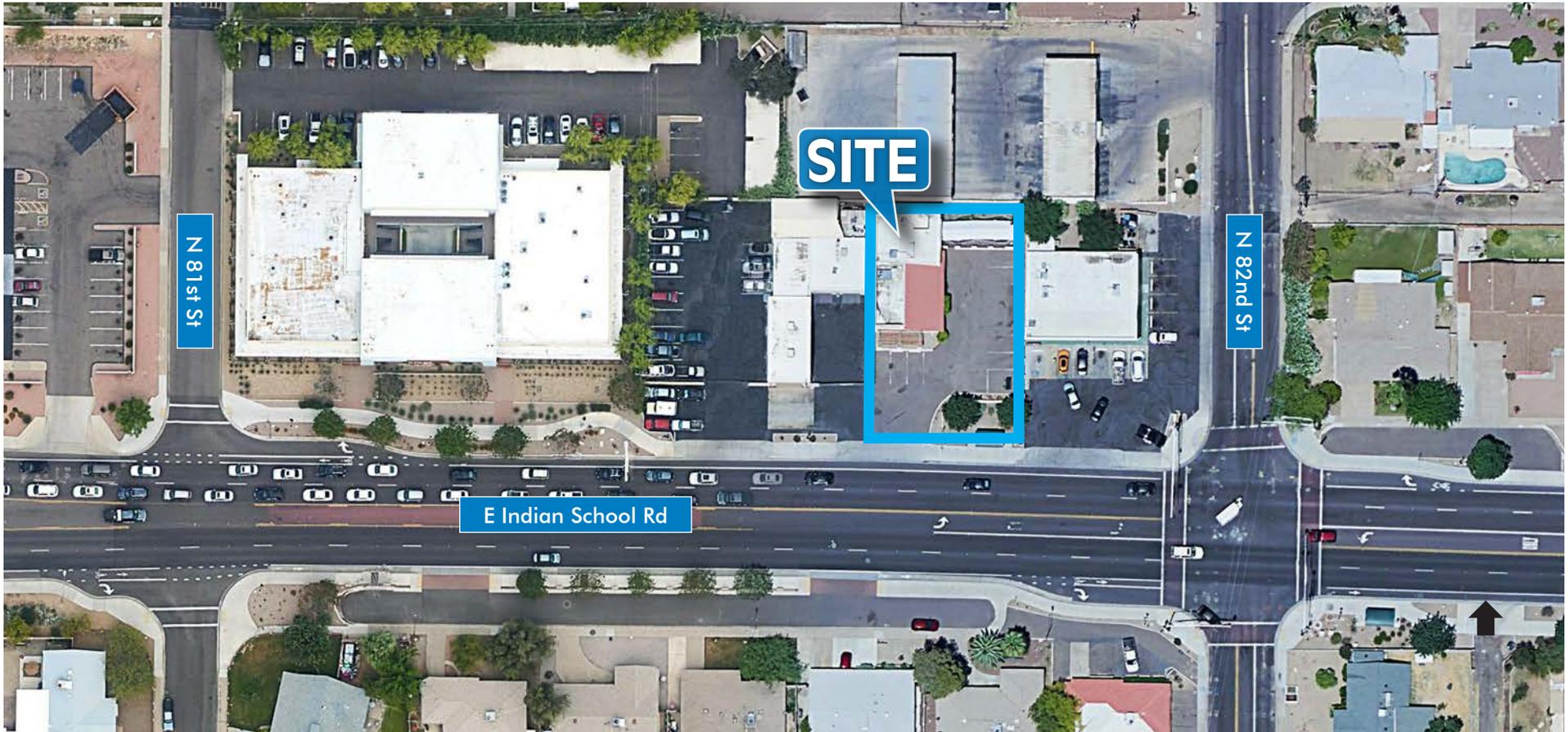
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Building Features

- Over 38,400 vehicles per day travel by Indian School Road and 83rd Street
- Premier Signage opportunity on Indian School Road
- Direct Access to Loop 101
- Drive up parking with easy access
- Close proximity to Scottsdale Osborn Medical Center, Hyatt Place and Scottsdale Fashion Square
- Located just minutes from Scottsdale Stadium, home of the San Francisco Giants Spring Training



Aerial View



Traffic Count

Source: CoStar

E Indian School & N 83rd	38,400
N 82nd St & E Mackenzie	30,800

Photos



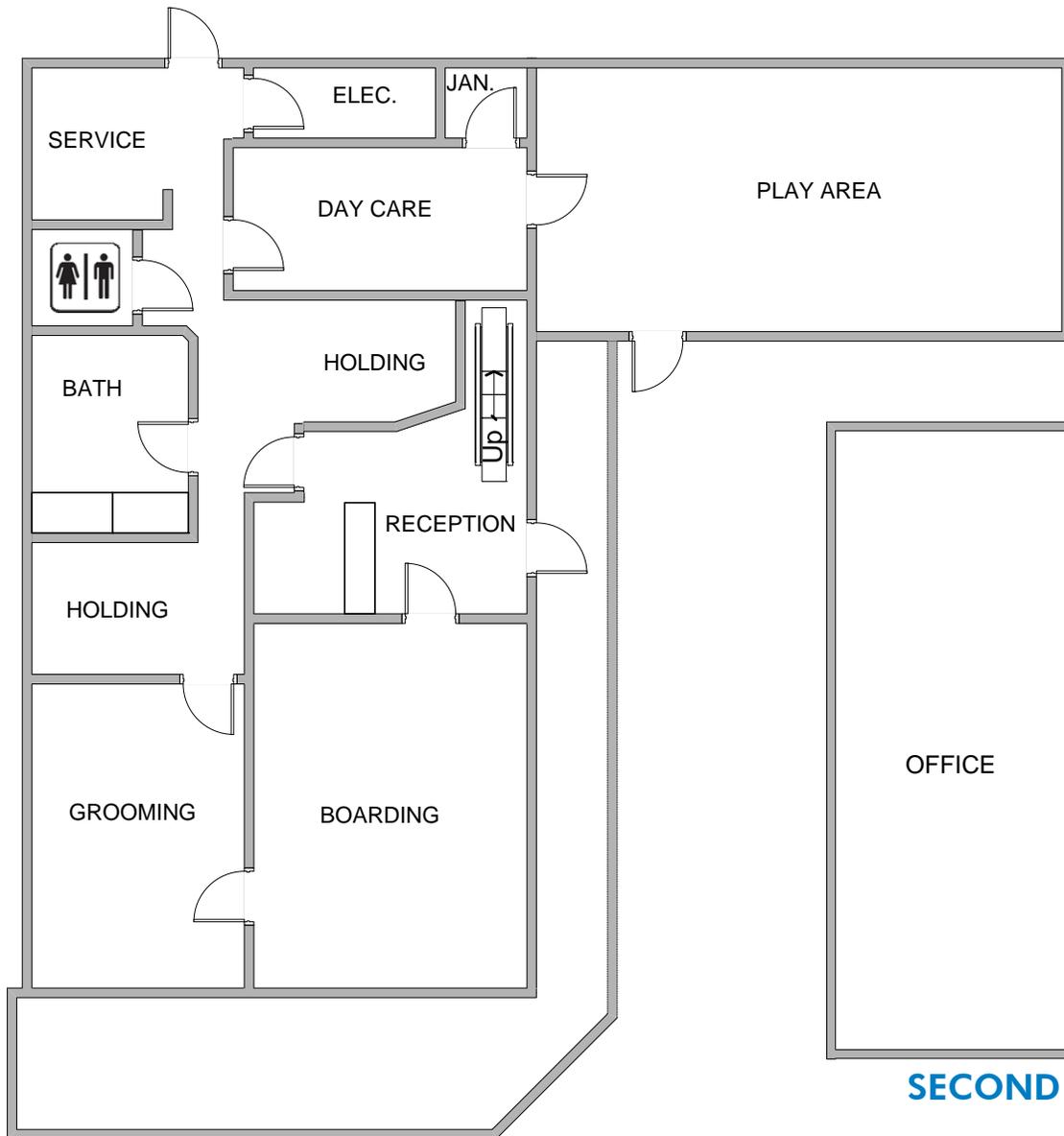
Photos



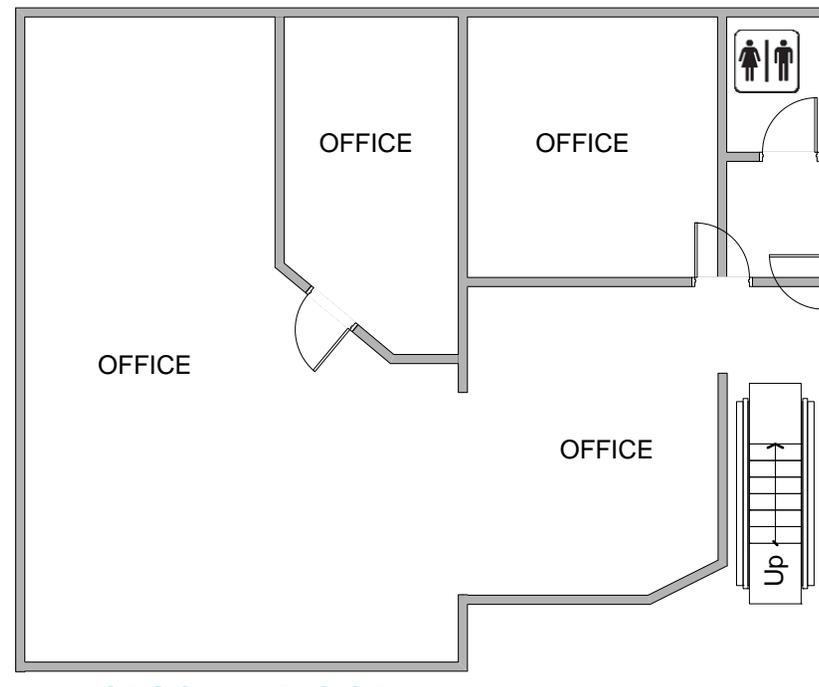
Floor Plans

Building Details

- 2 Story, ±3,473 SF
- Former pet day care
- Reception
- 4 Offices
- 2 Restrooms
- Covered play area



FIRST FLOOR



SECOND FLOOR

About Scottsdale

LOCATIONAL BENEFITS

WHY SCOTTSDALE?

Scottsdale Fashion Square is the largest shopping mall in Arizona and the American Southwest, with approximately 2 million square feet of retail space; it is one of the 30 largest and 10 most profitable malls in the country

Source: Macerich

In a recent report produced by the Trust for Public Land, Scottsdale's parks systems were ranked the highest in Arizona

Source: Trust for Public Lands

The New Times publication named the TPC Scottsdale as Arizona's "Best Golf Course" and Scottsdale Stadium "the Best Place to watch Spring Training"

Source: The New Times 2017

For the 34th consecutive year, Scottsdale has been named a "Tree City USA" as well as earning the "Growth Award" for the 24th year - the most for any community in Arizona

Source: The Arbor Day Foundation

Named the No. 1 city for pet health and wellness and fourth best city to retire in by WalletHub

Source: WalletHub, 2017

Downtown Scottsdale has an 82 percent Walk Score

Source: WalkScore.com

Named the Yelpiest City in the U.S.

Source: Yelp, 2017

Scottsdale is perfectly situated, with mountains, desert and beaches all in less than a day's drive or short flight to other major markets.

Where else can one enjoy over 300 days of sunshine a year, a multitude of outdoor activities, world-class shopping, dining and entertainment options? If you need a change of scenery you are a short 1.5-hour drive from hiking, skiing or sledding in the mountains at Flagstaff or Pinetop-Lakeside. Don't like mountains? You're also a short one-hour flight from the beaches of San Diego or entertainment venues in Las Vegas.

Scottsdale Airport

With 164,058 operations in 2016, Scottsdale Airport is one of the busiest single runway airports in the nation. U.S. Customs "US-VISIT" is available seven days per week and allows visitors from all over the world to visit Scottsdale.

Phoenix Sky Harbor International Airport

Sky Harbor is one of the 10 busiest airports in the United States. More than 120,000 passengers, 1,200 aircraft, and 800 tons of cargo pass through Sky Harbor each day. The airport is served by 15 major airlines with daily nonstop service to 80 domestic and 20 nonstop international destinations. Additionally, Phoenix Sky Harbor Airport is home to two major national airline hubs: American Airlines and Southwest Airlines.

Local Transportation

Scottsdale offers wonderful transit options for its residents, visitors and businesses. Transit services in Scottsdale are provided by Scottsdale's Trolley system and Valley Metro. Scottsdale has four trolley routes to help you get around town. The Scottsdale trolley system is free to ride and connects with Valley Metro's transit system giving you access to the greater Phoenix metro area. Whether you're running errands, shopping, going to one of our premier special events or heading across town, there's a trolley for you. Scottsdale supports the emergence of technology and innovation as we were one of the first communities to welcome autonomous vehicles for testing purposes and the first community in Arizona to welcome dockless bike share.

"Being able to walk to work has been awesome and gives me such a downtown city-living vibe, I can't even remember what it's like to have to deal with a rush hour commute and I don't ever wanna go back."

- Becca Fox, Project Manager, JDA Software



Scottsdale is a short:

- 6 hour drive to Los Angeles
- 5 hour and 30 min drive to San Diego
- 5 hour drive to Las Vegas

Scottsdale Top Attractions



Scottsdale has a **labor force of 129,708** people and an unemployment rate of 3.9%, with **top jobs by occupation** in office and administrative support, sales, and executive managers and administrators.

SOURCE: 2018 GIS PLANNING

TPC Scottsdale Golf Course, home of the Waste Management Open



Scottsdale Top Employers



HONORHEALTH



MCKESSON

Vanguard

GENERAL DYNAMICS



HonorHealth Scottsdale Shea Medical Center

Location & Amenities



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