

10636 WEST 71ST WAY

SCOTTSDALE, ARIZONA 85254



CONTACT AGENT FOR LEASE RATE

MICHAEL DOUGLAS | O: 480.977.2935 | C: 480.772.8870 | MICHAEL.DOUGLAS@ORIONPROP.COM



HIGHLIGHTS

Demisable 1,000 up to 4,000 SF contiguous

2,000 SF vanilla shell condition

2,000 SF (existing physical therapy use)



Building Signage Available

Visible from Scottsdale Rd

SCOTTSDALE ROAD | 43,055 VPD

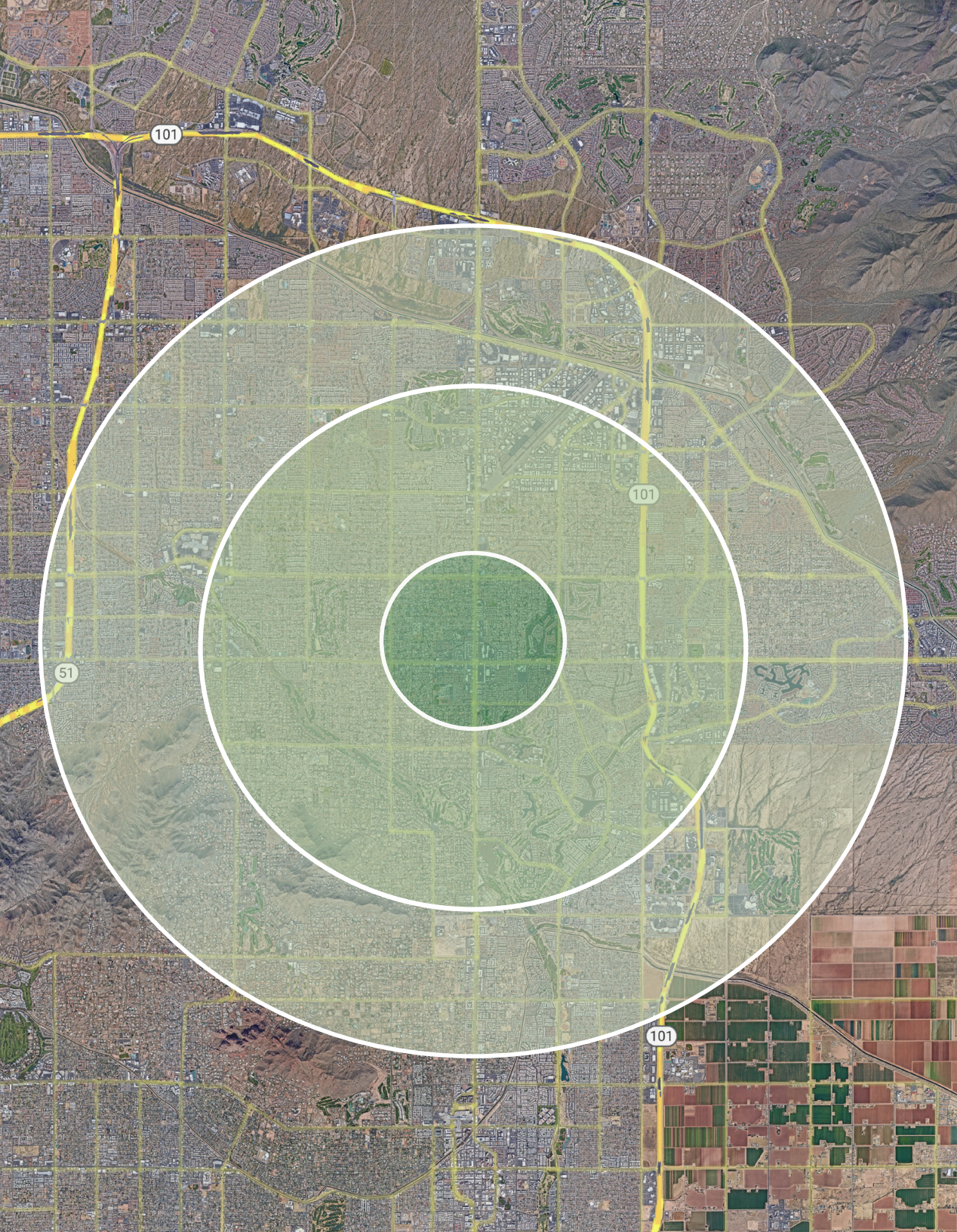
**Safeway
Anchored
Retail Center**
Across the Street



PROPERTY

SITE





796,223

Daytime Population

5 Mile



\$158,730

Average Household Income

3 Mile



+217,032

Labor Force (Employees)

5 Mile



190,370

Residential Population

5 Mile



199,713

Proj. Population (2027)

5 Mile



45.5

Median Age

5 Mile



All materials and information received or derived from ORION Investment Real Estate its directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or all other matters.

Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ORION Investment Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ORION Investment Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ORION Investment Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



CONTACT INFORMATION

MICHAEL DOUGLAS

O : 480.977.2935

C : 480.772.8870

MICHAEL.DOUGLAS@ORIONPROP.COM

