



FOR SALE

## North Scottsdale Office Condo

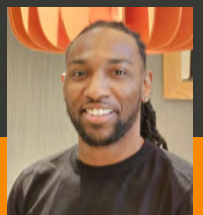
11648 E Shea Blvd, Scottsdale AZ, 85259

**\$1,275,000**

+/- 3,000 SF



**Andrea Davis, CCIM**  
480.225.0838  
Andrea@DavisCREAZ.com



**Lance McFarland**  
480.653.3016  
lance@DavisCREAZ.com

[www.DavisCREAZ.com](http://www.DavisCREAZ.com)



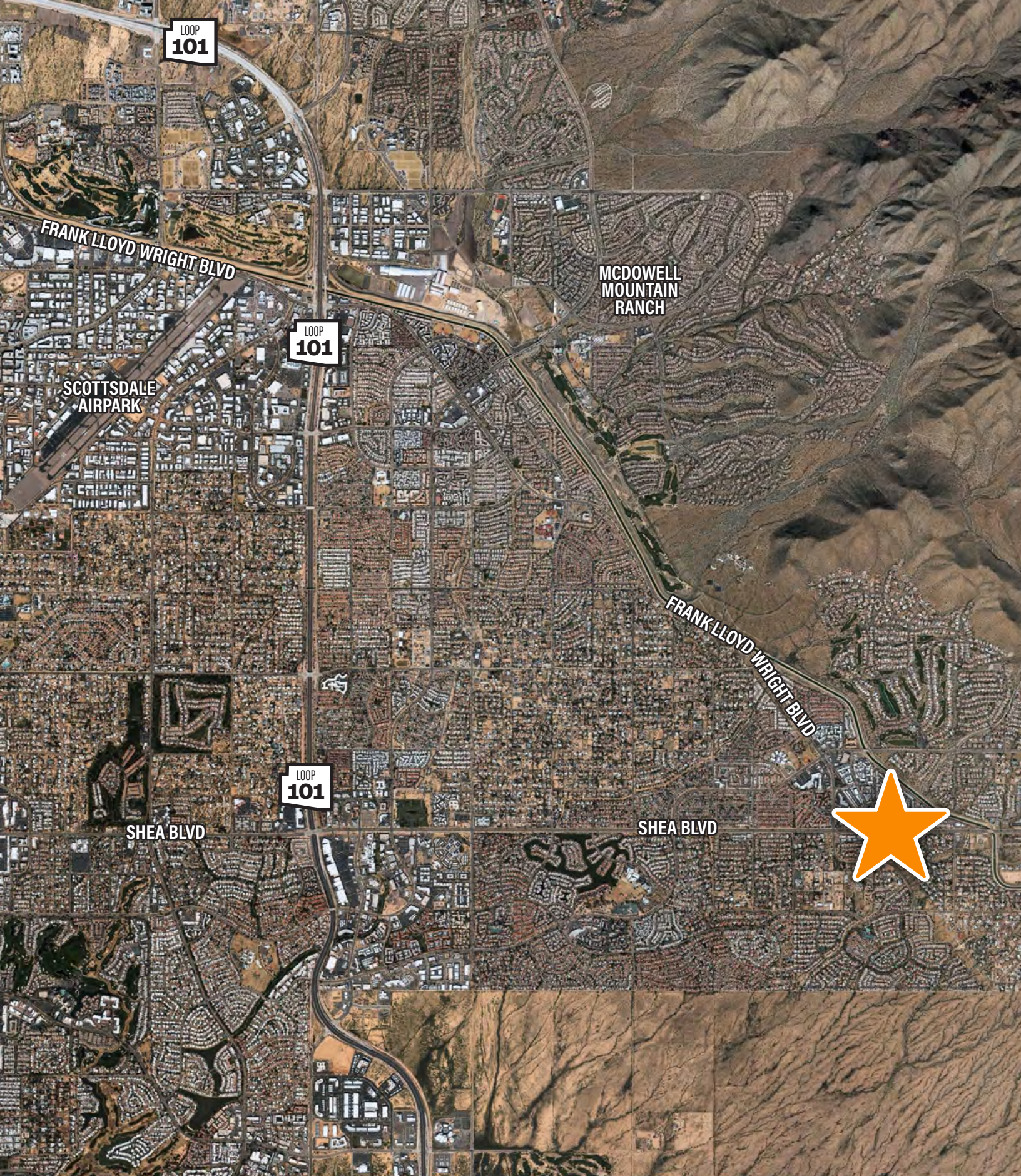
## Location Highlights

- Parcel: 217-29-838 | 217-29-839
- Neighboring anchor tenants consist of Mountain Side Fitness at center, Black Rock Coffee aligning Shea Blvd. Cold Burgers and beers, Nail Salon, and a bank.
- Median HH within 5 miles \$112,220 +
- Mountain Side Fitness has gotten over 640,000 visits within the past 12 months (August 2023 according to pacer.ai)
- Mayo Clinic Scottsdale Campus is approx. 2.4 miles away with over 1400+ employees
- HonorHealth Scottsdale on shea is 3.7 miles with over 2000+ employees
- Desert Mountain holds almost 2300 students 5 mins away
- Building signing available
- New QSR building coming soon in same complex

## Location. Location. Location.

Would be a great location for potential use of: All Office, Med Spa, Medical offices, Beauty salon, Showroom.

- Designed for high end medical
- High end finish
- Big open room that can be utilized as is or built out for custom spec
- Zoned S-R
- One of a kind



LOOP 101

LOOP 101

LOOP 101

FRANK LLOYD WRIGHT BLVD

MCDOWELL MOUNTAIN RANCH

SCOTTSDALE AIRPARK

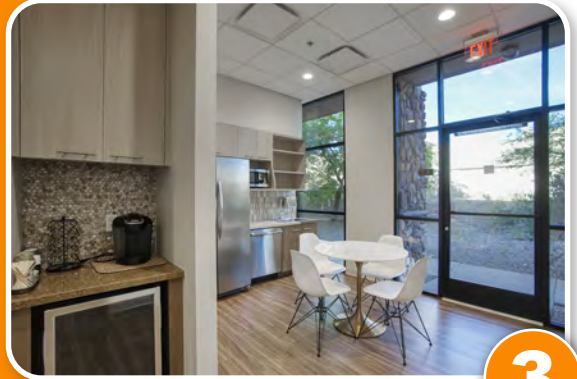
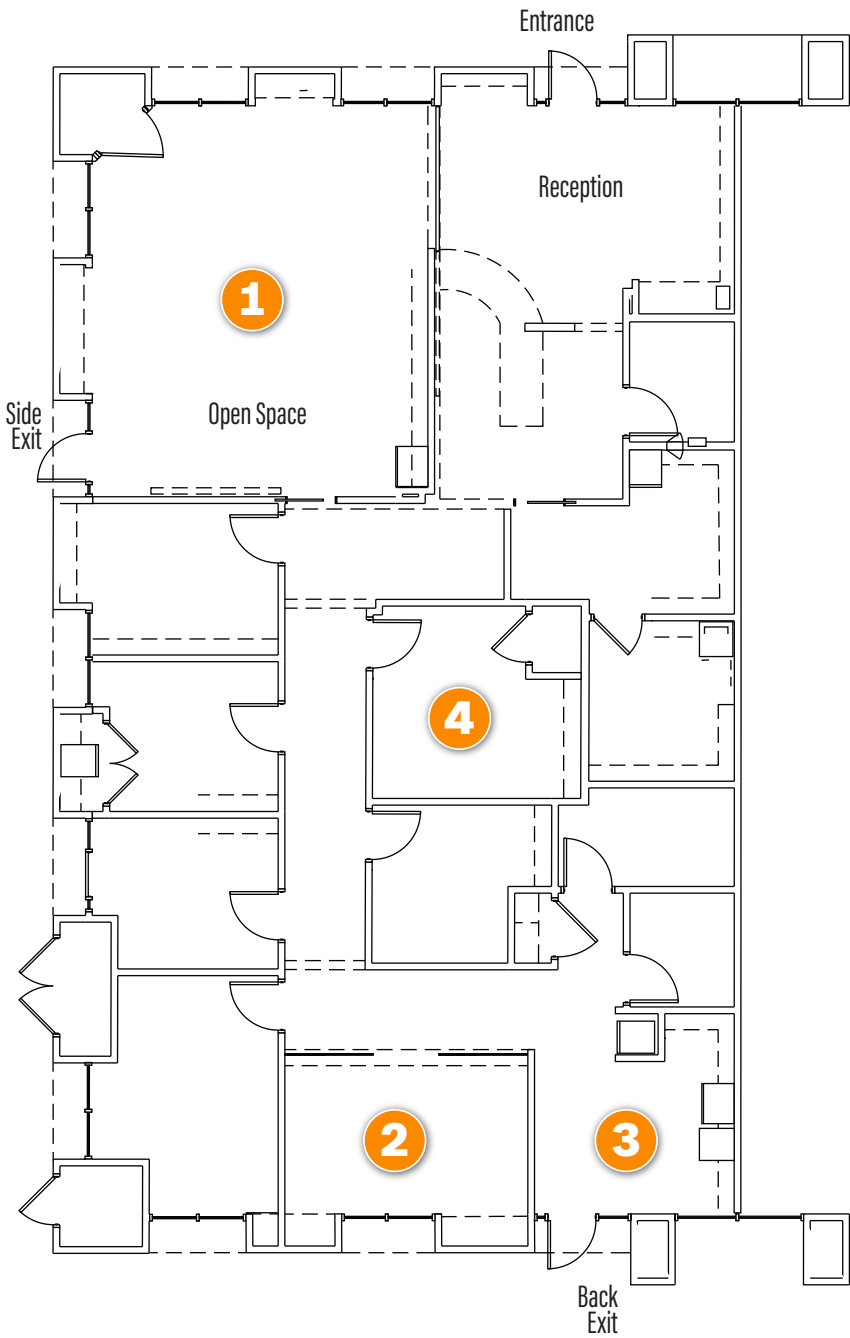
FRANK LLOYD WRIGHT BLVD

SHEA BLVD

SHEA BLVD



# Floor Plan



# AREA DETAILS

*(within 5-miles)*



**95,549**

Population



**49,877**

Housing Units



**157,373**

People Per  
Square Mile



**\$175,947**

Average Household  
Income



**47.7**

Median Age



**6,503**

Businesses

# ABOUT DAVIS COMMERCIAL AZ

At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

Active in the entire Phoenix Metropolitan area including Scottsdale, Tempe, Buckeye, Peoria, and surrounding cities, we are experts in this unique commercial real estate climate. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Clients of Davis Commercial AZ gain from our undivided support, attention, and effort. Our dedication to our clients is at the center of everything we do.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

Sign up for news and updates at [www.daviscreaz.com](http://www.daviscreaz.com).



Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice.



**480.435.9777**

**www.DavisCREAZ.com**

8160 E. Butherus Dr., Suite 2  
Scottsdale, AZ 85260



**Dana McDonald**

Business Development Officer /  
Residential & Commercial Services  
Stewart Title - Arizona

P. 480.3870106

[dana.mcdonald@stewart.com](mailto:dana.mcdonald@stewart.com)

[www.stewart.com/phoenix](http://www.stewart.com/phoenix)

Davis Commercial AZ is a proud supporter of



[www.200orphanagesworldwide.org](http://www.200orphanagesworldwide.org)