



PHOENIX WEST
COMMERCIAL

CONTACT

ELI MASTRACCI, CCIM
VICE PRESIDENT, PRINCIPAL

CHRIS BECK
ASSOCIATE

GRAYHAWK OFFICE VILLAS

OFFICE SPACE FOR LEASE

21070 NORTH PIMA ROAD, BUILDING F, SCOTTSDALE, AZ 85255

PROPERTY OVERVIEW

Phoenix West Commercial is pleased to present 21070 North Pima Road, Building F. Formerly a bank, the current ownership acquired the project in December of 2020, and occupied it with their own Pediatric Dentistry practice. The 1,765 RSF vacant space, currently in grey shell condition, is the former drive-through lanes that have since been converted into a unique office space that is currently a blank canvass for an incoming user. Fronting North Pima Road and minutes from the Loop-101 freeway, the site is a part of a main-on-main condo park that is directly across from a grocery (Safeway) anchored shopping center, and just to the East of Grayhawk Golf Club.



PROPERTY SUMMARY



Available SF	1,765 RSF
Lease Rate	\$40.00 RSF +NNNs
Building Size	6,428 SF

Parcel #:	212-43-960
Zoning	C-O City of Scottsdale
Signage	Eyebrow

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

HIGHLIGHTS

- Immediately adjacent to Grayhawk Golf Club
- Minutes from the Loop-101
- Condo Project fronts Main-on-Main Intersection
- Grey Shell; blank canvass
- Local and On-Site Ownership





AVAILABLE SPACES

SPACE	SIZE	TERM	RATE	SPACE USE	CONDITION	AVAILABLE
Suite 102	1,765 RSF	Negotiable	\$40.00/RSF + NNN	Office	Grey Shell	Immediately



SUITE 102

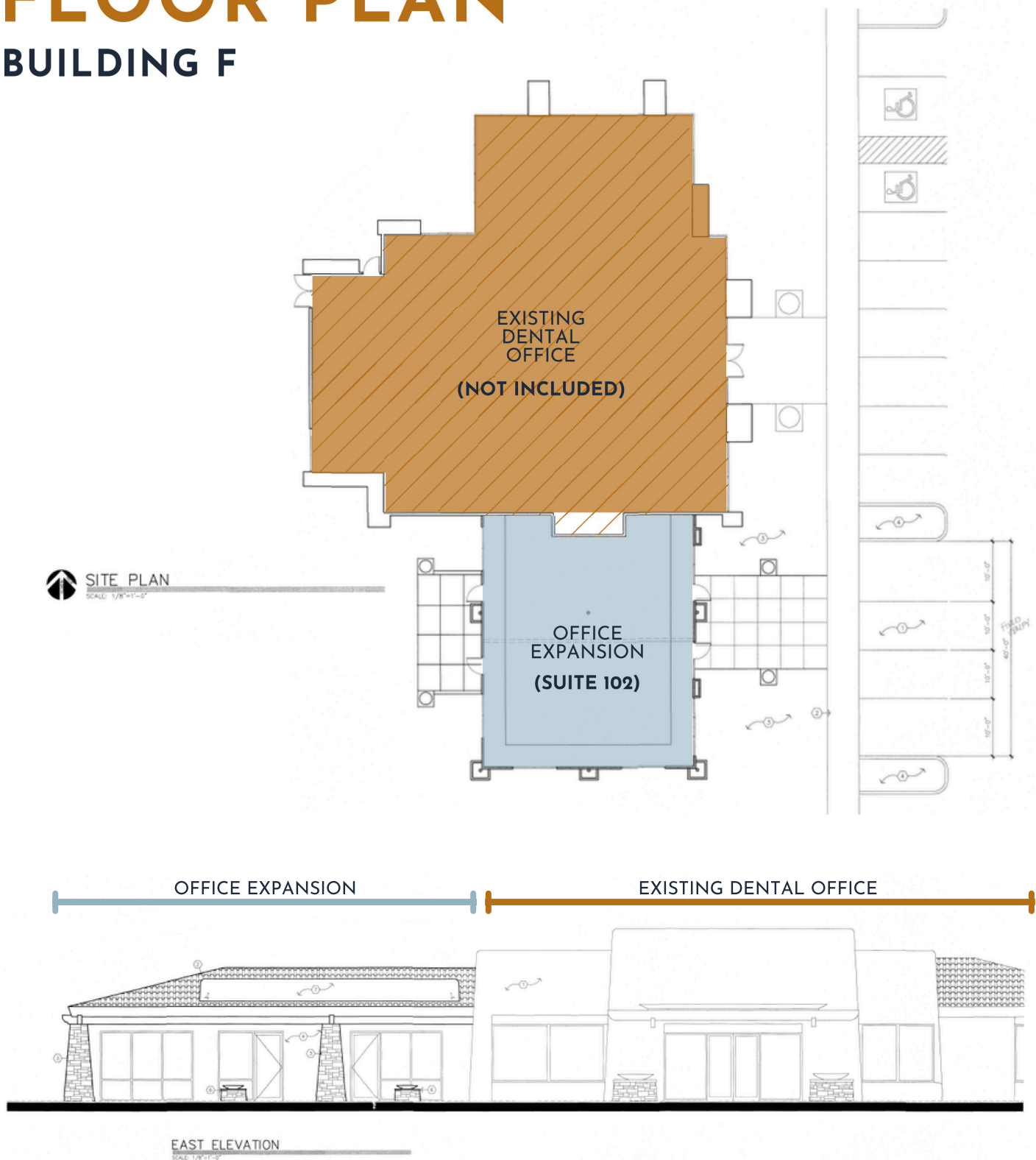


SUITE 102

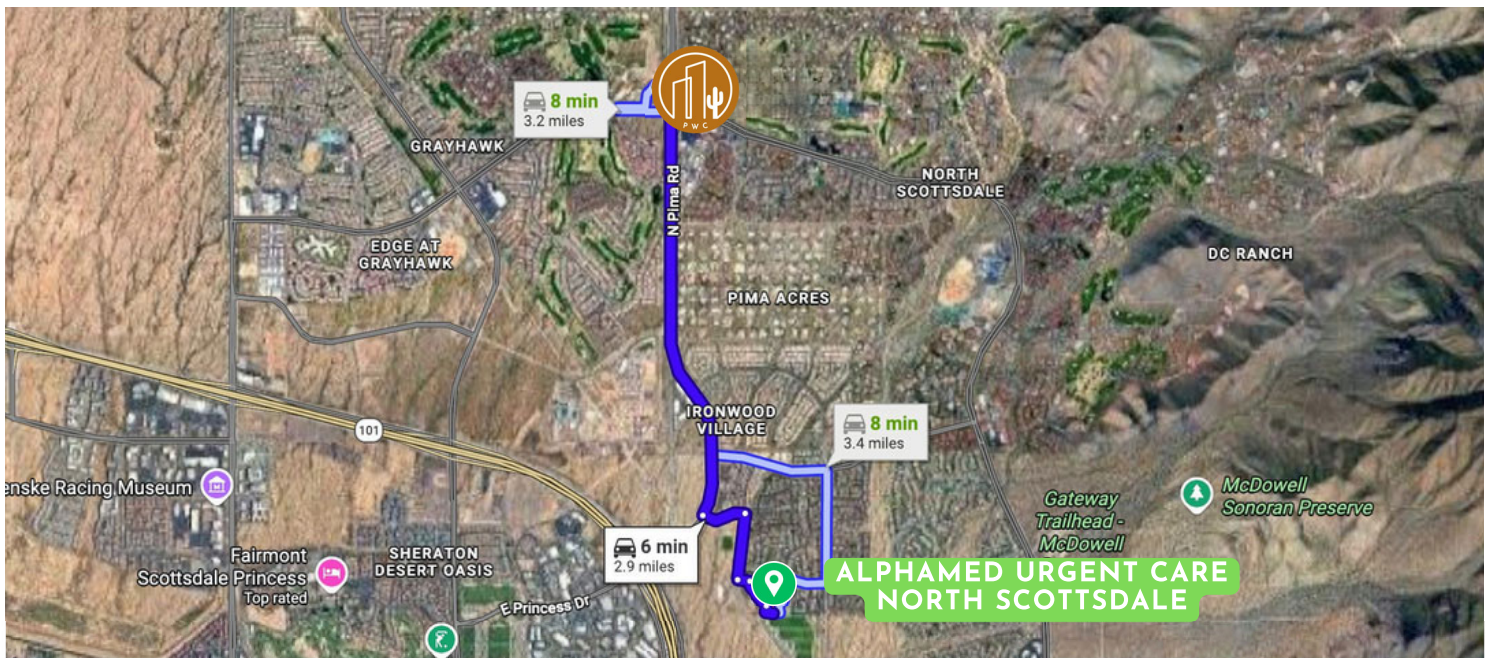
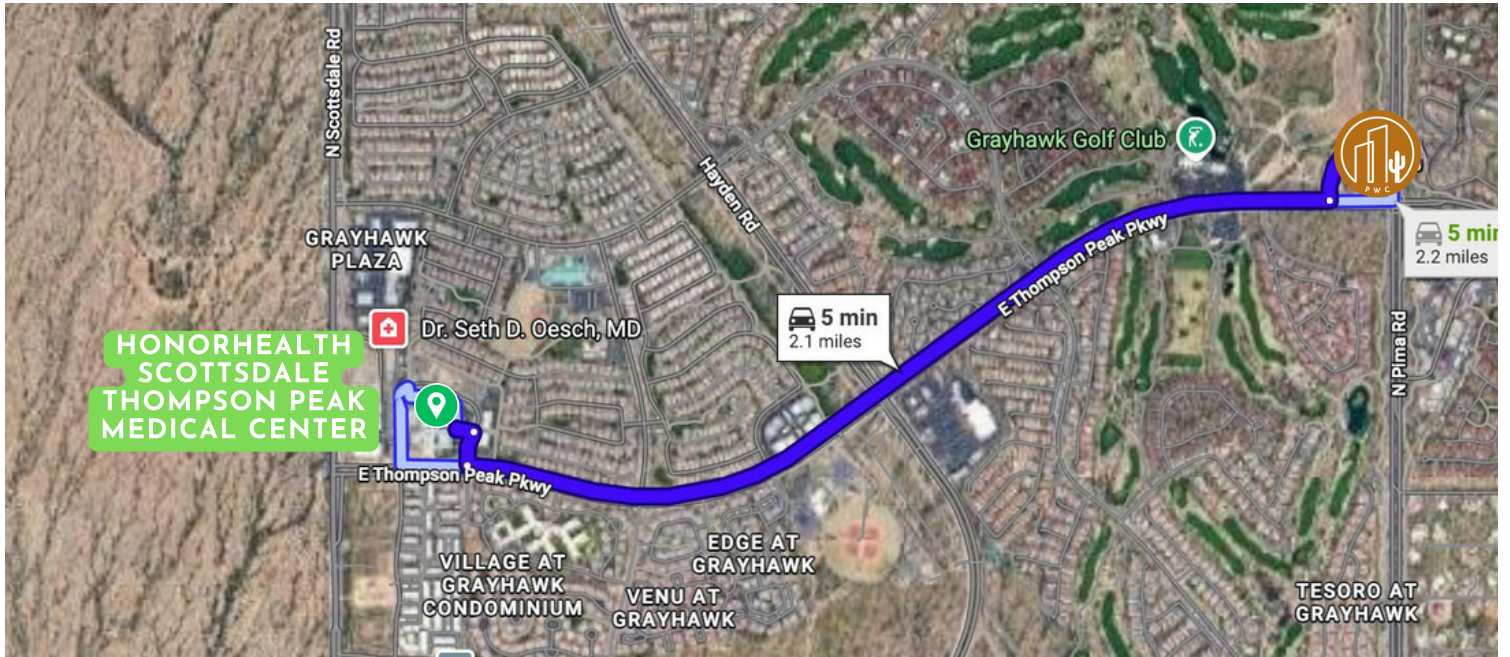


FLOOR PLAN

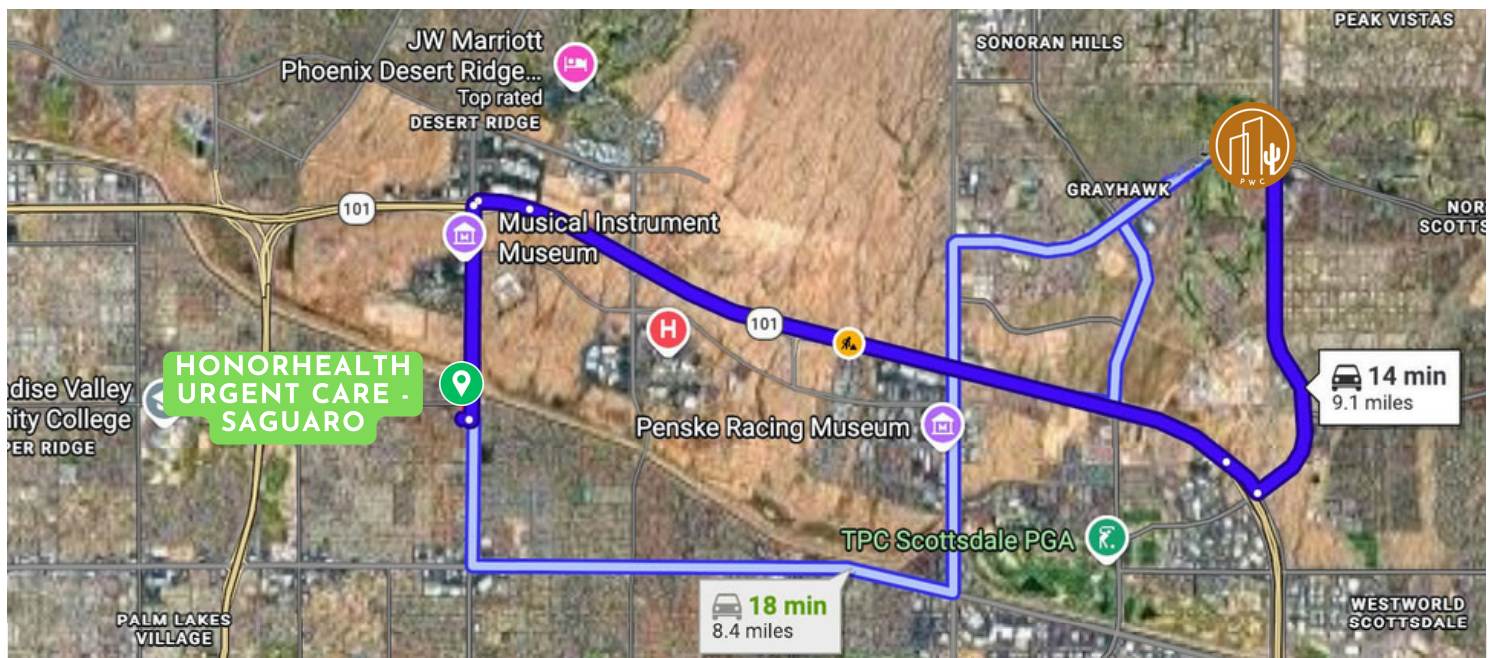
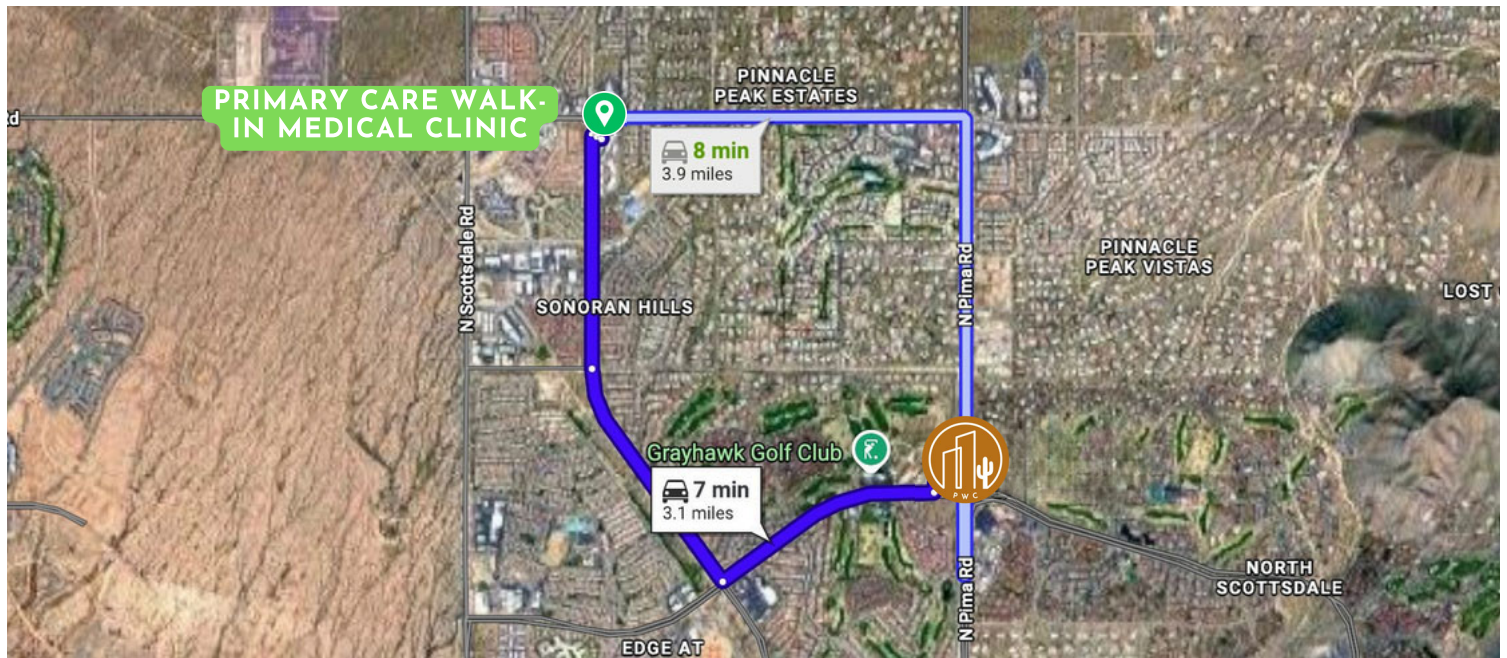
BUILDING F



DRIVE TIME



DRIVE TIME



AERIAL MAP



= SITE



= RETAIL/GROCERY



= ENTERTAINMENT



= DINING



= MEDICAL

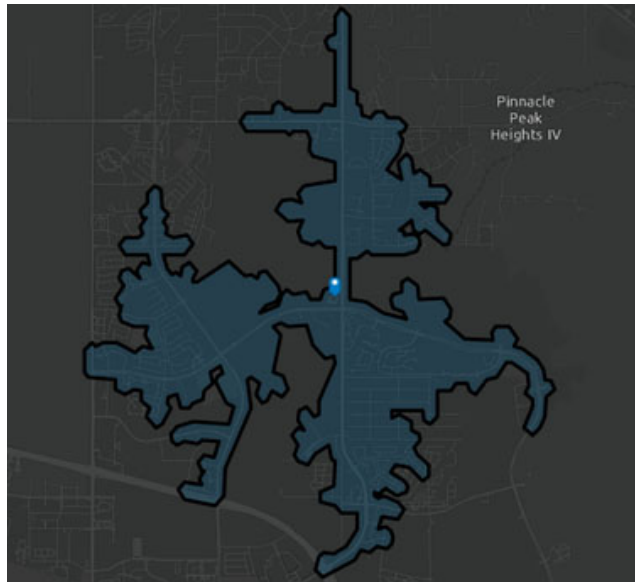


AERIAL MAP



DEMOGRAPHICS

DRIVE TIME OF 5 MINUTES



KEY FACTS

7,096

Population

52.9

Median Age



3,217

Households

\$150,595

Median Disposable Income

INCOME



\$188,418

Median Household Income



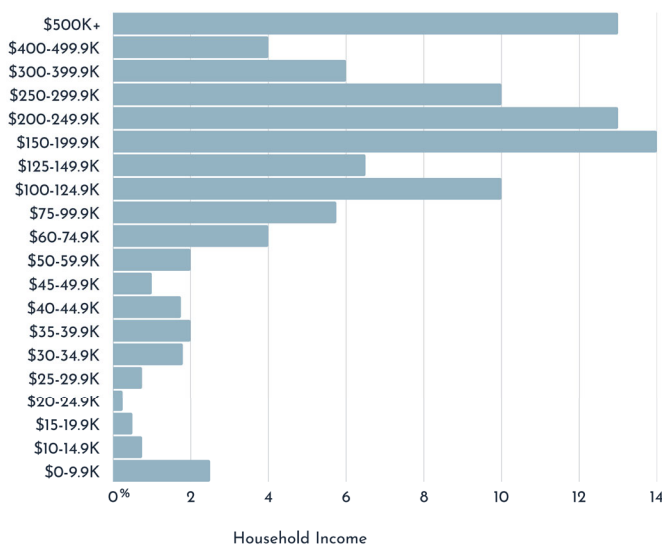
\$118,050

Per Capita Income



\$1,859,666

Median Net Worth



EDUCATION

6.7%

No High School Diploma



7.4%

High School Graduate



19.2%

Some College/ Associate's Degree



72.1%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

86.9%



Blue Collar

5.0%



Services

8.2%

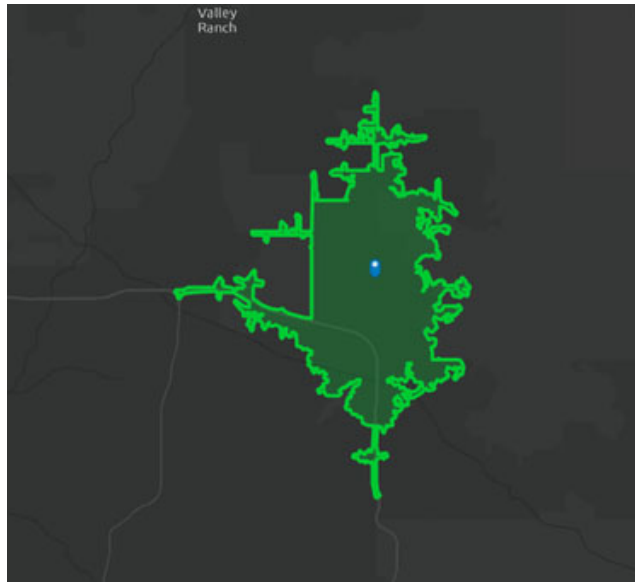
3.3%

Unemployment Rate



DEMOGRAPHICS

DRIVE TIME OF 10 MINUTES



KEY FACTS

52,189

Population

48.1

Median Age



25,311

Households

\$114,546

Median Disposable Income

INCOME



\$138,626

Median Household Income



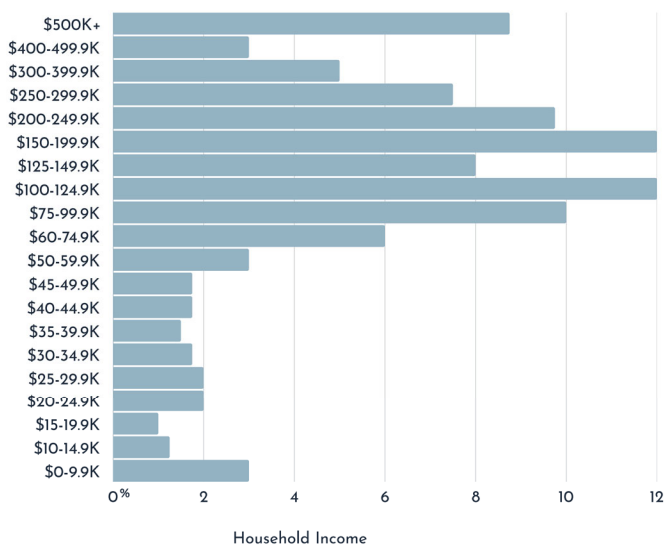
\$101,595

Per Capita Income



\$643,802

Median Net Worth



EDUCATION

1.7%

No High School Diploma



9.3%

High School Graduate



22.4%

Some College/ Associate's Degree



66.6%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

82.3%



Blue Collar

6.0%



Services

11.7%

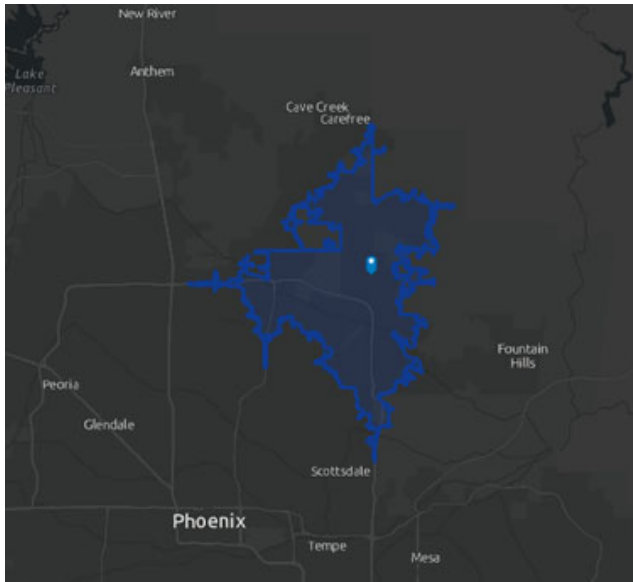
3.2%

Unemployment Rate



DEMOGRAPHICS

DRIVE TIME OF 15 MINUTES



KEY FACTS

219,230

Population

46.4

Median Age



98,486

Households

\$108,372

Median Disposable Income

INCOME



\$131,138

Median Household Income



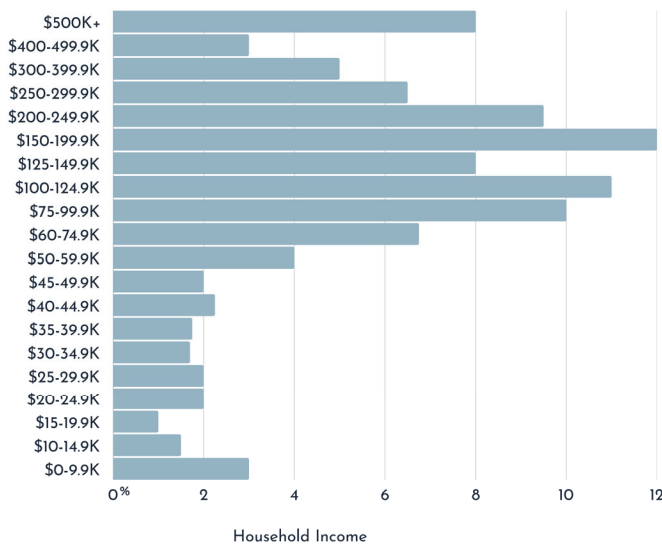
\$88,541

Per Capita Income



\$659,704

Median Net Worth



EDUCATION

3.1%

No High School Diploma



12.1%

High School Graduate



23.0%

Some College/ Associate's Degree



61.7%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



White Collar

79.1%



Blue Collar

8.7%



Services

12.3%

3.4%

Unemployment Rate



phxwc.com



(623) 226-8771



eli@phxwc.com



chris@phxwc.com



700 N Estrella Parkway, Suite 205
Goodyear, AZ 85338



PHOENIX WEST COMMERCIAL

phxwc.com

ELI MASTRACCI, CCIM
VICE PRESIDENT, PRINCIPAL

(623) 226-8771 | eli@phxwc.com

CHRIS BECK
ASSOCIATE

(623) 499-7386 | chris@phxwc.com

700 N Estrella Parkway, Suite 205, Goodyear, AZ 85338