

FOR LEASE | SCOTTSDALE MEDICAL OFFICES

S of SWC Granite Reef & McDonald | 5900 N. Granite Reef | Scottsdale, AZ 85260



- **North Building:** **±5,000 Square Feet**
 Perfect For Surgery Center
 Divisible to Approximately 2,500 Square Feet
- **South Building:** **Spectacular Views**
 Approximately 4,000 Square Feet Contiguous
 Second Floor: Suite 2A: ±2,000 Square Feet
 Suite 2B: ±1,911 Square Feet
- **Rare Opportunity for Medical in Scottsdale**
- **Prominent Granite Reef Visibility**
- **Close to Bustling Downtown Scottsdale and Resorts**
- **Zoning C-O, City of Scottsdale**
- **Parking: 5 per 1,000 Square Feet**
- **± ¾ of a Mile From Loop 101**

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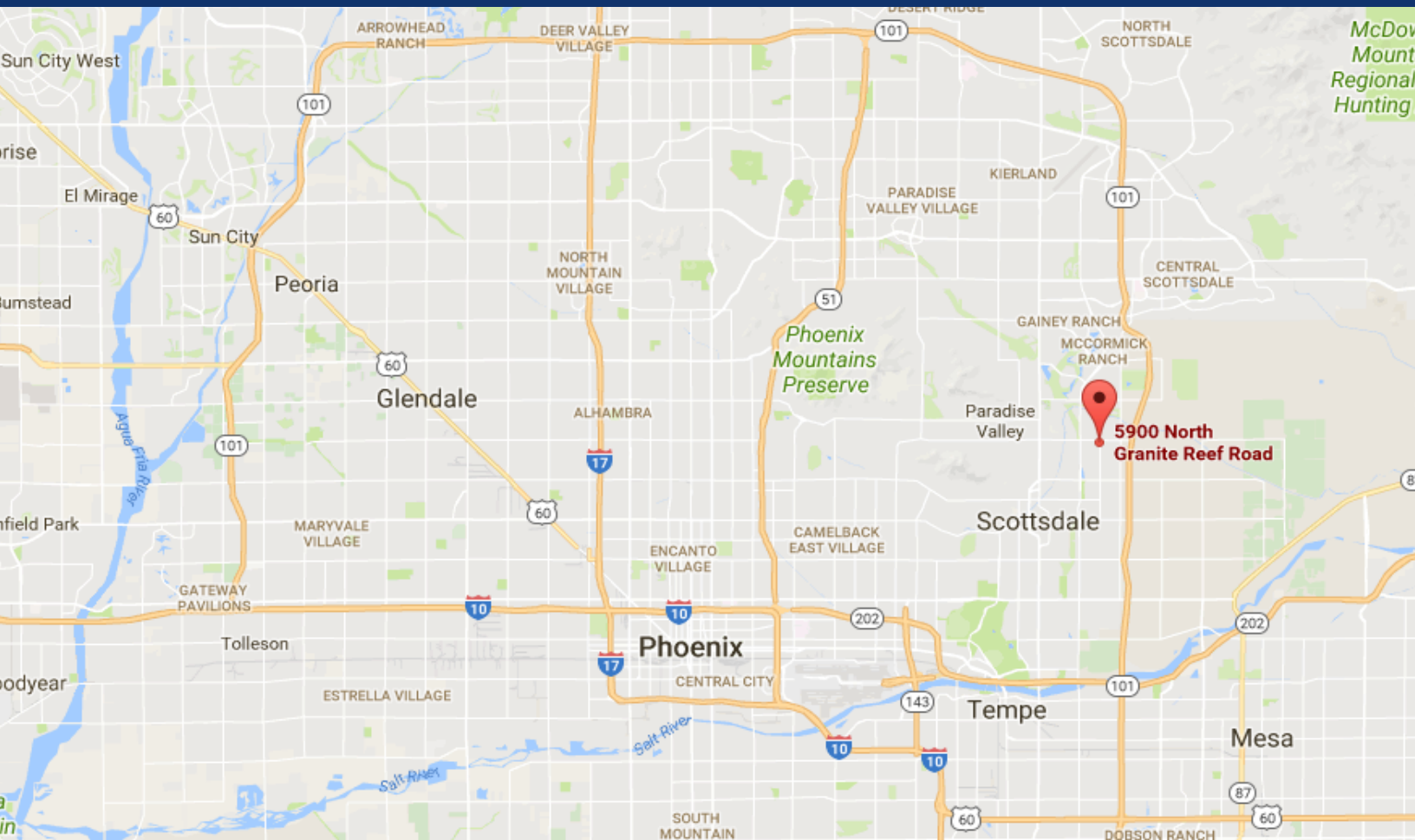


Unlocking The Value of Real Estate

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AREA MAPS



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DEMOGRAPHICS

5900 N Granite Reef Rd, Scottsdale, AZ 85250				
Building Type: Class C Office	Total Available: 8,911 SF			
Class: C	% Leased: 31.26%			
RBA: 12,964 SF	Rent/SF/Yr: \$18.00			
Typical Floor: 6,482 SF				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2028 Projection	10,780	66,519	151,297	
2023 Estimate	10,989	65,293	150,294	
2010 Census	11,862	55,461	138,686	
Growth 2023 - 2028	-1.90%	1.88%	0.67%	
Growth 2010 - 2023	-7.36%	17.73%	8.37%	
2023 Population by Hispanic Origin	1,034	7,163	21,025	
2023 Population	10,989	65,293	150,294	
White	9,955 90.59%	57,296 87.75%	130,065 86.54%	
Black	239 2.17%	1,736 2.66%	4,179 2.78%	
Am. Indian & Alaskan	106 0.96%	2,145 3.29%	6,465 4.30%	
Asian	341 3.10%	2,217 3.40%	5,223 3.48%	
Hawaiian & Pacific Island	21 0.19%	100 0.15%	265 0.18%	
Other	327 2.98%	1,799 2.76%	4,097 2.73%	
U.S. Armed Forces	8	25	122	
Households				
2028 Projection	5,144	34,037	71,708	
2023 Estimate	5,267	33,422	71,313	
2010 Census	5,826	28,475	66,340	
Growth 2023 - 2028	-2.34%	1.84%	0.55%	
Growth 2010 - 2023	-9.59%	17.37%	7.50%	
Owner Occupied	3,855 73.19%	20,820 62.29%	45,513 63.82%	
Renter Occupied	1,412 26.81%	12,602 37.71%	25,800 36.18%	
2023 Households by HH Income	5,267	33,424	71,313	
Income: <\$25,000	686 13.02%	4,170 12.48%	9,581 13.44%	
Income: \$25,000 - \$50,000	835 15.85%	4,989 14.93%	11,636 16.32%	
Income: \$50,000 - \$75,000	695 13.20%	5,939 17.77%	11,516 16.15%	
Income: \$75,000 - \$100,000	907 17.22%	4,050 12.12%	8,001 11.22%	
Income: \$100,000 - \$125,000	849 16.12%	3,076 9.20%	6,915 9.70%	
Income: \$125,000 - \$150,000	351 6.66%	2,544 7.61%	5,216 7.31%	
Income: \$150,000 - \$200,000	444 8.43%	2,955 8.84%	6,286 8.81%	
Income: \$200,000+	500 9.49%	5,701 17.06%	12,162 17.05%	
2023 Avg Household Income	\$102,565	\$118,206	\$117,243	
2023 Med Household Income	\$86,507	\$84,963	\$84,134	

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