

FOR LEASE | SCOTTSDALE MEDICAL OFFICE

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



- **First Floor North End ±4,999 SF, Perfect for Ambulatory Surgical Center**
- **Second Floor of South Building ±3,911 SF, Perfect for Medical Use**
- **Ten Year Lease: \$21.00 NNN; Includes \$30.00 PSF TI Allowance**
- **Five Year Lease: \$21.00 NNN; Includes \$15.00 PSF TI Allowance**
- **Three Year Lease: \$21.00 NNN; \$0.00 TI Allowance**
- **Rejuvenating Central Scottsdale**
- **Close to Bustling Downtown Scottsdale and Resorts**
- **Rare Opportunity for Medical in Scottsdale**
- **Zoning C-O, City of Scottsdale**
- **Parking: 5 per 1,000 Square Feet**
- **± ¾ of a Mile From Loop 101**

PAUL BLUM, J.D., CCIM

MOBILE 602.369.7575
Paulblum@WestUSA.com

REBECCA ROBERTS

MOBILE 602.791.6262
Rebeccaroberts@WestUSA.com

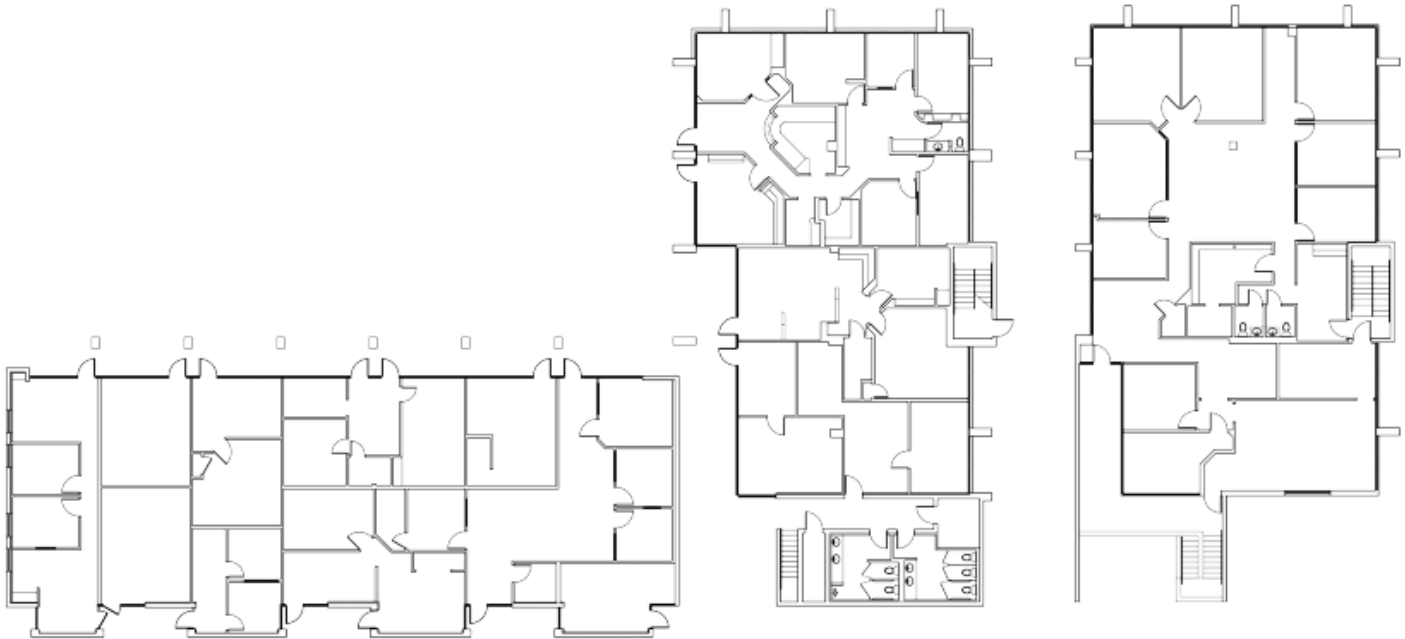
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Kierland Corporate Center
7077 E. Marilyn Rd., Ste. 130
Scottsdale, AZ 85254

FLOOR PLAN

*** GROUND LEVEL, NORTH BUILDING:	4,999 TOTAL S.F.
GROUND LEVEL, SOUTH BUILDING:	4,054 TOTAL S.F.
SECOND LEVEL, SOUTH BUILDING:	3,911 TOTAL S.F.
TOTAL BUILDING AREA:	12,964 S.F.



*** AMBULATORY SURGICAL CENTER FOR NORTH END BUILDING (±4,999 SQUARE FEET)

Building provides Granite Reef Road frontage with signage opportunity

**Minutes from Waterfront, Fashion Square, Shops at Gainey, and
Scottsdale Borgata**

37 covered reserved parking spaces - 60 parking spaces total

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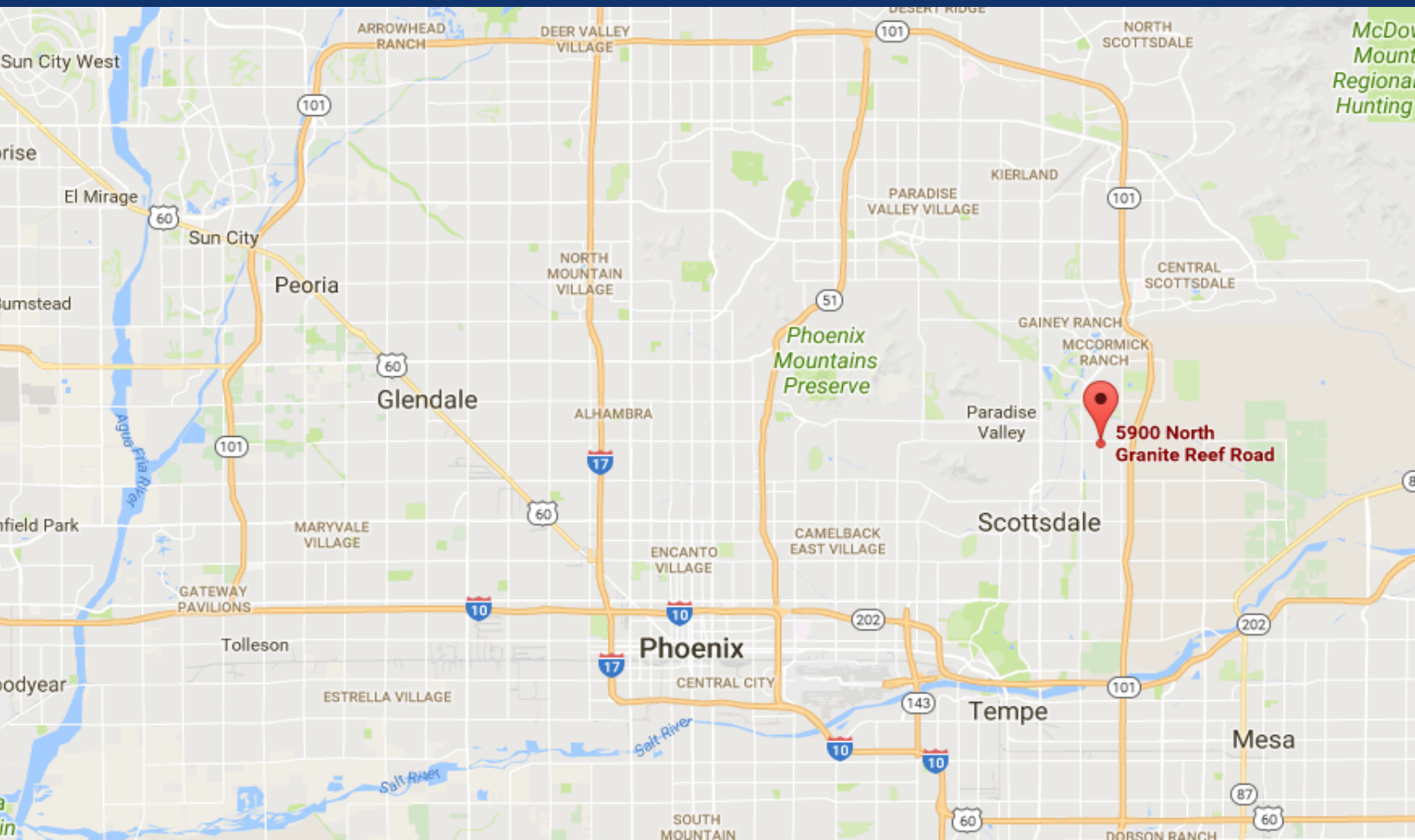
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AREA MAPS



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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2022 Projection	13,721	70,043	165,871
2017 Estimate	12,836	64,286	153,498
2010 Census	12,441	55,138	139,125
Growth 2017-2022	6.89%	8.96%	8.06%
Growth 2010-2017	3.17%	16.59%	10.33%
2017 Population Hispanic Origin	1,085	6,237	18,866
2017 Population by Race:			
White	11,835	58,153	135,938
Black	223	1,351	3,430
Am. Indian & Alaskan	107	1,413	5,820
Asian	333	1,810	4,551
Hawaiian & Pacific Island	23	90	257
Other	315	1,468	3,501
U.S. Armed Forces:	0	14	54
Households:			
2022 Projection	6,610	35,260	77,907
2017 Estimate	6,204	32,454	72,292
2010 Census	6,114	28,309	66,519
Growth 2017 - 2022	6.54%	8.65%	7.77%
Growth 2010 - 2017	1.47%	14.64%	8.68%
Owner Occupied	4,544	20,986	47,391
Renter Occupied	1,660	11,468	24,902
2017 Avg Household Income	\$81,142	\$97,033	\$97,198
2017 Med Household Income	\$63,819	\$67,990	\$65,189
2017 Households by Household Inc:			
<\$25,000	1,080	5,650	13,621
\$25,000 - \$50,000	1,369	6,654	15,412
\$50,000 - \$75,000	1,261	5,444	11,585
\$75,000 - \$100,000	820	3,817	8,008
\$100,000 - \$125,000	767	3,115	6,198
\$125,000 - \$150,000	228	1,578	3,442
\$150,000 - \$200,000	330	2,580	5,074
\$200,000+	350	3,616	8,953

TRAFFIC COUNTS

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
E McDonald Dr	E 85th St	0.02 W	21,626	2015	0.20
E McDonald Dr	N 82nd St	0.02 W	22,101	2015	0.22
N Granite Reef Rd	E Valley View Rd	0.05 N	6,435	2015	0.33
E McDonald Dr	N 86th Pl	0.03 W	19,448	2015	0.41
N Hayden Rd	E McDonald Dr	0.05 N	32,134	2015	0.47
N Hayden Rd	E McDonald Dr	0.03 S	27,577	2009	0.49
E McDonald Dr	N Hayden Rd	0.05 E	21,455	2009	0.53
N Hayden Rd	E Jackrabbit Rd	0.06 S	30,990	2015	0.59
N Hayden Rd	E Apartment	0.01 S	30,839	2015	0.69
N Pima Rd	N Lincoln Dr	0.13 S	6,191	2015	0.70

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