

Sundown Plaza

10824 N 71 Place, Scottsdale AZ 85254



FOR LEASE

±900, ±1,800 or ±2,700 SF Single Story Retail/Office Building in Prime Scottsdale Location

Eric Butler
602.513.5106
ebutler@kiddermathews.com

Michelle Gardner
602.513.5126
mgardner@kiddermathews.com

kiddermathews.com

km Kidder Mathews

Sundown Plaza

10824 N 71 Place, Scottsdale AZ 85254

Features

AVAILABLE ±900 SF currently built out office
±1,800 SF retail suite w/ new paint & new flooring
±2,700 SF contiguous

RATE \$21.00 NNN

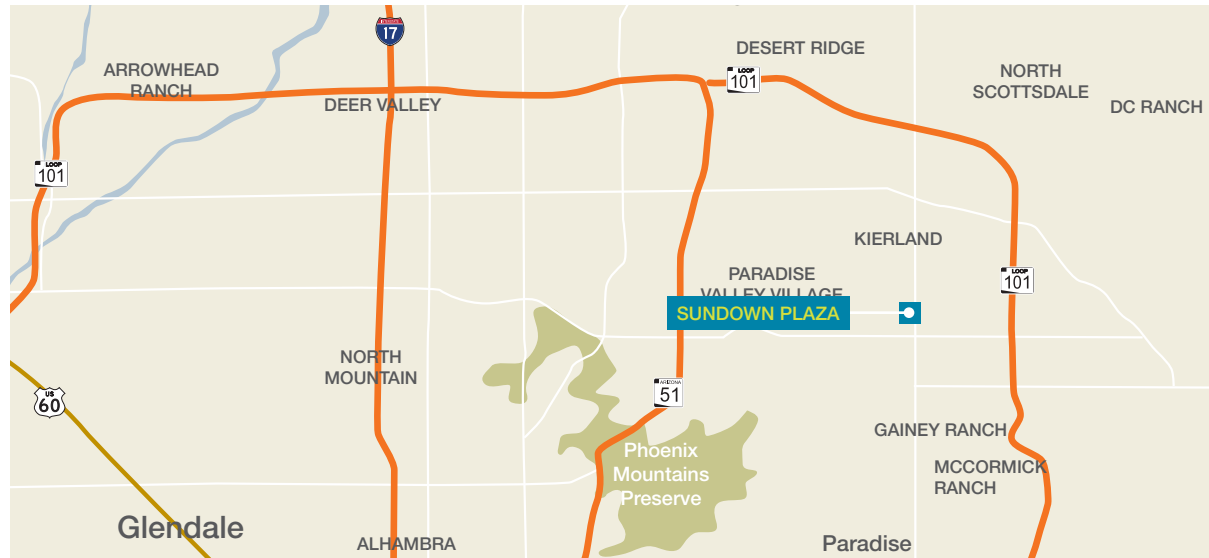
FRONTAGE Close proximity to Scottsdale Road & Shea Boulevard

SIGNAGE Tenant signage clearly visible to 71st place

PARKING Street front door parking for customers, rear parking for tenant

PROPERTY Spanish tile mansard covered walkway

ZONING C-3, City of Scottsdale



2018 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
ESTIMATED POPULATION	7,687	63,355	186,595
AVERAGE HH INCOME	\$7,179	\$94,308	\$176,284
DAYTIME EMPLOYMENT	\$121,139	\$134,313	\$117,011

Eric Butler
602.513.5106
ebutler@kiddermathews.com

Michelle Gardner
602.513.5126
mgardner@kiddermathews.com

kiddermathews.com



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Sundown Plaza

10824 N 71 Place, Scottsdale AZ 85254



Eric Butler
602.513.5106
ebutler@kiddermathews.com

Michelle Gardner
602.513.5126
mgardner@kiddermathews.com

kiddermathews.com



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.