



Scottsdale Office/Medical Space for Lease

FOR LEASE

5900 N Granite Reef Rd

SCOTTSDALE, AZ 85250

AVAILABLE

PRESENTED BY:

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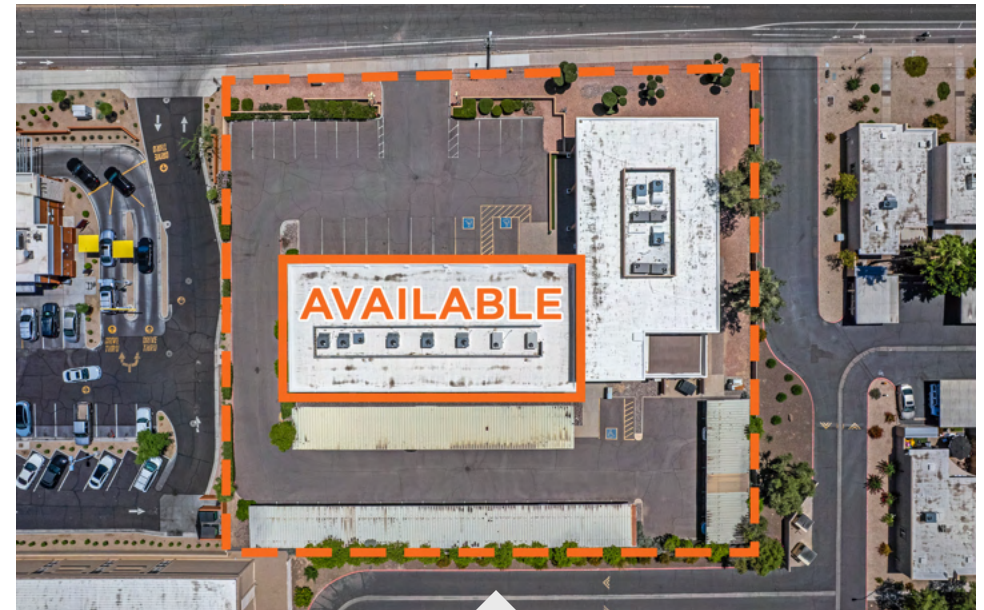
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AZ #SA648012000

PROPERTY DETAILS & HIGHLIGHTS

PROPERTY TYPE	Office/Medical
LEASE RATE	\$22.50 PSF/yr NNN
ESTIMATED 2026 NNNS	\$7.00 PSF/yr
ZONING	C-O
APN	173-02-001E
BUILDING SIZE	12,832 SF
AVAILABILITY	±1,000 SF to ±5,500 SF
LOT SIZE	1.07 Acres

SVN Desert Commercial Advisors is pleased to present for lease 5900 North Granite Reef Road in Scottsdale, AZ. With approximately 5,500 SF of available space, this property offers flexible suite options ranging from 1,000 SF to 5,500 SF, catering to a variety of business needs. The recently upgraded ADA restrooms and separately metered electrical suites provide modern conveniences for tenants. Additionally, the 5:1,000 SF parking ratio ensures ample parking for employees and visitors. The exterior loaded entry enhances accessibility, while the close proximity to Loop 101 and 202 freeways facilitates seamless connectivity. Take advantage of the sought-after Old Town Scottsdale lifestyle and retail amenities in the immediate area, creating a desirable workplace environment for tenants.



- ±5,500 SF Available for Lease
- Divisible Space from 1,000 SF to 5,500 SF
- Suites are Separately Metered for Electrical
- Recently Upgraded ADA Restrooms
- 5:1,000 SF Parking Ratio
- Exterior Loaded Entry
- Close Proximity to Loop 101 and 202 Freeways
- Old Town Scottsdale Lifestyle and Retail Amenities in Immediate Area

ADDITIONAL PHOTOS

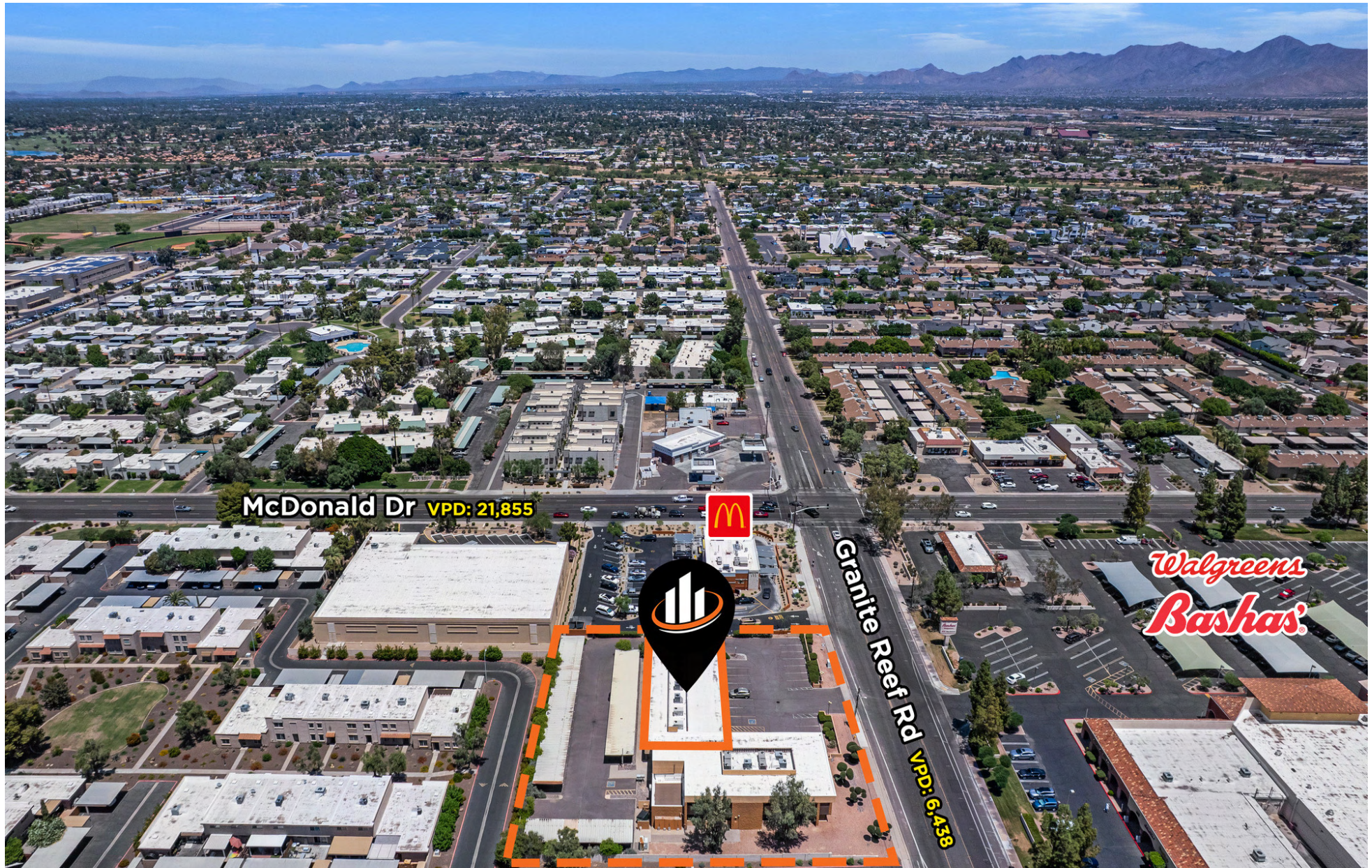


LOCATION DESCRIPTION

Strategically positioned in the heart of Scottsdale's most coveted retail corridor, 5900 N. Granite Reef Road benefits from immediate proximity to a dense concentration of premier shopping, dining, and resort destinations. The property sits less than two miles from Scottsdale Fashion Square—Arizona's largest luxury shopping center, anchored by Neiman Marcus, Nordstrom, Dillard's, and Macy's with more than 240 retailers—and is within minutes of the Scottsdale Waterfront, Old Town Scottsdale, the Shops at Gainey Ranch, the Borgata of Scottsdale, and Hilton Village. The surrounding trade area features an exceptional mix of national credit tenants and high-end local retailers, including the nearby Park Scottsdale Shopping Center (Bashas', Walgreens) for everyday convenience, alongside acclaimed restaurants, boutique fitness concepts, and a vibrant arts and entertainment district. World-class resorts including the Hyatt Regency Scottsdale Resort & Spa at Gainey Ranch, The Phoenician, and Hotel Valley Ho draw consistent affluent visitor traffic, while approximately three-quarters of a mile of access to the Loop 101 Freeway provides seamless regional connectivity—reinforcing the submarket's reputation as one of the Valley's most desirable retail and lifestyle destinations.



AERIAL MAP



AREA AMENITIES

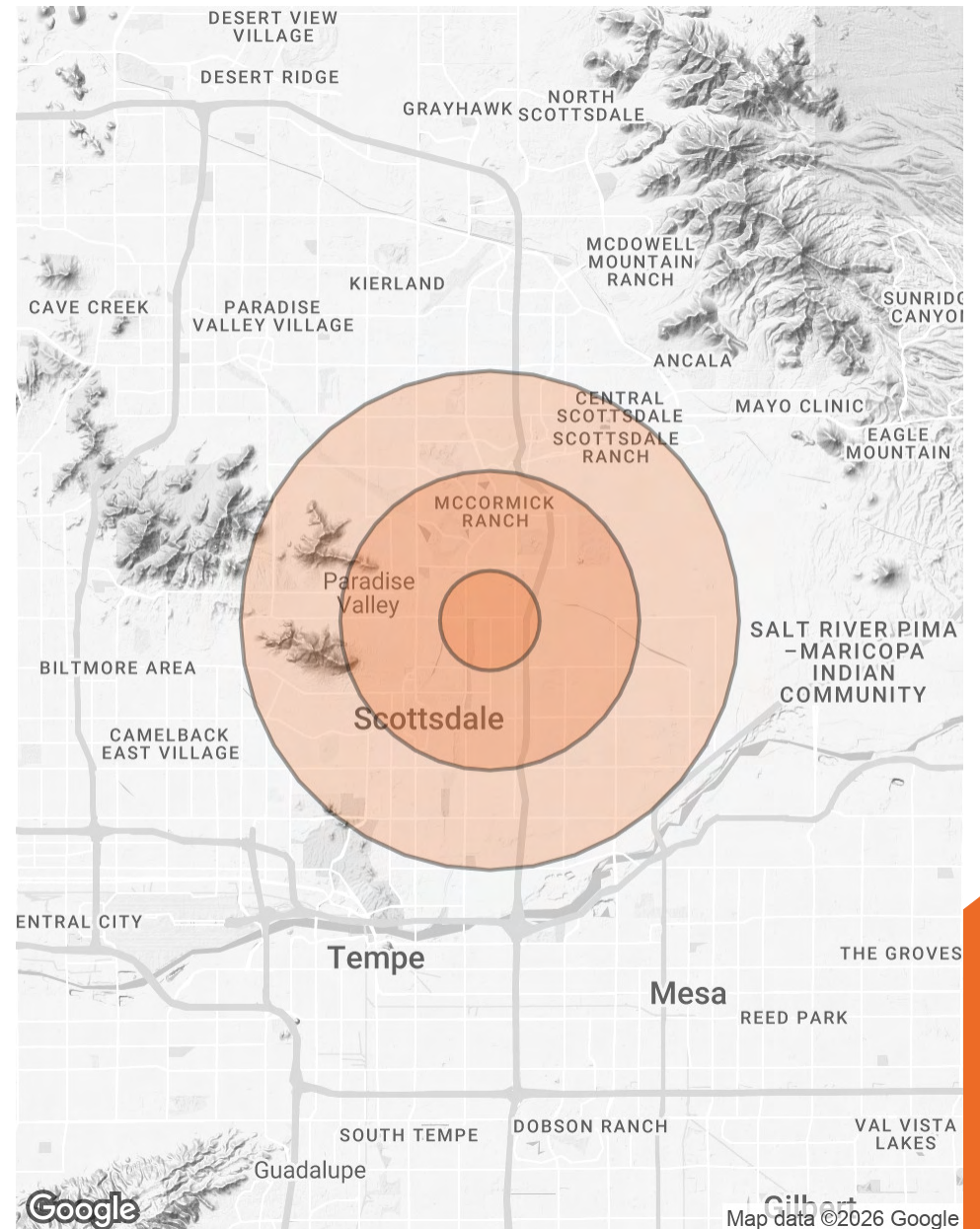


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,767	59,439	147,532
AVERAGE AGE	45.2	46.0	44.8
AVERAGE AGE (MALE)	45.4	46.7	44.8
AVERAGE AGE (FEMALE)	46.5	46.9	45.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,867	31,678	73,416
# OF PERSONS PER HH	1.8	1.9	2.0
AVERAGE HH INCOME	\$123,940	\$155,803	\$156,684
AVERAGE HOUSE VALUE	\$558,633	\$692,177	\$820,183

2023 American Community Survey (ACS)





DISCLAIMER

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