7024 E Osborn Rd

SCOTTSDALE, AZ 85251

Colliers

FOR SALE TO USER, INVESTOR, OR DEVELOPER

The Offering

- Sale Price : $3,100,000
- 5,555 SF
- Old Town Scottsdale freestanding office building with covered parking
- Ideal property and location for medical, office, retail or a new development
- Centered in the coveted Old Town Scottsdale submarket, surrounded by growth and new developments
- Excellent Scottsdale location with easy access to Tempe, Arcadia, and downtown Phoenix

Figure 1

Location Highlights

- Located inside an Opportunity Zone
- Great visibility with frontage on Osborn Road just west of Scottsdale Road
- Walking distance to HonorHealth Scottsdale Osborn Hospital and Scottsdale Stadium
- Dense surrounding amenities with over 60 restaurants within a 1-mile radius
- Countless shops and service retailers within walking distance inside downtown Scottsdale and Fashion Square Mall
- Excellent connectivity with only 15 minutes from:
  - Downtown Phoenix
  - Phoenix Sky Harbor Airport
  - Biltmore Fashion Park
  - Tempe Town Lake and Marketplace
  - Arizona State University

Camelback Mountain
Paradise Valley
optima
SONORAN VILLAGE
SCOTTSDALE Fashion Square
Arcadia
Valley Ho
Museum Square
Planned Mixed-Use Development
190-key hotel and 4 residential buildings totaling 346 units
Terawatt
GOLDWATER BLVD
MARSHALL WAY
70TH ST
7024 E Osborn Rd
6TH ST
Ten Wine Lofts
Boutique Apartments
OSBORN RD
N

Museum Square
Planned Mixed-Use Development
190-key hotel and 4 residential buildings totaling 346 units
Brown & Stetson
Business District
AZ 88 THE BAR
THE MISSION
SIZZLE KOREAN BARBECUE
RR gastropub
Las Olivas
RA
REHAB BURGER THERAPY
SUGAR BOWL
GRIMALDI'S
Hula's modern tiki
The Grape Vine
LOOP 101
Scottsdale
Medical Center
GIANTS
canopy BY HILTON
Western Spirit
SCOTTSDALE'S MUSEUM OF THE WEST
Civic Center Park
HONORHEALTH
STARBUCKS COFFEE
SCOTTSDALE RD
GOLDWATER BLVD
MARSHALL WAY
Ten Wine Lofts
Boutique Apartments
"The Osborn" Health
Care Redevelopment
247 Units across 3.59 Acres
7024 E Osborn Rd
6TH ST
Terawatt
OSBORN RD
N

Investment Highlights

- Located inside an Opportunity Zone
- Potential remodel or redevelopment site
- Flexible floor plan inside a highly sought-after submarket
- Neighboring multiple developments, premier hotels, and resorts
- Close proximity to multi-million dollar homes in Paradise Valley, Arcadia, and Scottsdale
- Walking distance just west of the prestigious Scottsdale road
- Surrounded by millions of dollars invested in redevelopment

Property Summary

Address	7024 E Osborn Rd, Scottsdale, AZ 85251
Rentable SF	5,555
Occupancy	All month-to-month tenants
Year Built	1973
Lot Size	0.72 AC
Zoning	C-3, City of Scottsdale
Parcel #	130-13-062

Old Town Scottsdale

The Districts

Arts District
Fine art galleries, wine-tasting rooms, Scottsdale's Museum of the West, the Scottsdale Artists' School and the Thursday night ArtWalk all call this district home.

Civic Center Park
The park's 21 acres of lush lawns, public art and bubbling fountains also house the Scottsdale Museum of Contemporary Art and Scottsdale Center for the Performing Arts.

Fifth Avenue Shopping District
This long-time local favorite boasts dozens of unique shops, award-winning restaurants and the famous Bob Parks Horse Fountain.

Scottsdale Fashion Square
The largest shopping destination in the Southwest, Fashion Square is home to more than 250 premium retailers, a Harkins luxury cinema and multiple restaurants.

Brown & Stetson District
This mixed-use district houses restaurants, bars, and numerous hair salons, which may come in handy if you're planning a night on the town in the downtown Entertainment District.

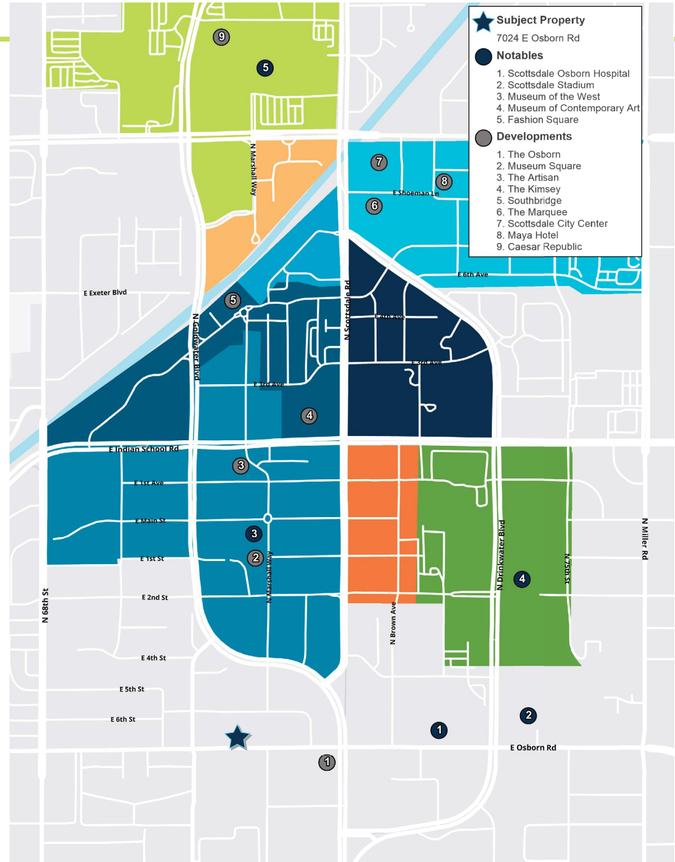
Entertainment District
The laidback daytime energy of this district explodes after dark, with celerity deejays, live bands and master mixologists showing off their talents at upscale nightclubs and bars.

Historic Old Town
This historic corner of Old Town is fun and funky, with a decidedly Old West Flair, Western wear boutiques, Native American jewelry and historical sites are a few of the treasures you'll find here.

Scottsdale Waterfront & Southbridge Districts
These districts on the north and south banks of the Arizona Canal, respectively, house some of the city's most popular restaurants and boutiques.

source: oldtownscottsdaleaz.com

- Arts District
- Civic Center Park
- Fifth Avenue Shopping District
- Scottsdale Fashion Square
- Brown & Stetson District
- Entertainment District
- Historic Old Town
- Scottsdale Waterfront
- Southbridge District



Old Town Scottsdale

Current, New and Upcoming Developments

1 The Osborn

VISIT WEBSITE

Two-building, 247-unit health care redevelopment project on 3.59 acres planned to replace the Olive Garden on the southwest corner of Scottsdale Road and Osborn Road.

2 Museum Square

VISIT WEBSITE

A mixed-use development including a 190-key hotel, three condominium buildings totaling 254 units, a 92-unit apartment building, and a 40,000 square foot plaza and public garden. The project will provide over 900 additional parking spaces to the area.

3 The Artisan

VISIT WEBSITE

Two-building development planned to include 83 residential units and 5,000 square feet of commercial office and retail space to be built in the infill space next-door to the popular Coach House.

4 The Kimsey

VISIT WEBSITE

Includes a 168-key hotel, a 169-unit Class A multifamily apartment, and a restaurant and commercial space on a total 319,581 square feet across 3.87 acres on the northwest corner of Indian School Road and Scottsdale Road totaling a $150 million investment.

5 Southbridge

VISIT WEBSITE

High-end mixed-use project including restaurants, hotels, office, and residential strip along the south bank of the Arizona Canal in Old Town Scottsdale on 4.43 non-contiguous acres.

6 The Marquee

VISIT WEBSITE

A proposed Class A office building totaling approximately 286,000 square feet next door to the Galleria Corporate Center.

7 Scottsdale City Center

VISIT WEBSITE

Phase two of a mixed-use development across 3 acres including over 31,000 square feet of restaurant and retail space, an open plaza, and over 270 residential units in a 435,000 square foot building totaling around $250 million in aggregate development costs.

8 Maya Hotel

VISIT WEBSITE

A 12-story, 164-key hotel connecting directly to Maya Day and Nightclub inside Old Town Scottsdale's Entertainment District slated to deliver in the second half of 2024.

9 Caesar Republic

VISIT WEBSITE

An 11-story, boutique hotel with 265-rooms throughout 260,000 square feet featuring five penthouse suites and 28 luxury suites. This project represented an investment of $100 million and recently held its grand opening in March of 2024.

Demographics

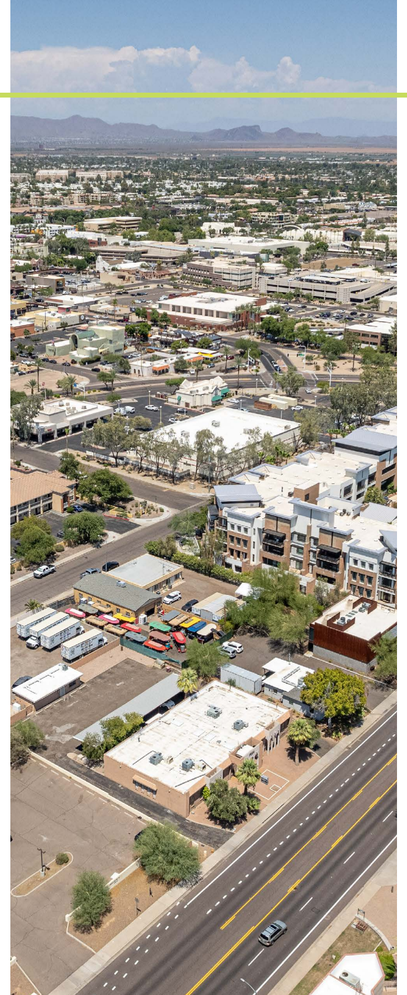
Scottsdale ranked **#1 city** in the US to get a job in 2024

Home to nearly **25%** of Arizona's **corporate headquarters**

Visited by over **11 million people** annually

	1-mile	3-mile	5-mile
Population	19,417	104,025	232,570
Employment	16,870	49,630	128,210
Households	10,500	52,295	110,960
Businesses	893	2,772	5,102
Avg Household Income	$123,112	$130,972	$124,174
Avg Home Value	$701,308	$698,100	$726,707

Sources: ESRI, Bureau of Labor Statistics, US Census, Scottsdale Economic Development, WalletHub



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