



FOR SALE | OFFICE

LA OUA PLAZA

6730 East McDowell Road, Suites 134 & 138, Scottsdale, AZ 85257

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



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VIDEO

PROPERTY DESCRIPTION

Units 134 & 138 available for sale at La Oua Plaza in Scottsdale, AZ. A total of **1,000 SF**, at 500 SF each, these suites are currently **built out as offices and have potential to be converted for other uses**. Located off 68th St and McDowell Rd, the property is **minutes from Loop 101 and Loop 202**, and is located across the street from the famous Desert Botanical Garden. **Sitting on a corner lot**, this property is easily accessible for tenants and clients. **The highly visible property** off 68th St and McDowell Rd has **more than 34,000 VPD pass by**. With a month-to-month lease in place, this space is **available as an investment or owner-user opportunity**.

LOCATION

Located in southern Scottsdale, these suites provide convenient access to key Valley corridors, making travel throughout the Phoenix metropolitan area easy. Blending accessibility with the character of Scottsdale, the location offers a practical setting with a touch of the area's established charm.

HIGHLIGHTS

- Investment opportunity and owner-user opportunity available
- Purchase both suites as a package deal or purchase one of them as either an investment or owner-user opportunity
- Upgraded, modern, and spacious suites available for purchase
- Suite 138 has a tenant in place with its lease expiring June of 2027
- Suite 134 is vacant and would be a great fit for an owner-user

OFFERING SUMMARY

Sale Price - Both Units:	\$250,000
Total Available Square Footage:	1,000 SF (500 SF per unit)
Sale Price - Suite 134:	\$125,000
Sale Price - Suite 138:	\$155,000
NOI - Suite 138:	\$9,776.28
Cap Rate - Suite 138:	6.31%
Zoning:	C-3

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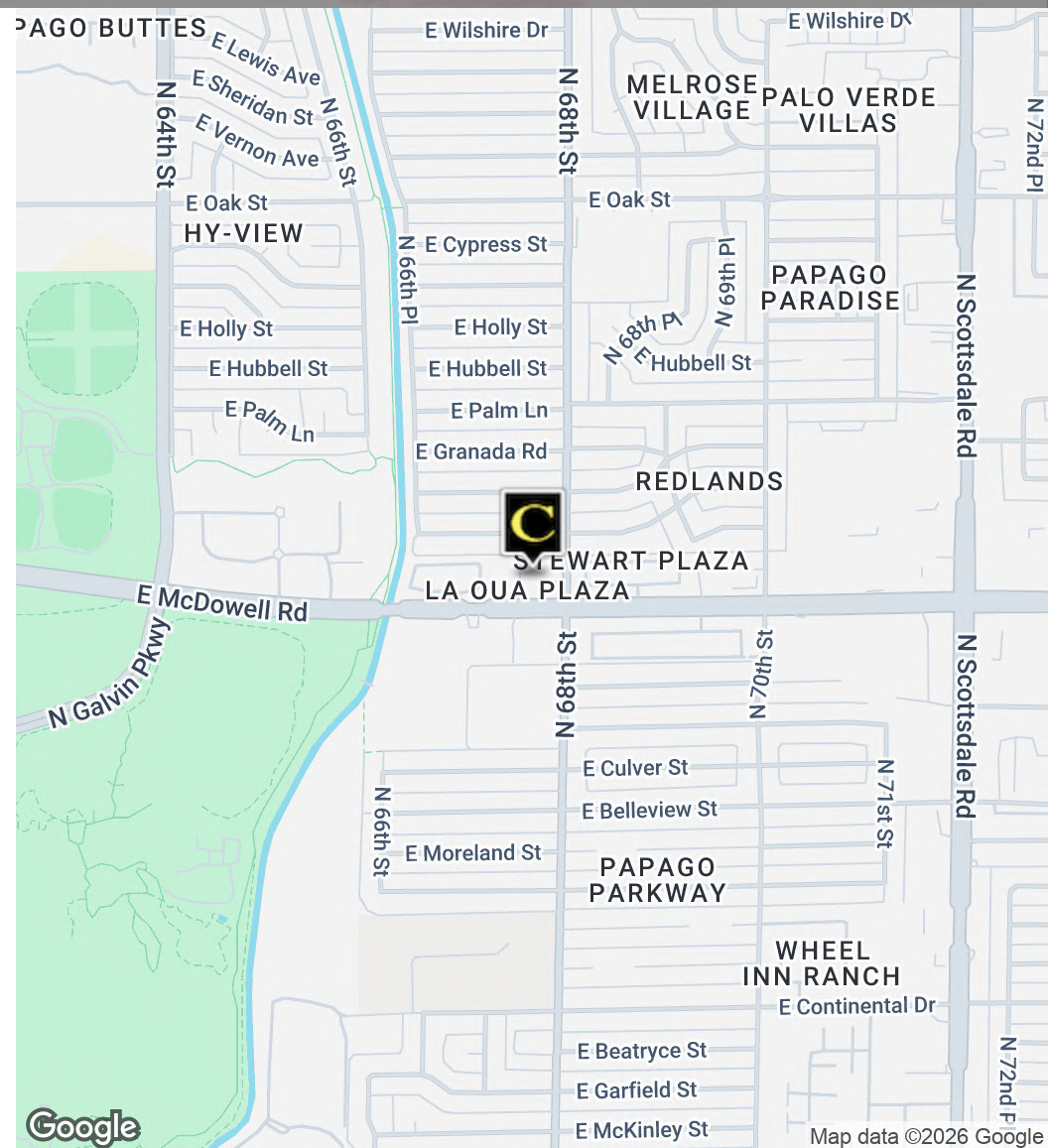
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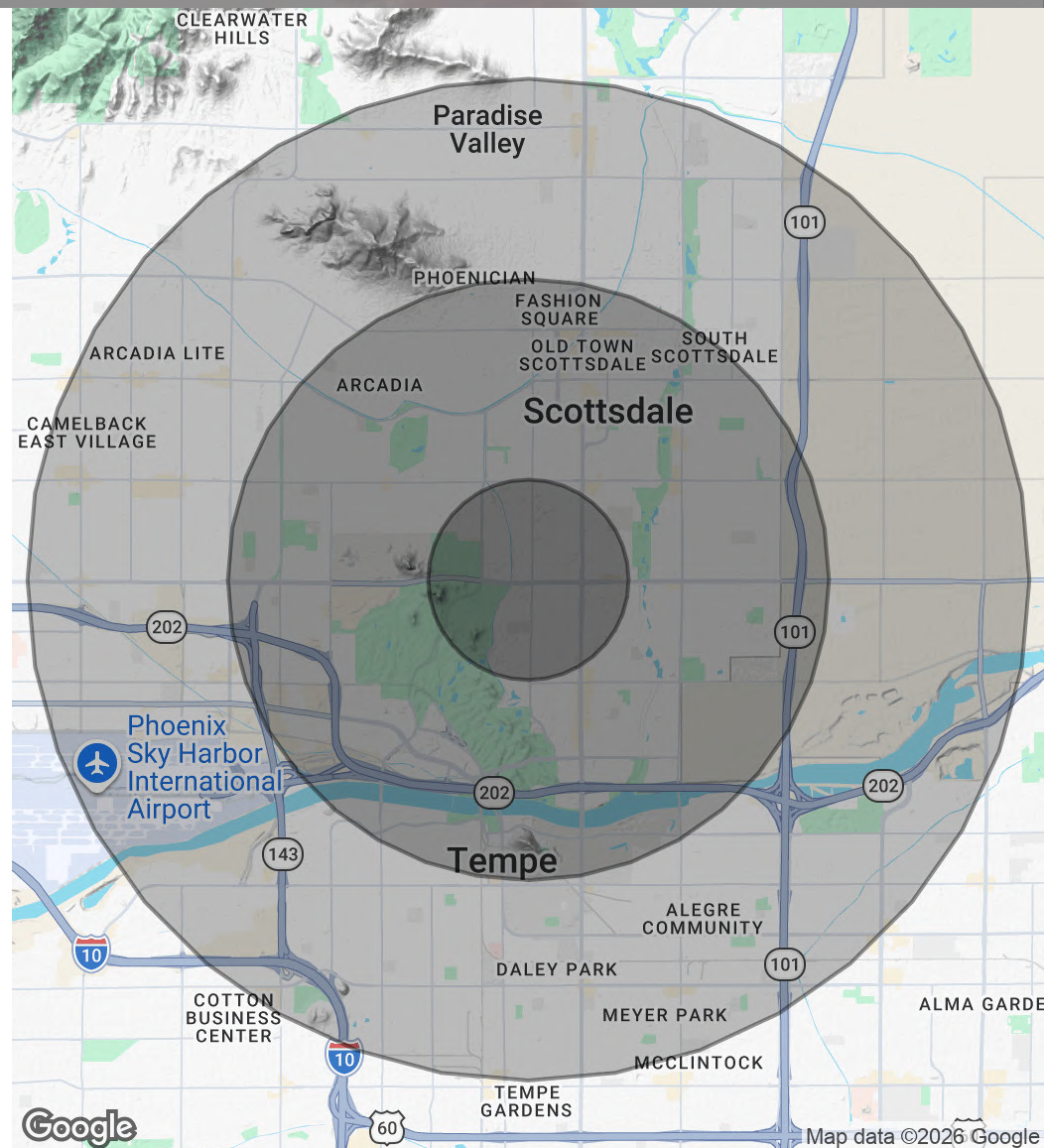
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,972	112,238	281,388
Average Age	35.6	35.3	34.7
Average Age (Male)	35.2	35.3	34.8
Average Age (Female)	39.1	36.4	35.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,179	55,060	126,139
# of Persons per HH	2.2	2.0	2.2
Average HH Income	\$109,951	\$115,908	\$112,942
Average House Value	\$508,652	\$576,253	\$603,317

2023 American Community Survey (ACS)



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