



SIGNAGE
VISIBLE FROM
LOOP 101



8765 E Bell Rd. Scottsdale, AZ 85260

Move-in Ready Medical Office Condo In Scottsdale For Sale

PRICE: \$1,840,250 (\$425 SF)

Zoned: C-2 +/- 4,330 SF

Suite 109: APN 215-50-319 Suite 110: APN 215-50-320 Suite 111: APN 215-50-321

Andrea Davis, CCIM 480.225.0838 Andrea@DavisCREAZ.com
Christine Juby 480.239.3645 CJ@DavisCREAZ.com

www.DavisCREAZ.com



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Area Overview:

- Prime location in north Scottsdale
- Located at Bell Rd. and Loop 101
- +/- 11,000 VPD off Bell Rd. and
+/- 120,000 off loop 101
- Outstanding amenities
- 1st floor with direct access from lobby
- Strategically located right off major highways

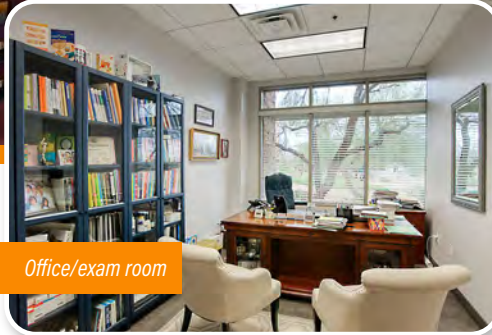
Site Overview/Highlights:

- Zoned C-2
- Meticulously maintained interior
- Multiple exam rooms
- Three entrances/exits to the suite (See Floor Plan)
- +/- 4,330 SF building
- Parking: 5 covered reserved spaces and
5/1000 parking ratio
- Monthly HOA fee: \$1,382.00
- 2025 Taxes: +/- \$11,053.22
- TPC Scottsdale Champions Golf Course Views

Rarely does an opportunity of this caliber become available in North Scottsdale. Ideally positioned near Bell Road and Loop 101, this exceptional $\pm 4,330$ -square-foot medical office condo offers a prestigious setting backing directly onto the acclaimed TPC Scottsdale Champions Golf Course. Thoughtfully designed with multiple exam rooms, expansive office space, and picturesque golf course views, the property seamlessly blends professional functionality with an elevated environment. Its premier location places owners and patients within minutes of Scottsdale's finest amenities, luxury communities, and major transportation corridors, making it a distinguished offering in one of the Valley's most sought-after healthcare and business destinations.



View of TPC Golf Course

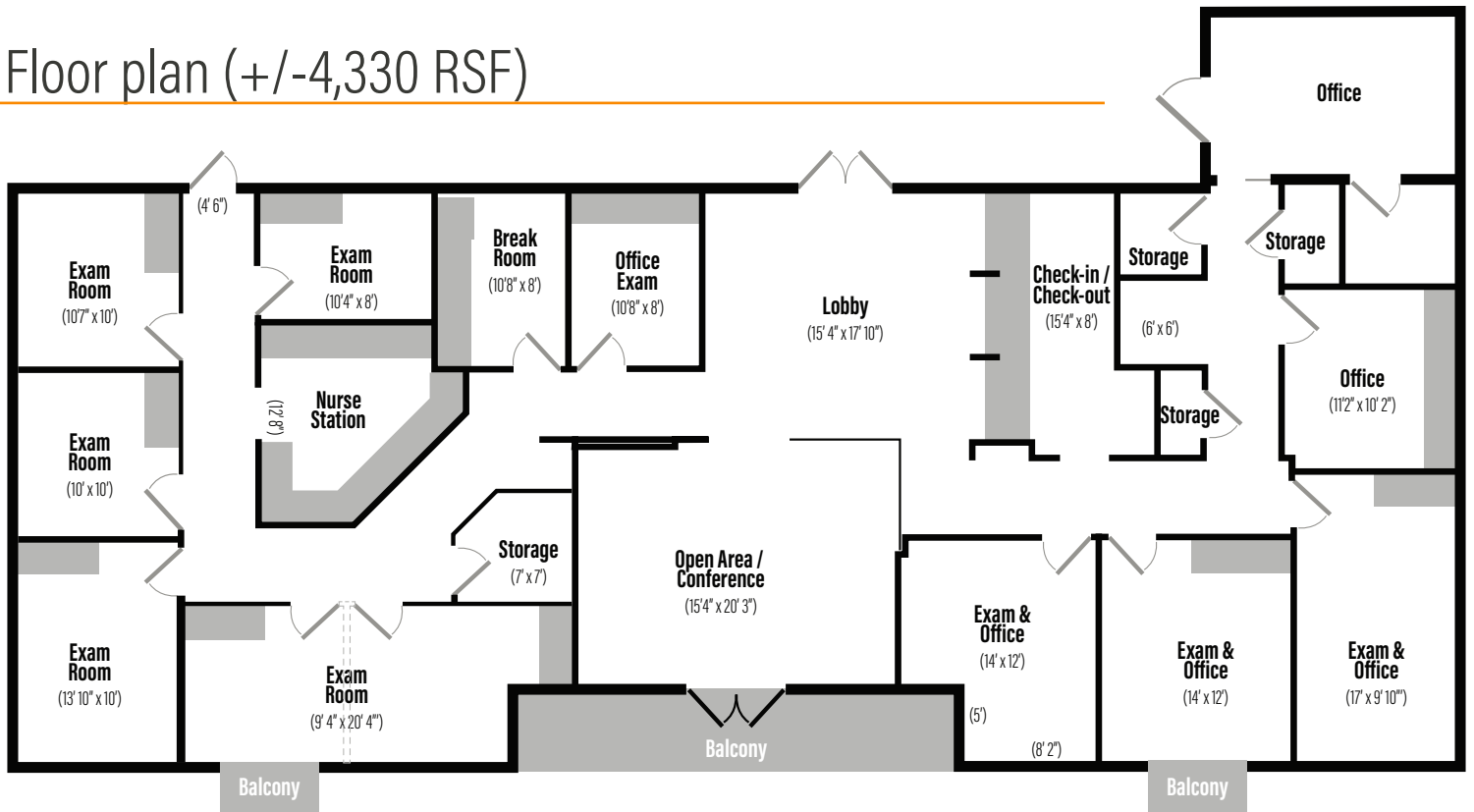


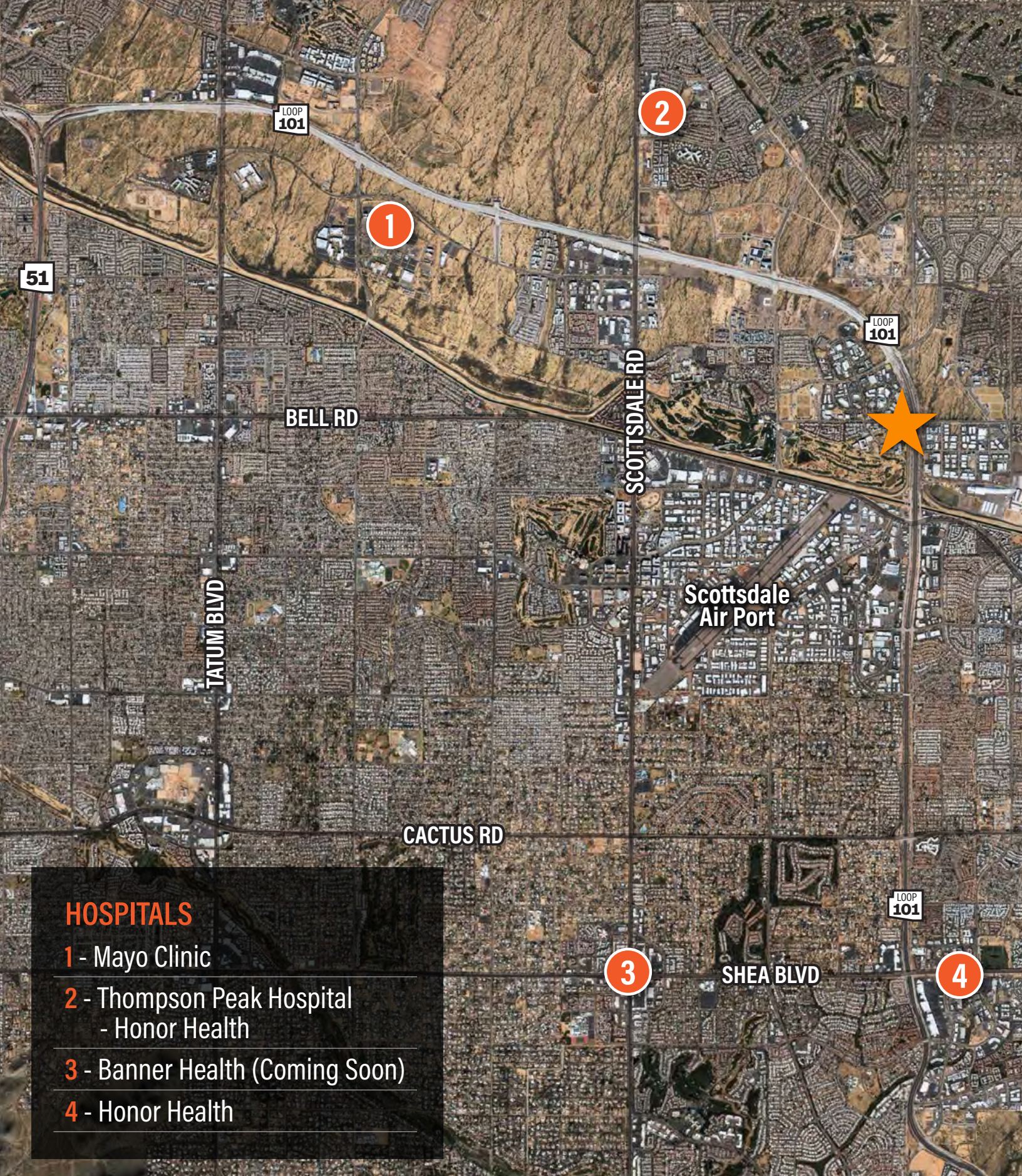
Office/exam room



Nurses Station

Floor plan (+/-4,330 RSF)





HOSPITALS

- 1 - Mayo Clinic
- 2 - Thompson Peak Hospital
- Honor Health
- 3 - Banner Health (Coming Soon)
- 4 - Honor Health

AREA DETAILS

(within 5-miles)



163,862

Population
(5-mile Radius)



73,468

Households
(5-mile Radius)



2.9%

**Annual Population
Growth**



\$143,238

**Average Household
Income**



\$3B

**Total Specified
Consumer Spending**



\$703,527

**Median Home
Value**



480.435.9777 www.DavisCREAZ.com 8160 E. Butherus Dr., Suite 2, Scottsdale, AZ 85260

Davis Commercial AZ is dedicated to helping you realize your commercial real estate vision. Founded in the Scottsdale Airpark and contributing to the communities of the greater Metropolitan Phoenix area for decades, our local roots have run deep. This expertise, combined with over 70 years of accumulated experience, allows us to personalize each transaction. We assure that every client receives our undivided support and achieves maximum value by capturing all possible incentives in their deal. Choose Davis Commercial AZ for a partner committed to your success and the growth of our local market.

Davis Commercial AZ was founded by Andrea Davis, an innovative and respected industry leader. She is acknowledged in Commercial AZ's prestigious Office Brokerage top ten list and recognized by commercial influencers for her thought leadership. Andrea's commitment to education helps clients feel secure in moving forward with real estate endeavors. She writes monthly blogs, shoots educational videos, is a respected speaker on numerous industry panels, and will be launching her new educational podcast in 2026.

Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. SimpleLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

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www.200orphanagesworldwide.org



Dana McDonald — 480.387.0106 dana.mcdonald@stewart.com
Business Development Officer / Residential & Commercial Services Stewart Title - Arizona
www.stewart.com/phoenix