

SCOTTSDALE AIRPARK SUBMARKET

# FOR SALE ±55,247 SF OFFICE / RETAIL / SHOWROOM / WAREHOUSE

15001 N HAYDEN ROAD • SCOTTSDALE, AZ 85260



**C-3 ZONING**

EXCLUSIVELY OFFERED BY



**Randy Shell**  
Designated Broker  
C 480.694.4100  
randy@shellcommercial.com



**Amanda Wright**  
Senior Associate  
C 480.236.0037  
amanda@shellcommercial.com



O 480 443 3992  
www.shellcommercial.com  
16410 N 91st Street | Suite 112  
Scottsdale, AZ 85260

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**Purchase Price:** \$17,725,500 ( $\pm$  \$321/sf)

**In Place NOI:** \$899,961 (06/1/25 - 5/31/26)

**Size:**  $\pm$ 55,247 sf 2-story office/retail/showroom/warehouse bldg  
- First floor:  $\pm$ 38,590 sf - Second floor:  $\pm$ 16,657 sf

**Occupancy:** 1st floor:  $\pm$ 96% occupied  
2nd floor:  $\pm$ 73% occupied

**Land:**  $\pm$ 3.42 Acre Lot ( $\pm$ 149,083 sf) (Maricopa County Assessor)

**Features:** **Located at the epicenter of the Scottsdale Airpark at the new roundabout intersection of Hayden Road & Raintree Drive**

- Less than one (1) mile from Loop 101 Freeway with direct access from Raintree Drive, both north & southbound
- Excellent signage visibility
- Second floor suites completely renovated with each unit separately metered
- Rare C-3 zoning which allows for automotive & retail use

**Year Built:** 1985

**Parking Ratio:** 2.45/1000 sf

**Parcel#:** 215-55-010A / 215-55-011

**2024 Taxes:** \$77,474.56 (\$1.40/sf)

**Zoning:** C-3, City of Scottsdale



**AMAZING 2ND FLOOR VIEWS!**





Frank Lloyd Wright  
**LOOP 101**  
INTERCHANGE

LOOP  
**101**

LOOP  
**101**

Raintree Dr  
**LOOP 101**  
INTERCHANGE

**SUBJECT PROPERTY**  
15001 N HAYDEN RD

**N HAYDEN RD**

ROUNDAABOUT

**N HAYDEN RD**  
ROUNDAABOUT

**N RAIN TREE DR**

**N RAIN TREE DR**

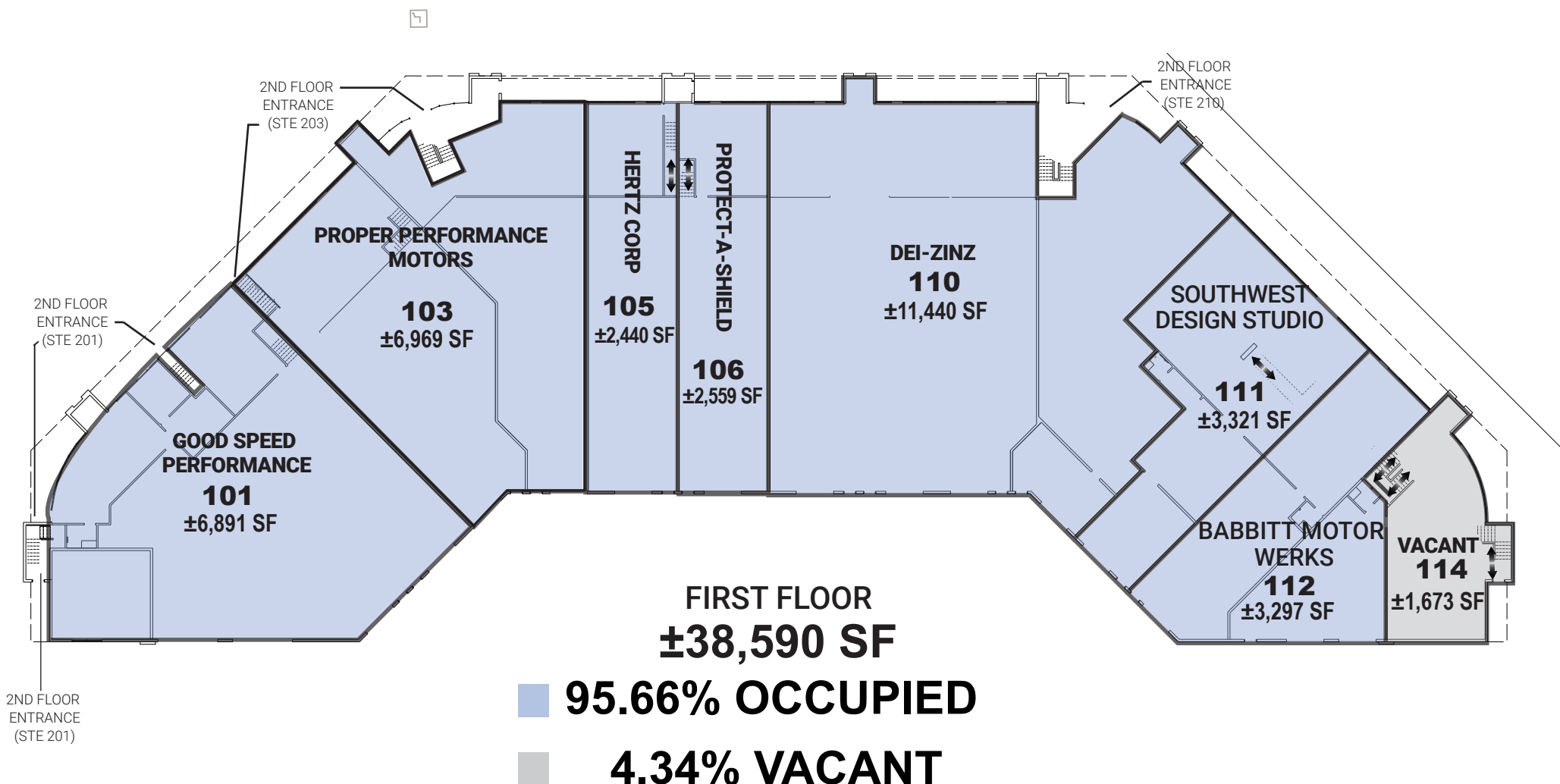


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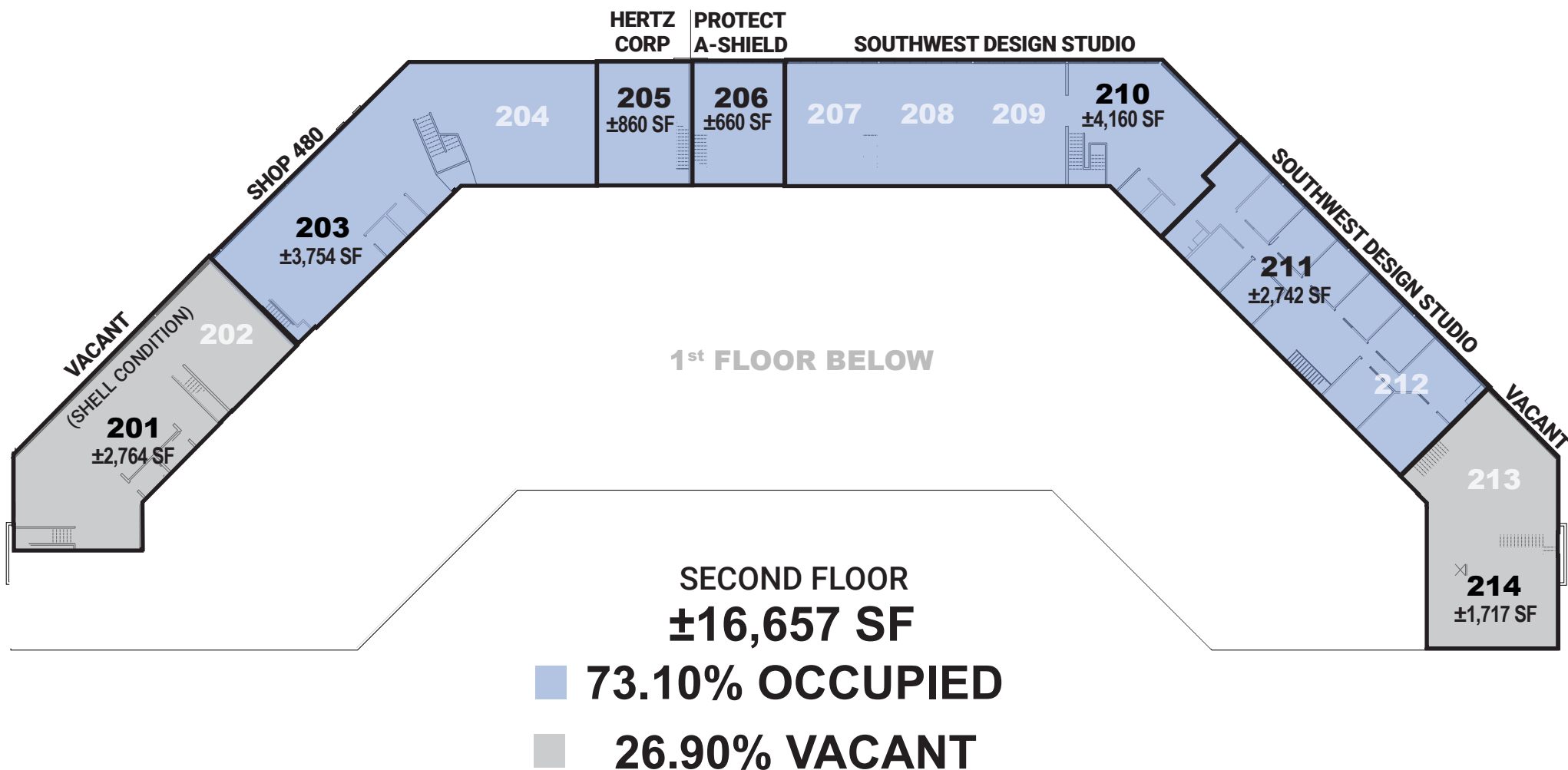


NOT TO SCALE

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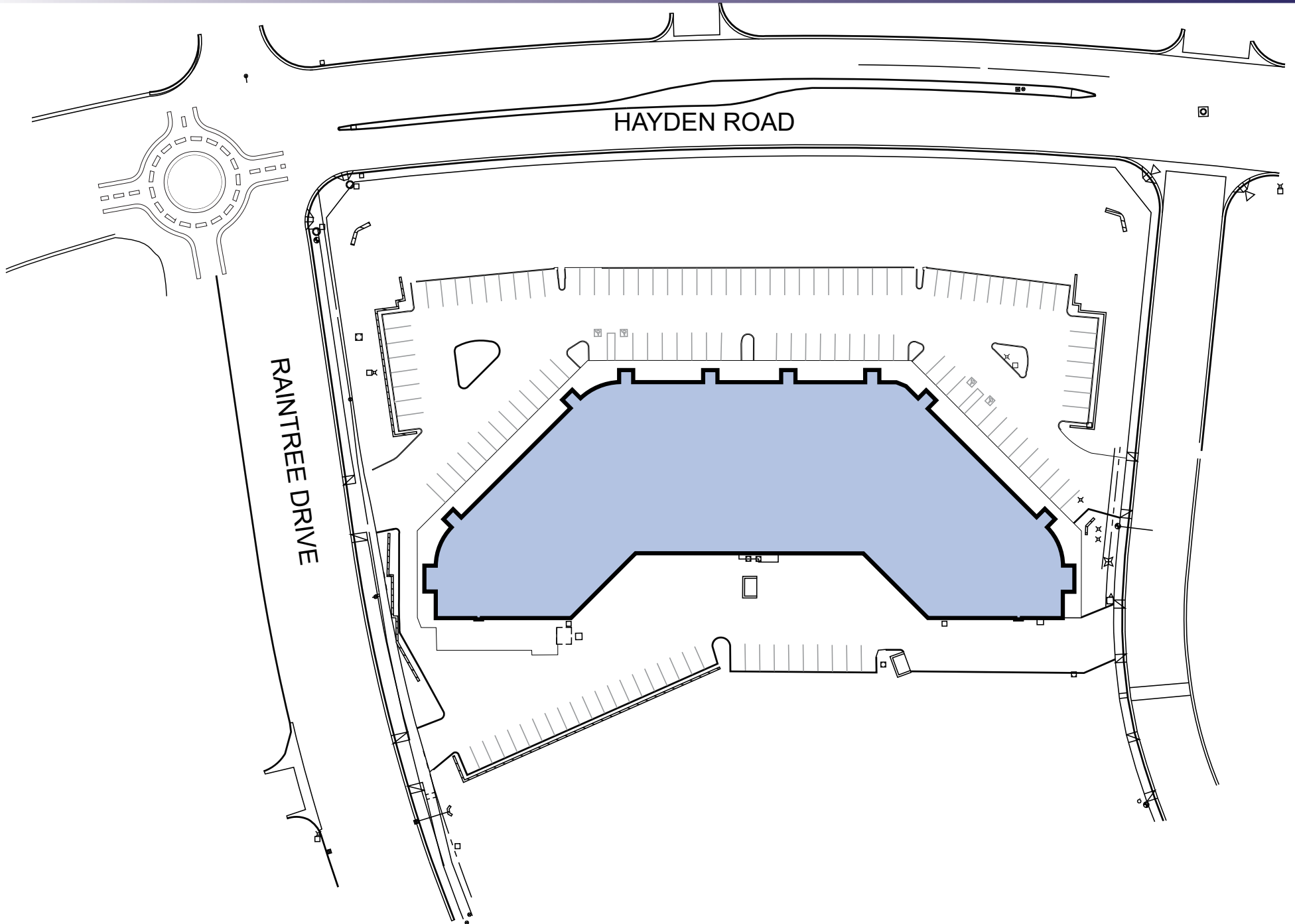
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**SUBJECT  
PROPERTY**



**KIERLAND COMMONS**



**SCOTTSDALE MUNICIPAL AIRPORT**



**SCOTTSDALE QUARTER**

