

Pinnacle Vista Office/Retail Building

FREESTANDING INVESTMENT OR OWNER-USER OPPORTUNITY WITH INCOME | ±7,846 SF

23150 N PIMA ROAD | SCOTTSDALE, AZ 85255

NORTH SCOTTSDALE / CAREFREE SUBMARKET



MULTI-TENANT • TWO-STORY OFFICE/RETAIL FREESTANDING BUILDING

- Pima Road frontage / excellent signage visibility
- High-income demographic region
- Covered balconies / mountain views

- Surrounded by North Scottsdale/Carefree's finest shopping, dining, retail, & hiking amenities!

EXCLUSIVE LISTED BY



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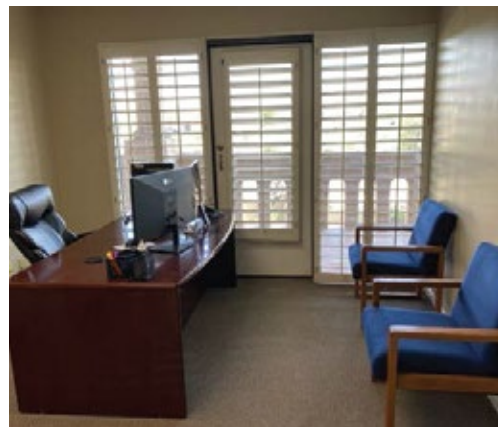
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PROPERTY INFORMATION

PURCHASE PRICE: \$1,995,000 (\$254/sf)

Building Size	±7,846 sf
Type	2-story multi-tenant office / retail freestanding
Units (4)	3 upstairs / 1 downstairs ±1,035 - 2,335 sf
Year Built	1986
Zoning	C-2, City of Scottsdale
Parcel #	212-01-568M
Parking Ratio	3.57/1,000 (Surface & covered parking)

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Income & Expenses Summary

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Suite 1A	±2,335 sf	Month-to-month
Suite 2A	±1,817 sf	Vacant
Suite 2B	±1,300 sf	90-day termination clause
Suite 2C	±1,035 sf	Month-to-month



**BRIGHT & LIGHT WITH WOOD SHUTTERS
AND BALCONIES TO ENJOY THE VIEWS!**

Gross Annual Rental Income \$114,854

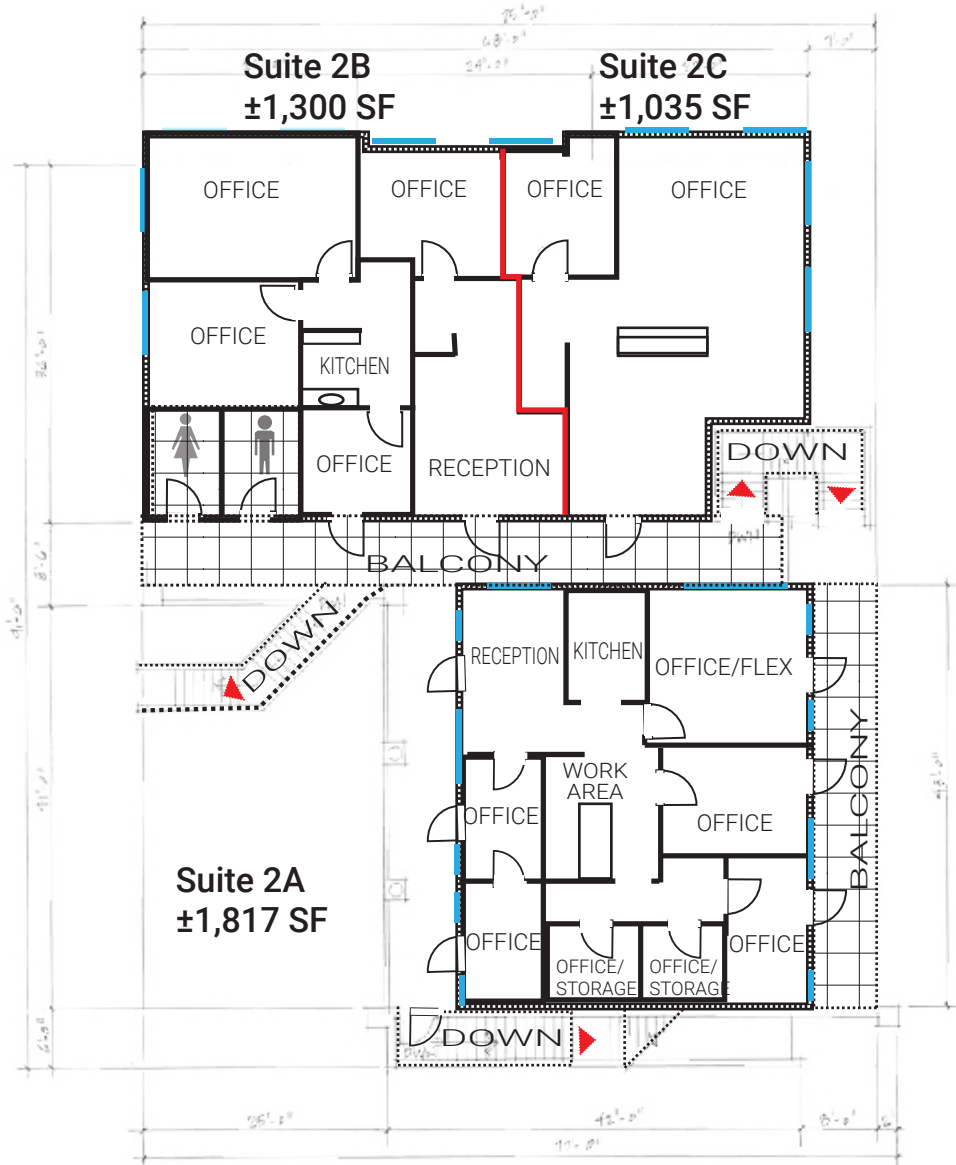
2023 Estimated Operating Expenses \$60,760

Net Operating Income \$54,094

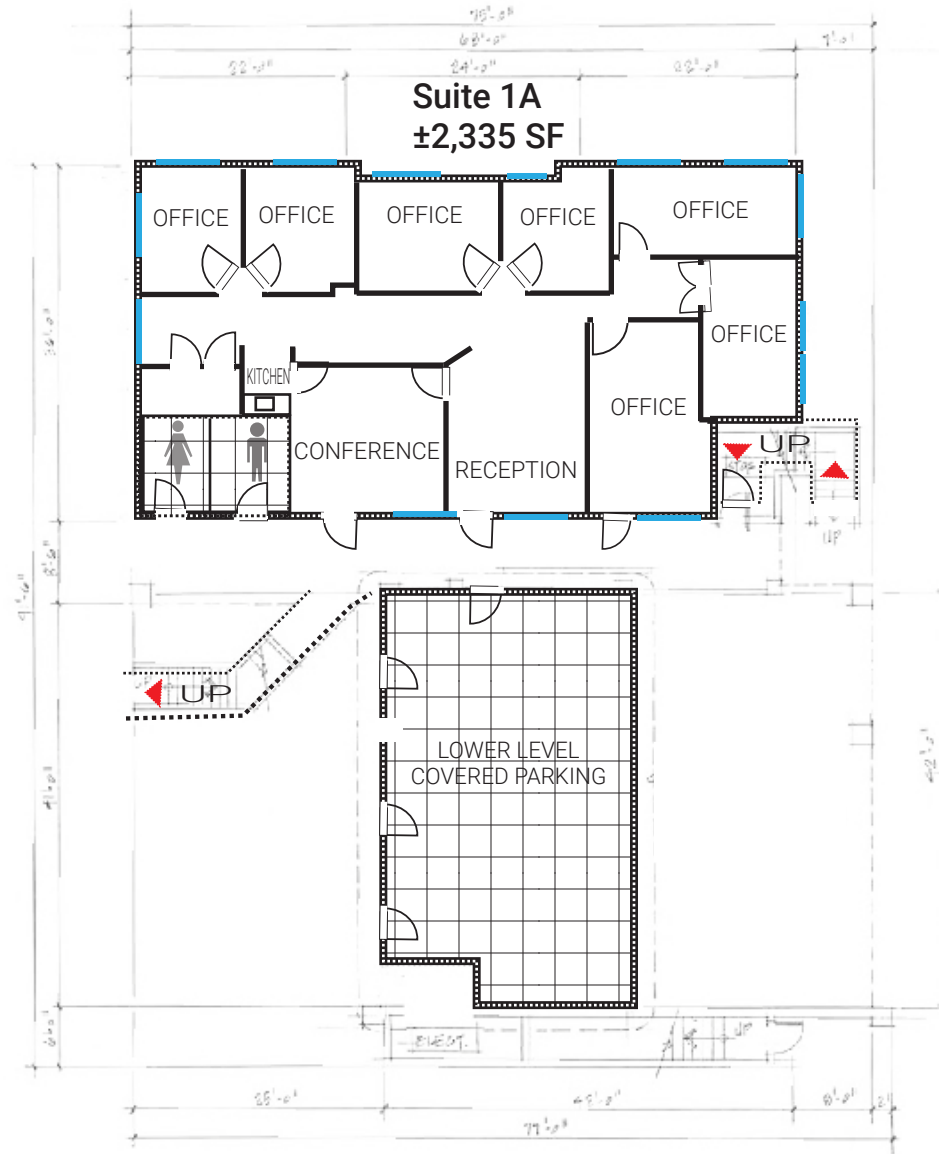
Occupancy 59%



SECOND FLOOR

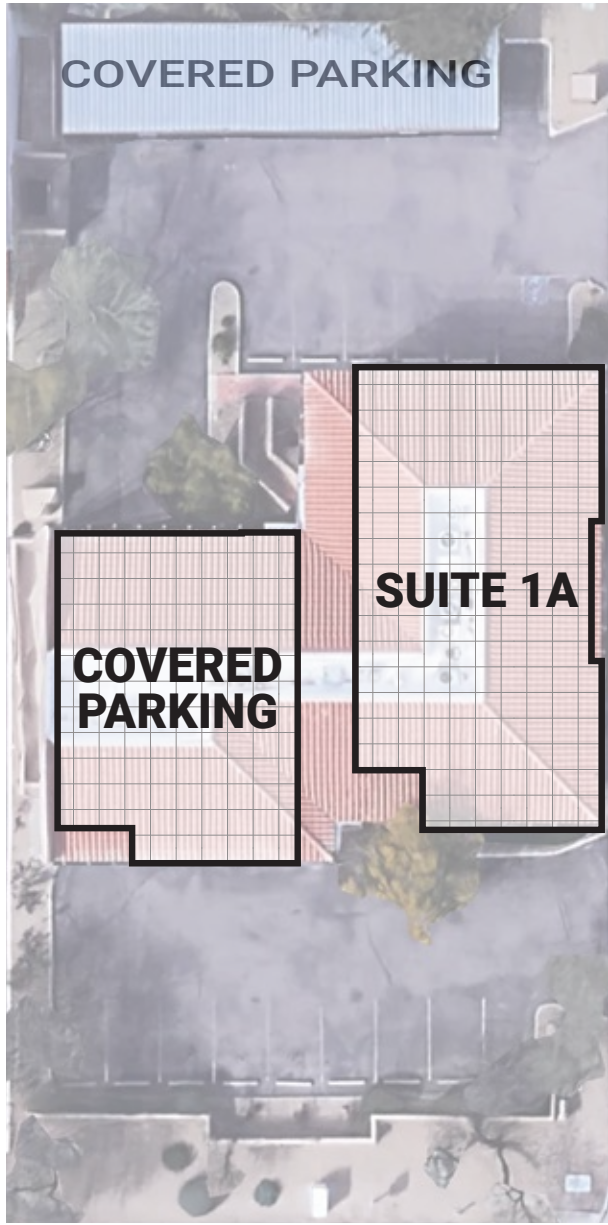


FIRST FLOOR



NOT TO SCALE

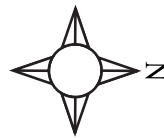
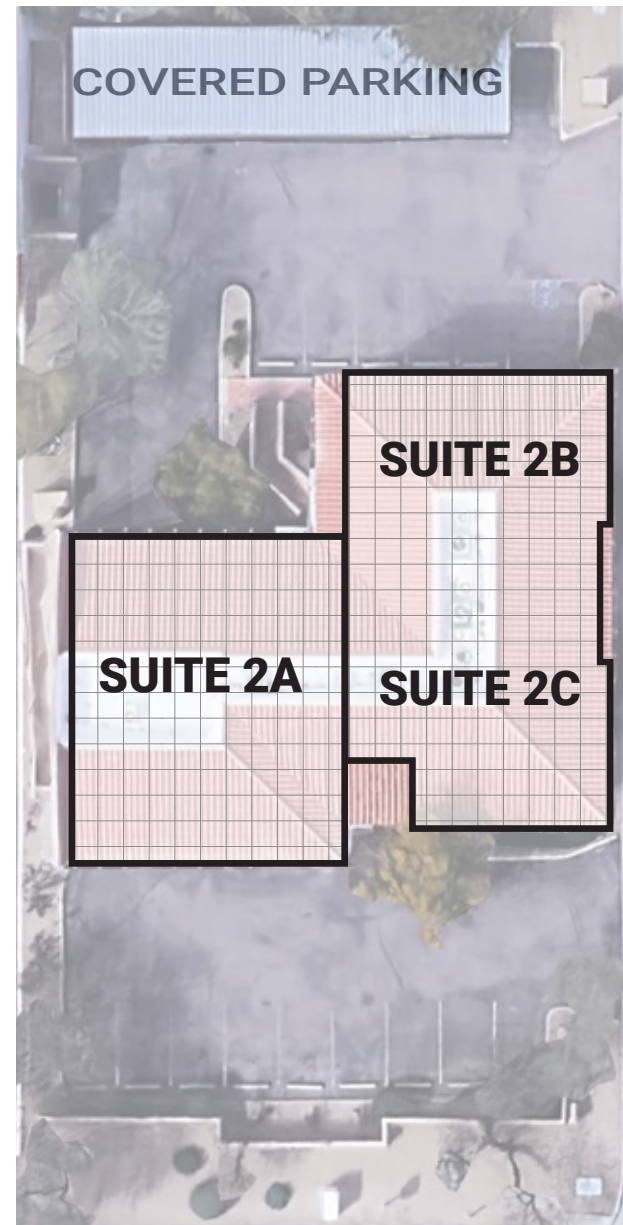
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FIRST FLOOR



SECOND FLOOR



N PIMA RD

Demographics* 1-Mile Radius

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*Based on 2022 annual statistics, CoStar

Population 3,014

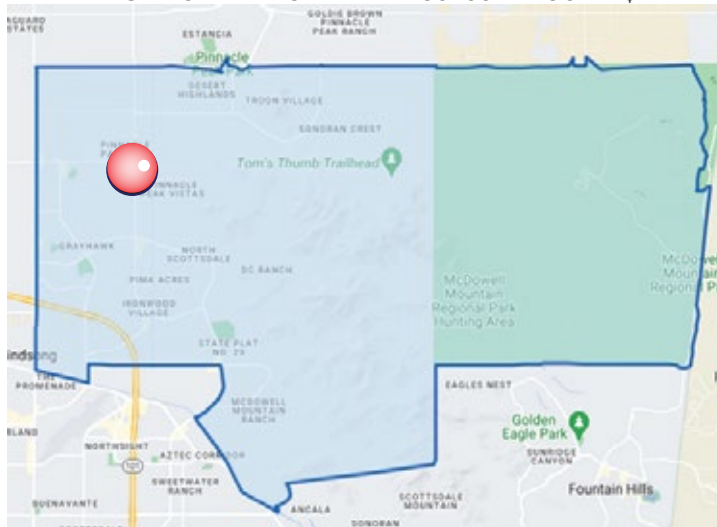
Households 1,335

Median Age 56.8

Average Household Income \$178,731



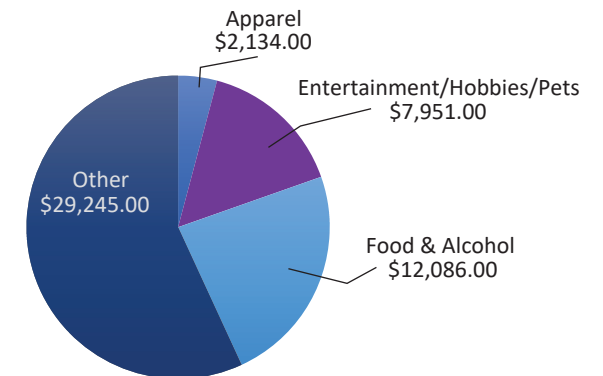
*AVERAGE HOME VALUE WITHIN 85255 ZIP CODE: \$1.7M



*MOVOTO.COM - HOMES RECENTLY SOLD FEB 2023

EXCELLENT RETAIL POTENTIAL!

2022 Consumer Spending per Household
1-Mile Radius: \$51,420*



*According to CoStar Statistics



New York Bagels
N Bialys
Jade Palace
Mastro's
Steakhouse
Storyrock



Walgreens

Arrivederci
Restaurant
Lamp Pizzeria
Raven Gastropub
Al Hamra
SC Audit &
Accounting
SPY Pilates
Protravel

Baudine's Mad
About Shoes
Hyde Park
Interiors
Kindling
Marketing Group
Extreme Aerial
Productions



Nick's Italian
Restaurant
GOLFTEC



BBVA

Beauty Nails & Spa
Green Cleaners
SUPERCUTS
SUBWAY

Pet Groomer
State Farm

CVS

Well Suited
Men's Clothing
My Sister's Closet
AJ's Fine Foods
PostalMax
Michael's Creative
Jewelry
The Frame Shop
Your Dreaming Place
Blu Sushi
MoneyGram

