

For Sale > Development Opportunity | Commercial Land Parcel | ±2.5 Acres | C-3

# NEC 116th Street & Shea Boulevard

Scottsdale Cure Corridor | Scottsdale, Arizona



## Call for Pricing

### Amenities

- > Located 3.5 miles east of the 101 freeway (6 minutes).
- > Location is part of the Scottsdale Cure Corridor.
- > Close to shopping, restaurants and hotels.
- > Shea Boulevard Frontage.
- > Located Just east of Mayo Clinic and west of Scottsdale Memorial Hospital North.
- > Huge demographic surround this site.
- > Mountain Side Fitness, restaurants and shops next door.
- > All underground retention completed by original developer.
- > Excellent cross access easements and parking available.

### Site

- > ±2.5 acre site (±108,900 total square feet)

### Zoning: City of Scottsdale

- > Northern two-thirds of site is C-3 (Retail/Office/Medical Overlay)
- > Southern one-third of the site is SR (Service Residential/Office Overlay)
- > See attached potential layouts

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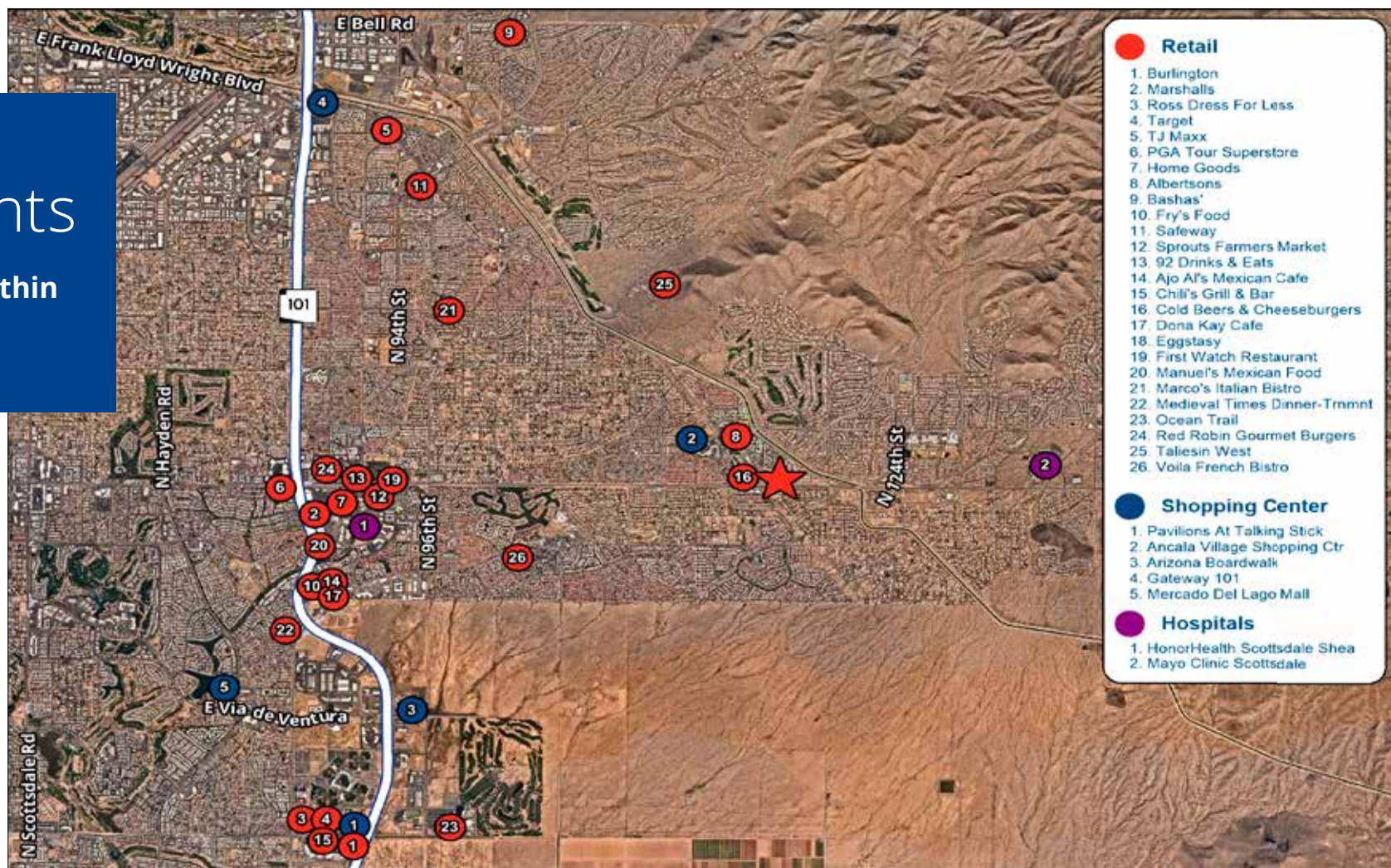


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## Area Highlights

Amenities within  
three miles



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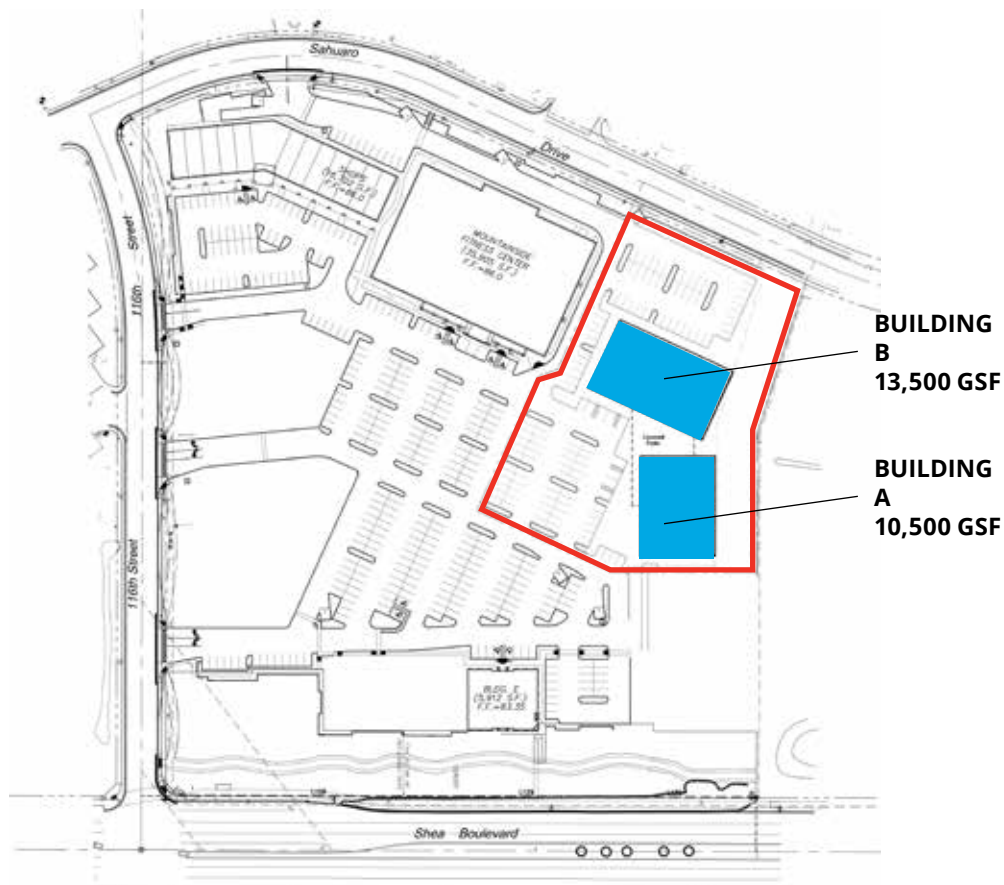
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**Scottsdale Cure Corridor - Possible Office/Retail Layouts**

OPTION A

**ZONED C-3/RETAIL  
S-R/SERVICE RESIDENTIAL**



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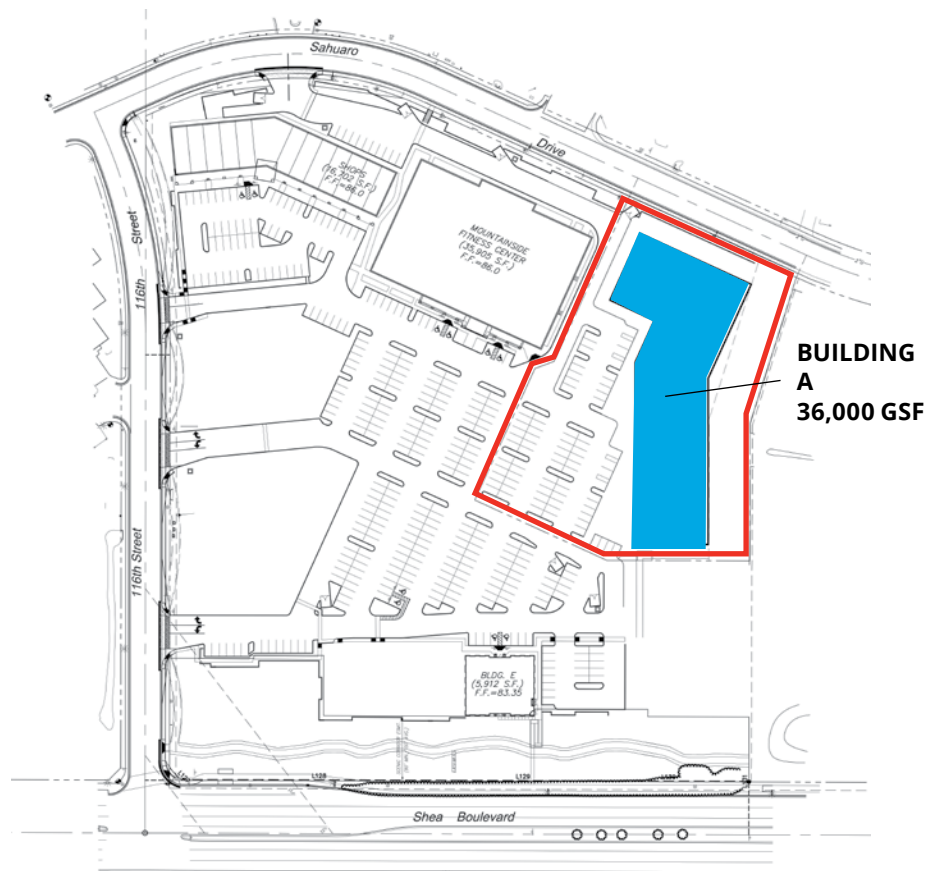
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**Scottsdale Cure Corridor - Possible Office/Retail Layouts**

OPTION B

**ZONED C-3/RETAIL  
S-R/SERVICE RESIDENTIAL**



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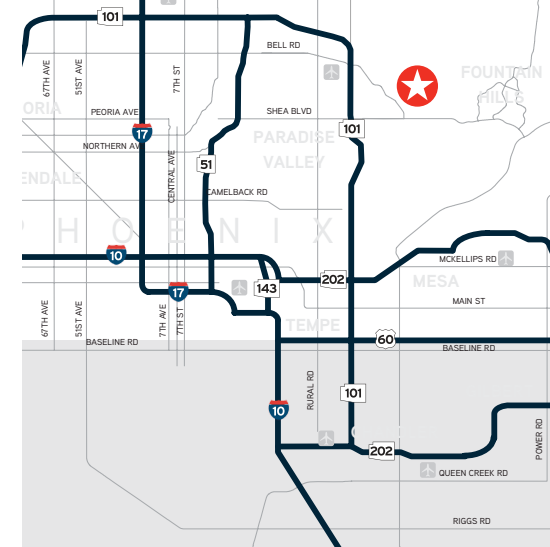
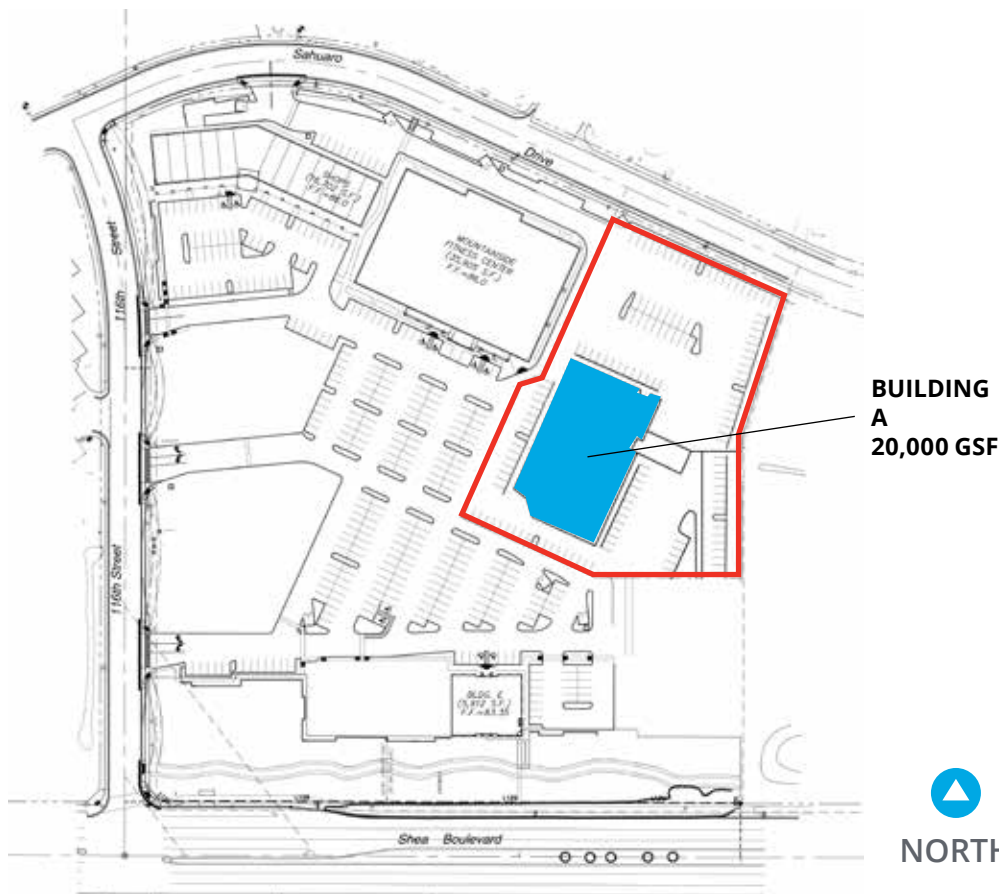
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Scottsdale Cure Corridor - Possible Office/Retail Layout

OPTION C

**ZONED C-3/RETAIL  
S-R/SERVICE RESIDENTIAL**



## Contact Us

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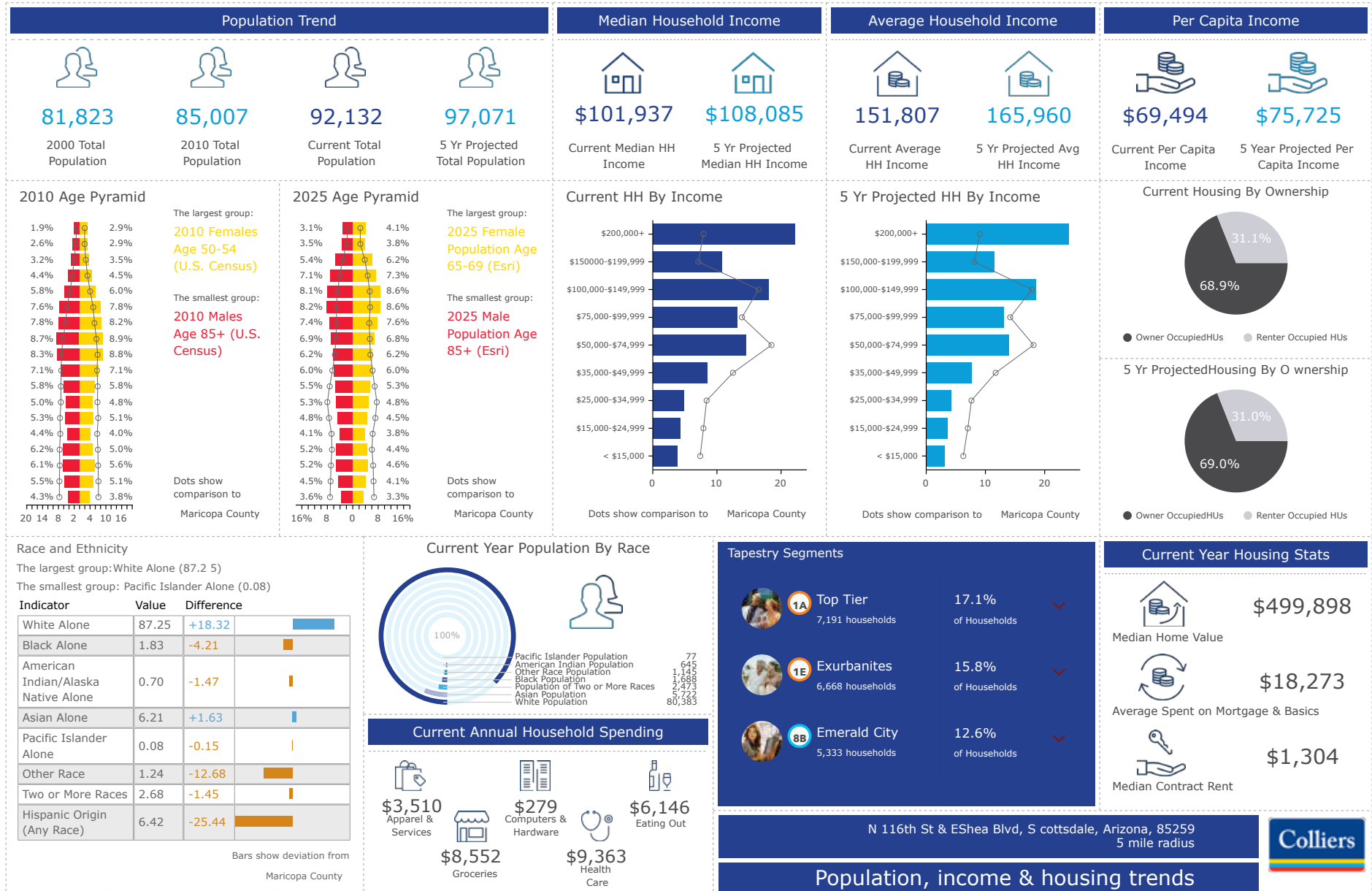
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# Five Mile Demographics



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## SALE COMPARABLES

Sale Date	Property Address	Sale Price	Price Per SF Land
4/8/2021	16060 N 82nd St	\$1,650,000	\$35.00
03/12/2021	15208 N 75th St	\$1,420,000	\$34.00
1/14/2021	NWC Loop 101 & 56th St (Part of Portfolio)	\$34,873,614	\$40.00
3/16/2020	9256 E Verde Grove View	\$1,450,000	\$22.34
11/20/2019	E Raintree Cir @ NW 90th St	\$6,000,000	\$61.29
9/30/2019	5316 E Shea Blvd	\$2,460,904	\$21.89
8/30/2019	4735 N Scottsdale Rd	\$9,850,000	\$110.01
5/24/2019	8000 E McClain Dr	\$1,975,000	\$37.78
5/15/2019	NW Union Hills Dr & N Pima - Chase Bank Pad	\$2,500,000	\$31.25
5/1/2019	E Raintree Drive & N 87th St	\$11,500,000	\$32.00
4/1/2019	22111 N Scottsdale Rd	\$3,500,000	\$61.81
8/7/2018	N 94th St	\$2,190,015	\$39.59
5/31/2018	8399 E Hartford Dr	\$2,249,920	\$17.96
5/22/2018	7517 E Greenway Rd	1,300,000	\$28.02

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**SALE COMPARABLES** *CONTINUED*

Sale Date	Property Address	Sale Price	Price Per SF Land
5/11/2018	15904 N 81st St	\$1,250,000	\$22.12
3/30/2018	10299 N 92nd St	\$2,770,000	\$31.80
11/30/2017	Chauncey Ln	\$4,615,143	\$40.75
7/12/2017	16061 N 81st St	\$1,390,000	\$26.47
6/27/2017	15032 N 74th St	\$1,425,000	\$26.73
3/24/2017	Chauncey Ln	\$3,680,820	\$32.50
10/18/2016	7919-7947 E McClain Dr	\$2,093,370	\$27.31
2/25/2016	N 94th St (Part of Multi-Property Sale)	\$1,017,140	\$18.39
2/25/2016	N 94th St (Part of Multi-Property Sale)	\$937,050	\$18.08
2/8/2016	7300 N Via Paseo del Sur	\$3,025,000	\$24.20
1/4/2016	8962 E Desert Cove Ave	\$2,300,000	\$24.35
12/9/2015	17200 N Perimeter Dr (Part of Multi-Property Sale)	\$1,410,119	\$18.34
11/16/2015	NEC 98th & McDowell Mtn Ranch Rd	\$2,775,000	\$17.70
10/29/2015	16430 N Scottsdale Rd	\$2,850,000	\$45.12
6/29/2015	Greenway Rd	\$1,025,233	\$18.50
5/6/2015	8998 E Bahia Dr	\$1,100,000	\$18.43

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