

11475 N 136TH ST
SCOTTSDALE, AZ 85259

FOR SALE

+12,139 SF FORMER WALGREENS



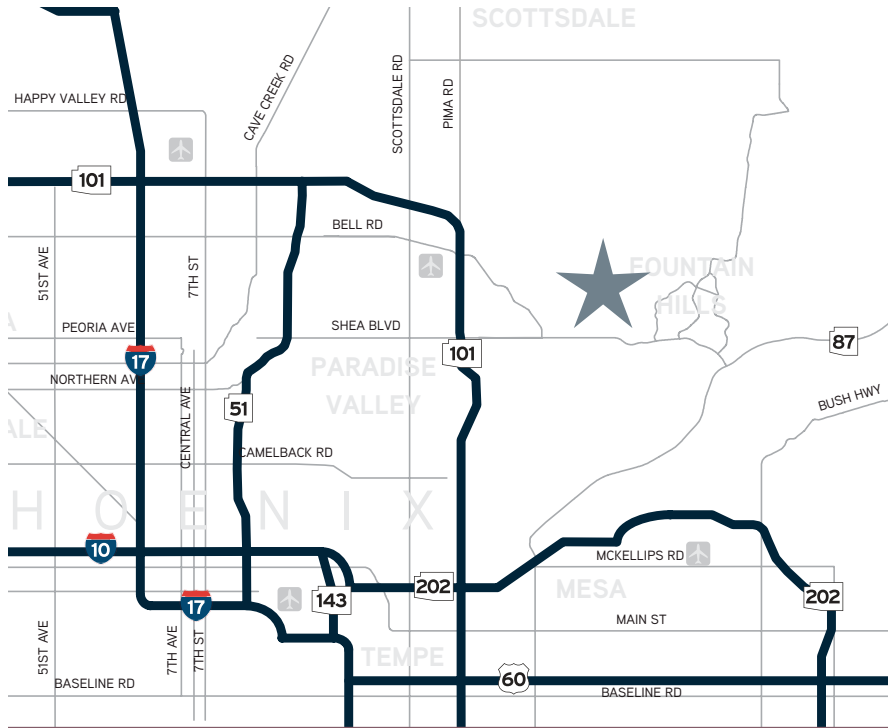
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MIKE MILIC

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- Located on a hard corner in a highly desirable neighborhood
- Two years income remaining from current tenant (\$582,050)
- High income demographics
- Current lease expiration October 31, 2021



**11475 N 136TH STREET
SCOTTSDALE, AZ**

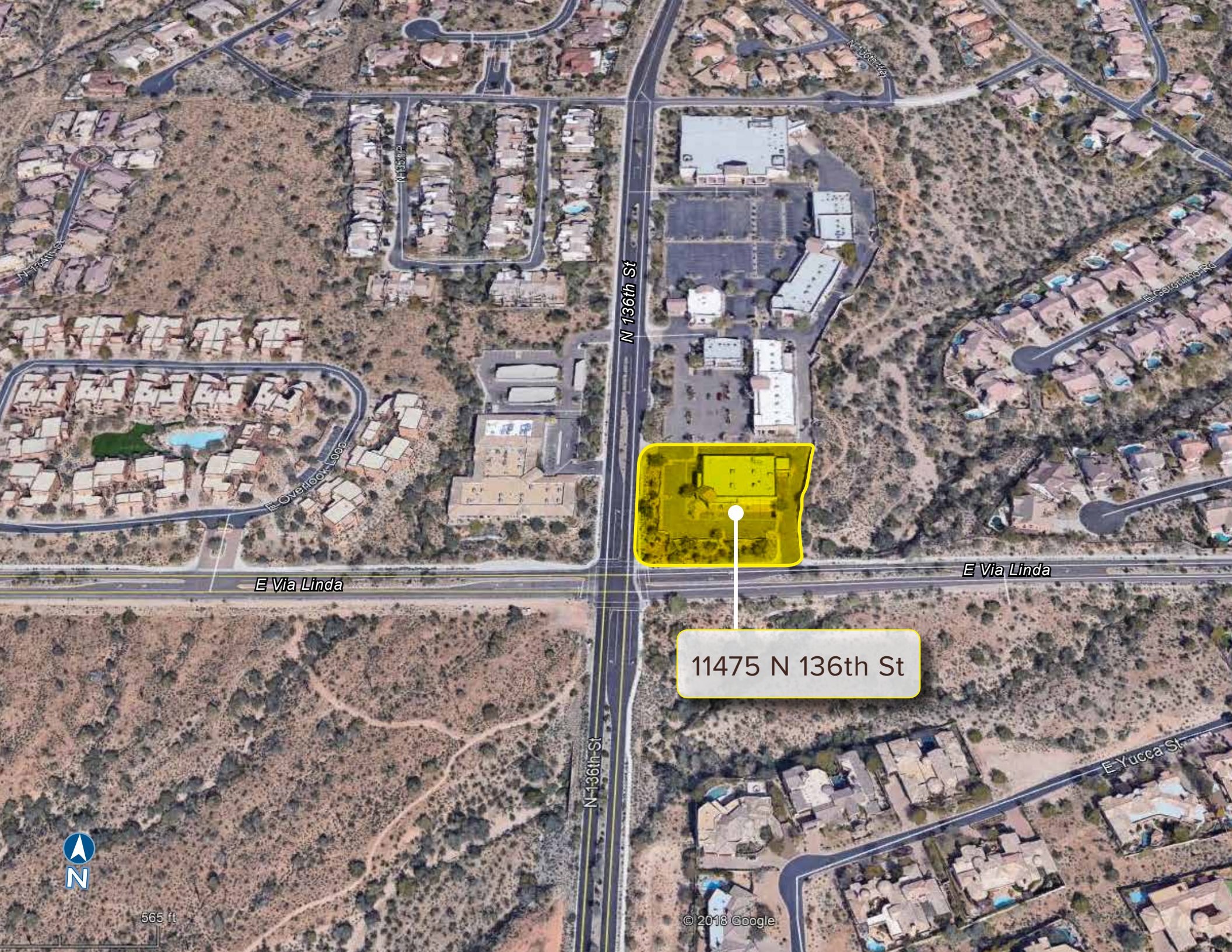
SALE PRICE: \$2,400,000

**CURRENT INCOME (NNN)
\$24,252.08/MONTH**

**CURRENT INCOME ANNUAL
\$291,024.96/YEAR**

Lot Size	±1.67 AC (72,820 SF)
Parcel No.	217-30-002P
Zoning	PNC, City of Scottsdale
Location	NEC 136th St and E Via Linda
2019 Taxes	\$37,190.68 (paid by Walgreen Co, Deerfield, IL)
2019 Valuation	\$2,742,200
Financing	Treat as clear
Year Built	2001
Parking	70 surface spaces 5.34 per 1,000
Frontage	293' on Via Linda 268' on N 136th Street





N 136th St

E Via Linda

E Via Linda

N 136th St

E Yucca St



11475 N 136th St



565 ft

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**11475 N 136TH STREET
SCOTTSDALE, AZ**

SALE PRICE: \$2,400,000

DEMOGRAPHICS	1 MILE	3 MILES
Population	3,966	20,700
Households	1,525	8,601
Median HH Income	\$164,473	\$120,464



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