

# FOR LEASE | THE OFFICES AT DESERT FAIRWAYS

8591 East Bell Road | Scottsdale, Arizona 85260



- **± 1,542 Square Foot Medical Office**
- **\$21.00 NNN**
- **Four Exam Rooms Including a Larger Procedure Room**
- **Two Doctor's Offices Plus One Small Office**
- **Reception Area and Break Room**
- **\$7.43 Per Square Foot Common Area Maintenance, Taxes and Insurance)**
- **Tastefully Decorated**
- **Average Household Income Within 5 Miles In Excess of \$125,000**
- **±3 Miles To Scottsdale Healthcare Thompson Peak Campus**

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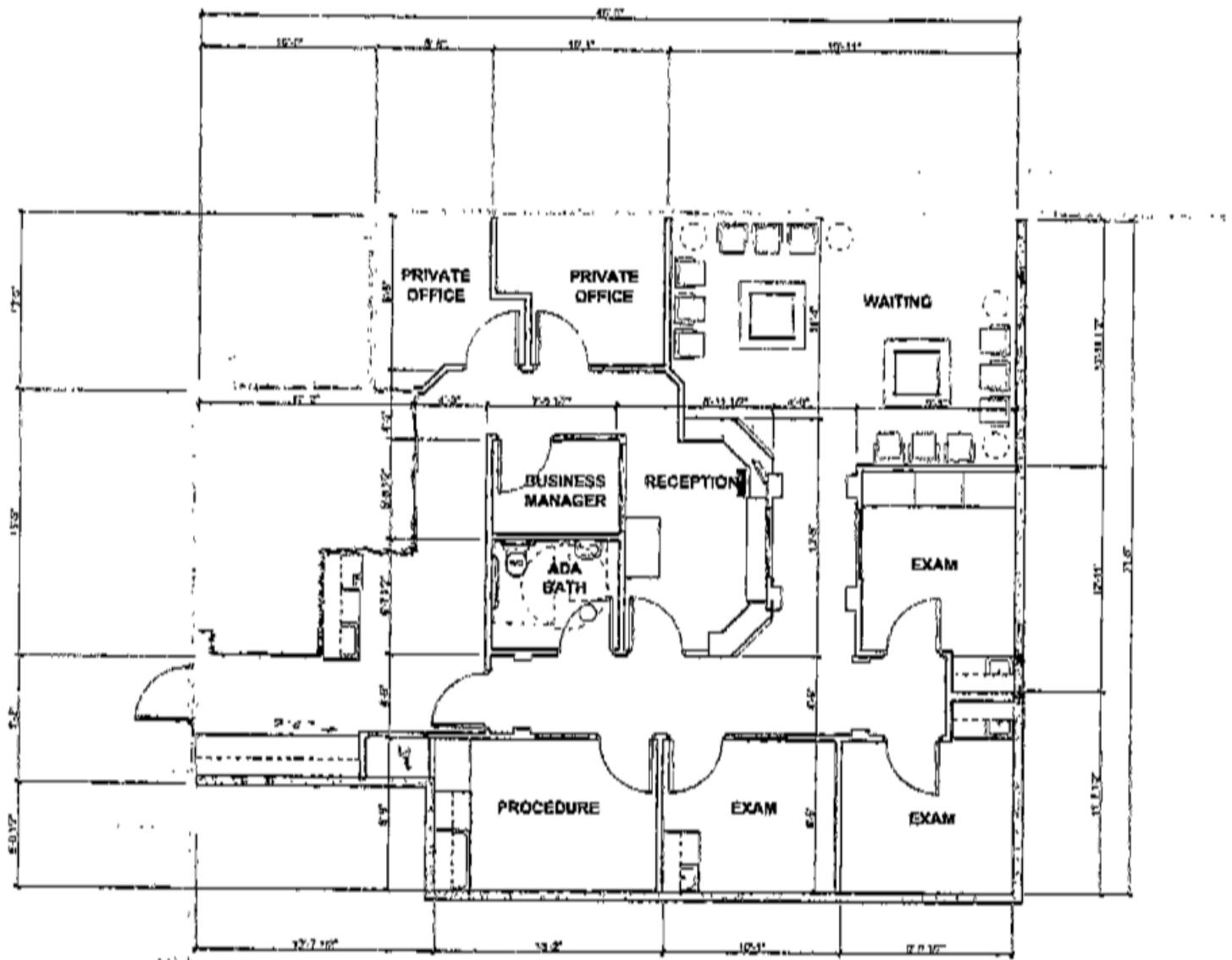
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**BLUM-ROBERTS GROUP**



**Kierland Corporate Center**  
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# FLOOR PLAN



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# AERIAL MAPS



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# DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	4,399		67,036		160,664	
2018 Estimate	4,028		61,694		148,798	
2010 Census	3,345		53,244		134,254	
Growth 2018 - 2023	9.21%		8.66%		7.97%	
Growth 2010 - 2018	20.42%		15.87%		10.83%	
2018 Population by Hispanic Origin	310		3,869		9,077	
2018 Population	4,028		61,694		148,798	
White	3,471	86.17%	54,518	88.37%	132,834	89.27%
Black	142	3.53%	1,249	2.02%	2,833	1.90%
Am. Indian & Alaskan	19	0.47%	271	0.44%	773	0.52%
Asian	283	7.03%	4,154	6.73%	8,999	6.05%
Hawaiian & Pacific Island	0	0.00%	50	0.08%	130	0.09%
Other	114	2.83%	1,452	2.35%	3,229	2.17%
U.S. Armed Forces	0		9		11	
Households						
2023 Projection	2,085		29,671		69,036	
2018 Estimate	1,922		27,438		64,162	
2010 Census	1,667		24,367		58,978	
Growth 2018 - 2023	8.48%		8.14%		7.60%	
Growth 2010 - 2018	15.30%		12.60%		8.79%	
Owner Occupied	718	37.36%	15,663	57.09%	42,508	66.25%
Renter Occupied	1,203	62.59%	11,775	42.91%	21,654	33.75%
2018 Households by HH Income	1,923		27,440		64,163	
Income: <\$25,000	104	5.41%	2,202	8.02%	5,788	9.02%
Income: \$25,000 - \$50,000	356	18.51%	3,958	14.42%	9,412	14.67%
Income: \$50,000 - \$75,000	355	18.46%	4,322	15.75%	10,060	15.68%
Income: \$75,000 - \$100,000	369	19.19%	4,081	14.87%	8,793	13.70%
Income: \$100,000 - \$125,000	234	12.17%	2,855	10.40%	6,476	10.09%
Income: \$125,000 - \$150,000	189	9.83%	2,291	8.35%	4,980	7.76%
Income: \$150,000 - \$200,000	117	6.08%	2,606	9.50%	6,800	10.60%
Income: \$200,000+	199	10.35%	5,125	18.68%	11,854	18.47%
2018 Avg Household Income	\$105,046		\$127,154		\$126,428	
2018 Med Household Income	\$84,925		\$94,835		\$94,394	

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