

VACANT COMMERCIAL PROPERTY FOR SALE OR LEASE

THEORY 
PROPERTIES LLC



North Scottsdale Restaurant Property

7301 E Butherus Drive Scottsdale, AZ 85260

FOR MORE INFORMATION PLEASE CONTACT:

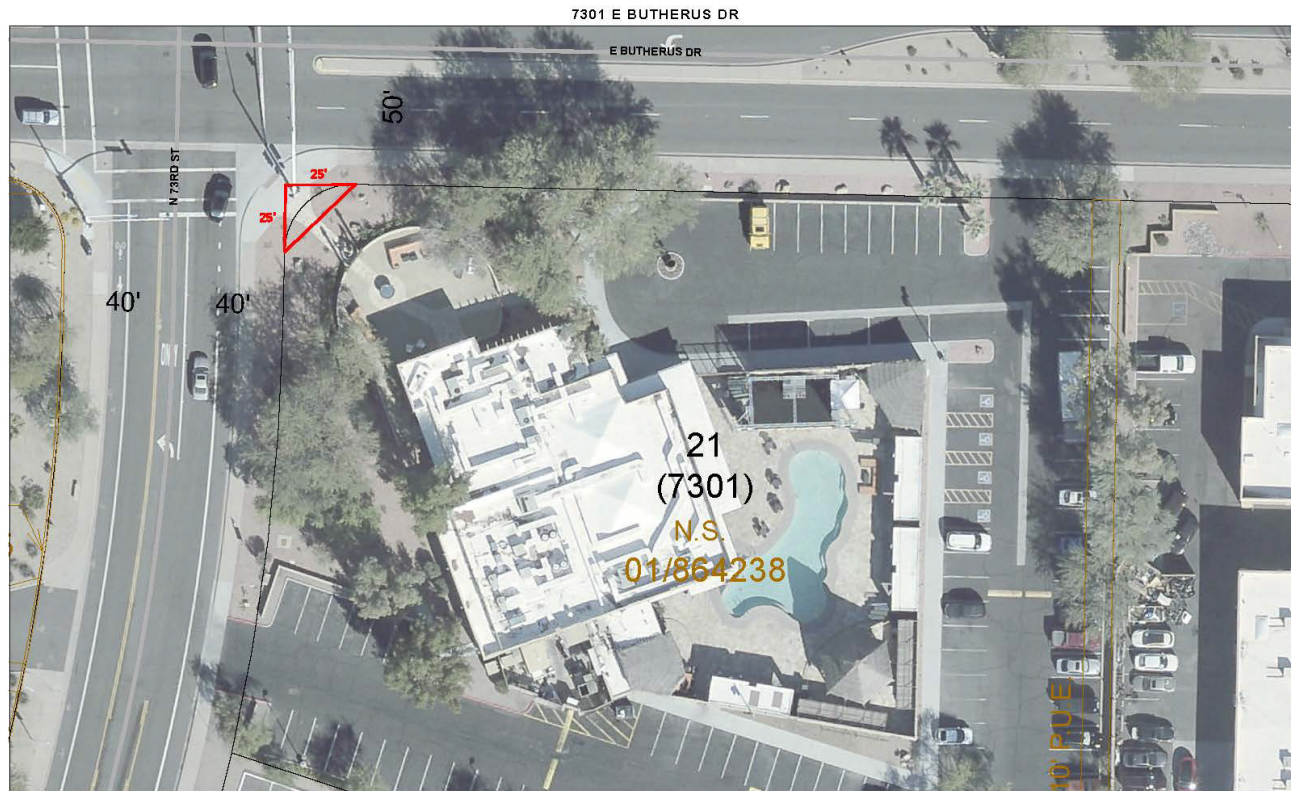
BRANDON QUINN

480-400-8232 | BRANDON@THEORYR.COM



Asking Price:	\$10,000,000
Square Footage:	9,200 RSF [9,200 Interior & 8,500 Patio]
Parking:	117 spaces
Ceiling Height:	10-12 Feet
Partial Renovation:	2021
Use:	Restaurant/ Bar / Venue / Entertainment / Specialty
LAND AREA:	1.93 Acres
ZONED:	C-2 (Central Business)





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Walking distance to Scottsdale Quarter / Kierland Commons

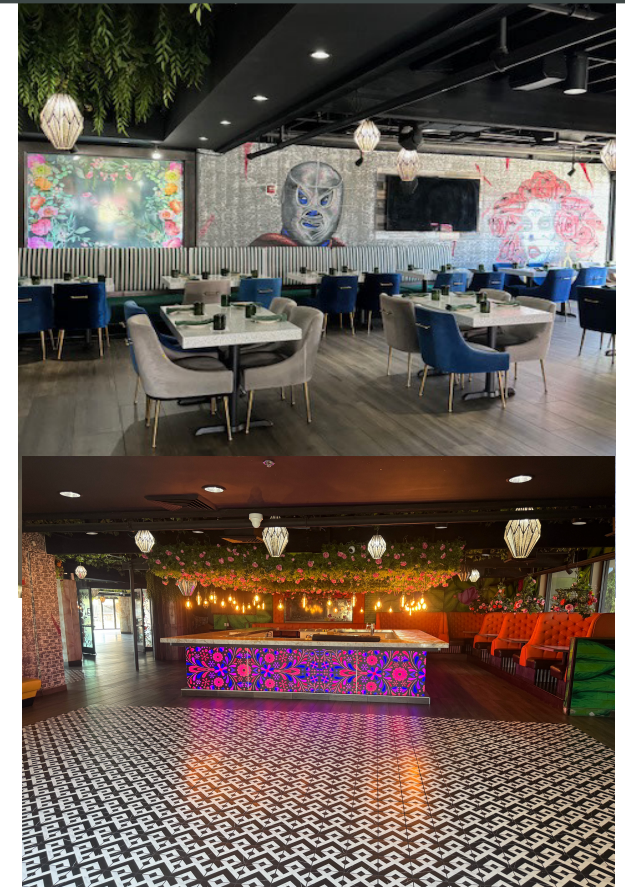
Cross Streets: Butherus Dr & 73rd St

Median HH Income: \$123,661+ (North Scottsdale)

Population: +/- 243,713

Tourism: 11,671,100

<https://theoryr.com/>



7301 offers a wide range of opportunities and amenities, including a large patio, a full kitchen, 4 walk-in coolers, and both indoor and outdoor entertainment areas.

Perfect for hosting events, or providing a unique atmosphere for customers, this property has everything you need to make your business thrive. Whether you're looking to open a restaurant, bar, or event space, this property has the space and features to accommodate your needs.

Don't miss out on this amazing opportunity! Contact Theory R Properties today to schedule a tour.