

# 1,680 SF SCOTTSDALE AIRPARK FLEX CONDO | OFFICE/WAREHOUSE

7745 E REDFIELD RD, STE 200, SCOTTSDALE, AZ 85260



## FOR SALE

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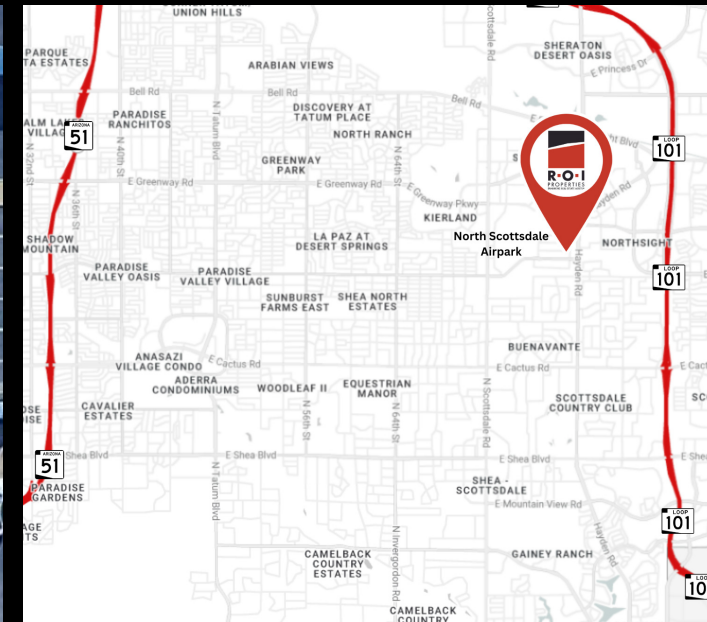
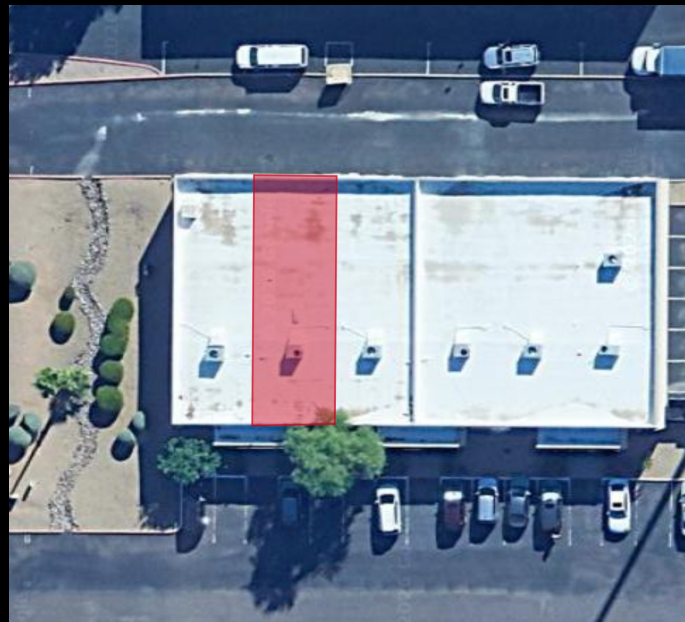
# EXECUTIVE SUMMARY

ADDRESS:	7745 E Redfield Rd #200
SALE PRICE:	\$750,000
PRICE/SF:	\$446 / SF
UNIT SIZE:	±1,680 SF
OFFICE/WAREHOUSE RATIO:	~50% / 50%
CLEAR HEIGHT:	±11'
ROLL UP DOOR:	One (1) grade-level roll-up door (10'x10')
PARKING:	3 Reserved
ZONING:	I-1 (City of Scottsdale)
YEAR BUILT:	1978
APN:	215-56-276
2025 TAXES:	\$2,736.10
CAMS:	\$225/mo
OCCUPANCY	Delivered Vacant at Close

7745 E Redfield Rd, Suite 200 is a 1,680 SF flex condo in Scottsdale Airpark, delivered vacant at close and SBA-eligible for qualified owner-users. The unit is configured roughly half office, half warehouse — with a reception area, two private offices, an open showroom/flex room, client sitting room, two updated restrooms, and full HVAC throughout the office side. The warehouse features sealed concrete, ±11' clear, and one grade-level roll-up door (10'x10') with rear access from a paved drive aisle.

The six-unit project sits minutes from Loop 101, Scottsdale Municipal Airport, Kierland Commons, and Scottsdale Quarter — in the heart of an employment node anchored by aerospace, medical device, professional services, and creative users. Small-bay flex in this size band trades thinly in the Airpark, with limited new supply entering the submarket.

- 1,680 SF flex condo — ~50/50 office/warehouse
- Two private offices, showroom/flex room, client sitting room
- Two updated restrooms
- 10'x10' grade-level roll-up door, ±11' clear, sealed concrete
- Full HVAC throughout office side
- I-1 zoning — light industrial, showroom, service, contractor uses
- SBA-eligible for qualified owner-users



# INTERIOR PHOTOS



# EXTERIOR PHOTOS



# SCOTTSDALE AIRPARK:

Scottsdale, Arizona, located in Maricopa County and part of the Phoenix metropolitan area, is a premier destination blending Western heritage with modern sophistication. Spanning more than 180 square miles, the city is bordered by Phoenix, Tempe, the Salt River Pima-Maricopa Indian Community, and the McDowell Mountains to the north. With a population of over 240,000, Scottsdale is recognized for its high quality of life, affluent demographics, and reputation as “The West’s Most Western Town.” Its desert setting in the Sonoran Valley offers striking landscapes, year-round sunshine, and access to the McDowell Sonoran Preserve, one of the largest urban wilderness areas in the nation with miles of hiking, biking, and equestrian trails.

Tourism and hospitality anchor Scottsdale’s economy, supported by luxury resorts, world-class golf courses, fine dining, and upscale shopping at Scottsdale Fashion Square. The Scottsdale Airpark, a major business hub centered around the municipal airport, houses thousands of companies across industries such as technology, healthcare, finance, and aviation. Combined with a strong real estate market, these sectors make Scottsdale a magnet for both businesses and residents seeking growth and lifestyle.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	5,381	79,259	196,370
Average Age	47	45	45
HOUSEHOLDS & INCOME	1-MILE	3-MILE	5-MILE
Total Households	2,916	36,723	87,257
# of Persons per HH	1.8	2.2	2.3
Average HH Income	\$165,421	\$152,677	\$162,867
Average House Value	\$812,222	\$784,184	\$820,818



Cultural attractions further define the city. Old Town Scottsdale features art galleries, boutiques, nightlife, and the Scottsdale Arts District, while annual events like the Barrett-Jackson Collector Car Auction, Scottsdale Arabian Horse Show, and Parada del Sol Parade draw international visitors. Public art installations and museums enrich the city’s cultural fabric.

Education and infrastructure contribute to Scottsdale’s appeal. The Scottsdale Unified School District and nearby districts provide strong educational options, while transportation is supported by Loop 101, proximity to Phoenix Sky Harbor International Airport, and a free Scottsdale Trolley service. Housing options range from luxury estates to condos and suburban neighborhoods, offering a diverse mix for families, professionals, and retirees. Scottsdale’s blend of natural beauty, economic strength, cultural vibrancy, and lifestyle amenities make it one of Arizona’s most desirable communities.

# AERIAL MAP



**KIERLAND COMMONS**

**NORTH** *Tommy Bahama*  
ITALIA

**THE MISSION** The Greene House

**MASTRO'S RESTAURANTS** **ZING BISTRO**

**Puttshack** **BAR NORTH**

**P.F. CHANG'S** *Snooze*  
AN AMERICAN LIBRARY

**SCOTTSDALE QUARTER**

**TRUE FOOD KITCHEN** **CULINARY DROP-OUT** **etta**

**SOL** *Eddie V's*  
PRIME SEAFOOD

**Puttshack**



**SCOTTSDALE AIRPORT**  
SDL

# SBA LOAN PITCH: SAMPLE TERMS

LENDER NUMBER	LENDER TYPE	RECOURSE	LOAN AMOUNT	MAX LTV	LOAN PROGRAM	TODAY'S RATE	MONTHLY PAYMENT	TOTAL POINTS*	LENDER FEES	TIME TO CLOSE	PREPAYMENT PENALTY
1983	SBA	Yes	\$750,000	100%	2/25 25 Years Maturity	6.75%	\$5,182	1.33%	\$2,200	8 Weeks	3 Years
1751	SBA	Yes	\$675,000	90%	25 Years Fully Amortized 25 Years Maturity	6.25%	\$4,453	1.83%	\$2,500	6 Weeks	No
1750	SBA	Yes	\$675,000	90%	5/25 10 Years Maturity	6.78%	\$4,676	2.33%	\$0	8 Weeks	5 Years
152	Bank	Yes	\$600,000	80%	5/25 25 Years Maturity	5.64%	\$3,735	1.33%	\$0	7 Weeks	5 Years
101	Credit Union	Yes	\$600,000	80%	5/30 10 Years Maturity	6%	\$3,597	1.58%	\$750	5 Weeks	No
1444	Bank	Yes	\$562,500	75%	5/25 10 Years Maturity	5.43%	\$3,431	2.08%	\$0	8 Weeks	5 Years

\*Rates subject to change, data from 6/1/26, courtesy of Fred Owens at CommLoans



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FOR MORE INFORMATION VISIT  
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