



Menlo Group

COMMERCIAL REAL ESTATE



FOR SALE: SOUTH SCOTTSDALE MEDICAL OFFICE

**7514 E Monterey Way, #3
Scottsdale, AZ 85251**

OWNER/USER OPPORTUNITY

Exclusively listed by:

Steve Berghoff, SIOR, CCIM
steve@menlocre.com
480.659.1777

Property Description



PROPERTY DESCRIPTION

This prime investment opportunity is located in the heart of Scottsdale. Suite 3 is a 2,370 SF medical office condominium, constructed in 1979, and located in the Plaza De Los Medicos Center in the S-R zoning area of the vibrant City of Scottsdale. With an ideal location and a strong foundation, this property is a compelling option for office building users looking to establish or expand their presence in this thriving area. Ideally situated in the heart of Scottsdale, 7514 E. Monterey Way offers exceptional access to Old Town Scottsdale's renowned dining, entertainment, retail, and cultural amenities. The property benefits from a highly desirable central location with convenient connectivity to Loop 101, Sky Harbor Airport, Tempe, and Downtown Phoenix, while being just minutes from Scottsdale's premier shopping, hospitality, and recreational destinations.

LOCATION DESCRIPTION

Located at 7514 E. Monterey Way, Scottsdale, AZ 85251, this is a highly visible location immediately adjacent to N. 75th Street and E Monterey Way. Situated just minutes south of Old Town Scottsdale, patients and guests will enjoy the immediate proximity to Old Town's dining, and upscale shopping districts (including Scottsdale Fashion Square).

Convenient access to the Loop 101 freeway connecting guests and clients to Downtown Phoenix, Tempe (ASU main campus) and Phoenix Sky Harbor International Airport (15 minutes).

The South Scottsdale submarket has transitioned into one of the Phoenix metro area's most vibrant and resilient commercial markets. Anchored by its proximity to Old Town, the area has undergone substantial economic growth and development. Local housing and commercial property values have climbed significantly, solidifying a premium, high-disposable-income client base.

Please Do Not Disturb Tenant



PROPERTY SUMMARY

PRICE:	\$1,540,500
PROPERTY TYPE:	Medical Office
APN:	130-20-215
BUILDING SIZE:	+/- 2,370 SF
YEAR BUILT:	1979
NUMBER OF FLOORS:	1

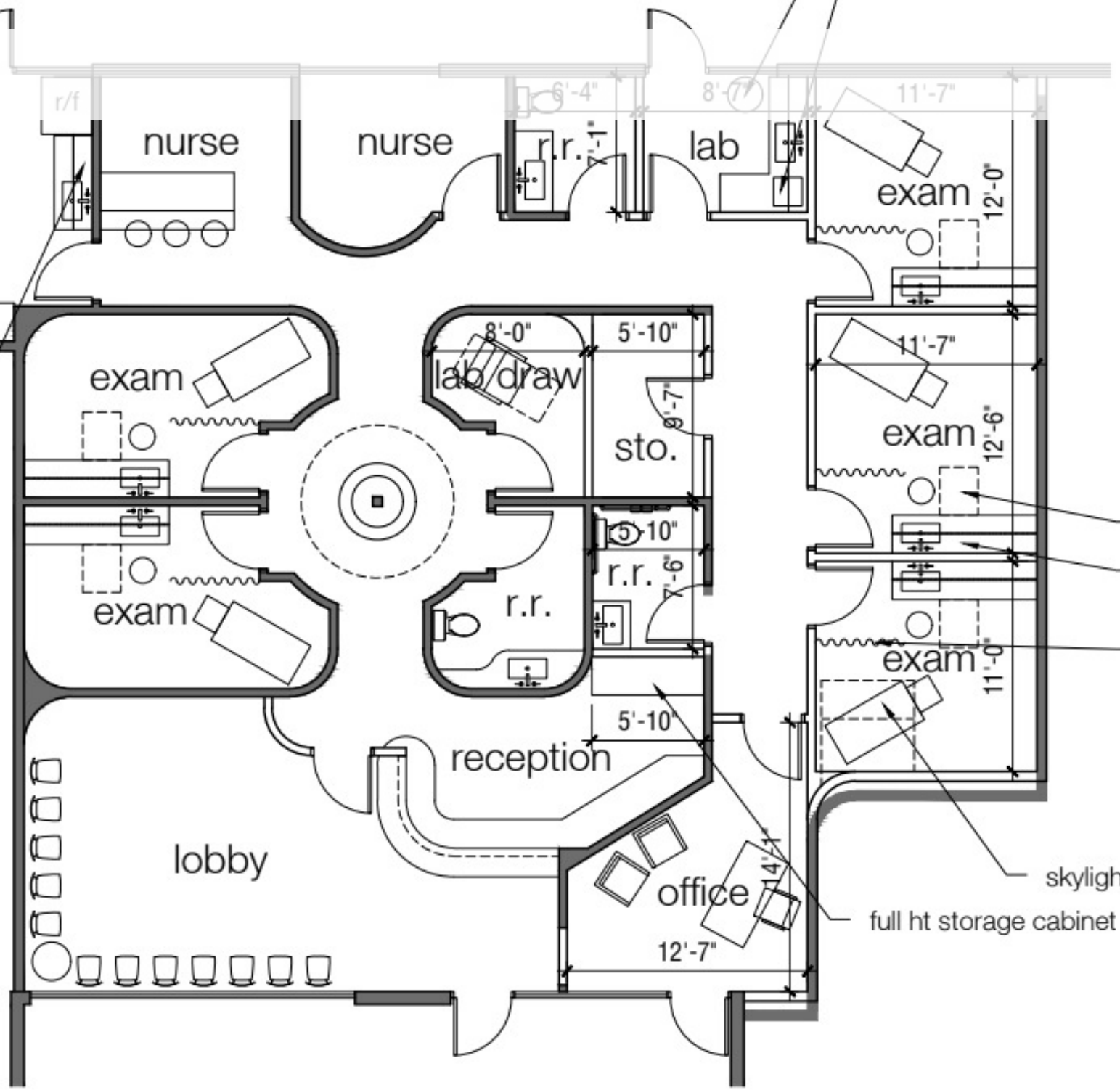
PROPERTY HIGHLIGHTS

- South Scottsdale Medical Office Condo
- Move-In Ready Built-Out Medical Office
- Six (6) plumbed exam rooms, three (3) bathrooms, MA station, break room with sink, two (2) administrative offices, lobby with check-in/check-out.
- Newer roof: 2025
- Located in Plaza De Los Medicos (HOA)
- Zoning: SR-City of Scottsdale
- Less than a mile from HonorHealth Scottsdale Osborn Medical Center
- Located minutes from Old Scottsdale's dining, entertainment, and shopping districts
- Convenient access to Loop 101, Downtown Phoenix, Tempe, and Phoenix Sky Harbor International Airport

Floor Plan

storage
doors
binet

microwave above



Property Photos



Additional Photos



Parcel Map



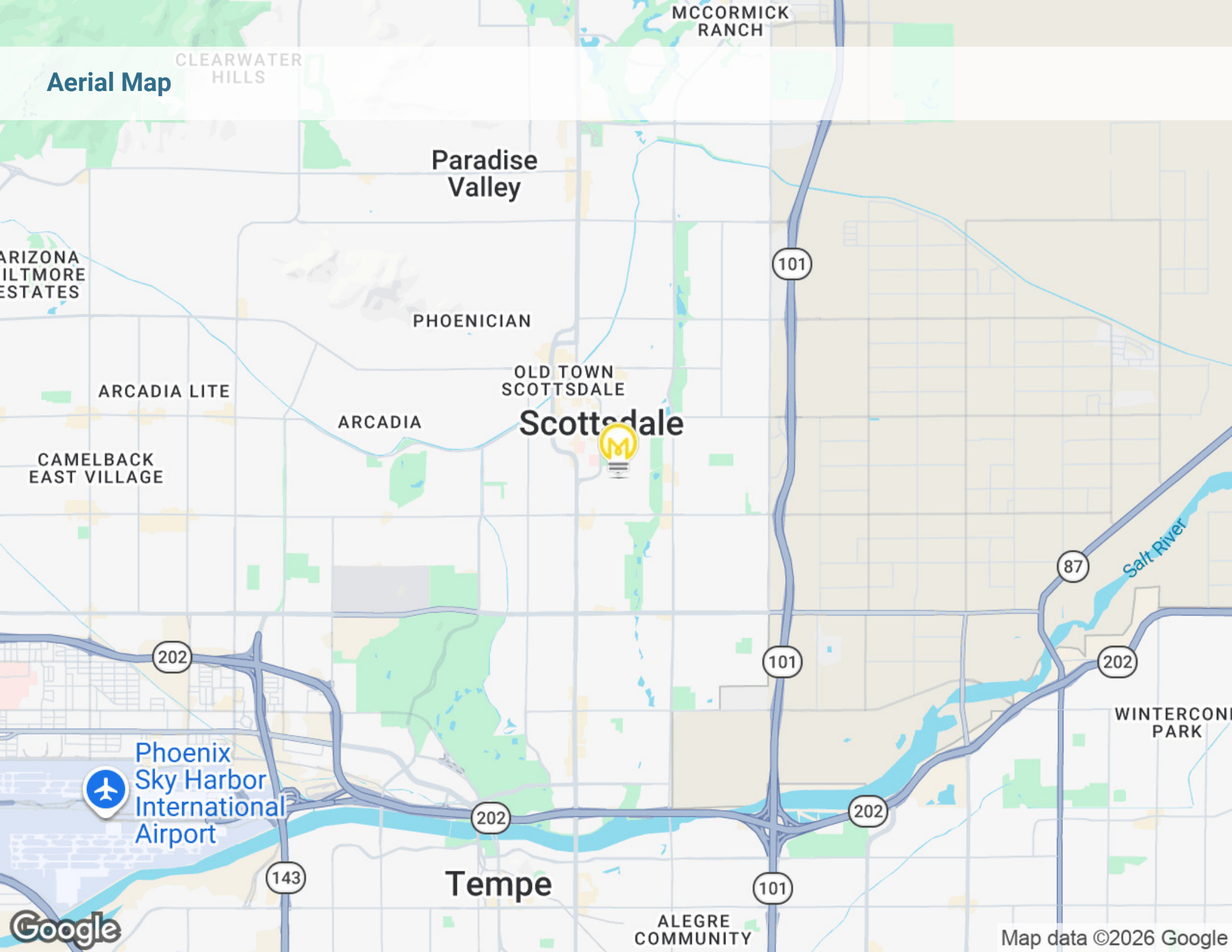
E ANGUS DR

7514 E Monterey Way
#3
Scottsdale, AZ 85251

N 75TH ST

E MONTEREY WAY

Aerial Map



CLEARWATER HILLS

MCCORMICK RANCH

Paradise Valley

ARIZONA HILTMORE ESTATES

PHOENICIAN

OLD TOWN SCOTTSDALE

Scottsdale

ARCADIA LITE

ARCADIA

CAMELBACK EAST VILLAGE

87

Salt River

202

101

202



Phoenix Sky Harbor International Airport

143

Tempe

202

101

WINTERCON PARK

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.