



Menlo Group  
COMMERCIAL REAL ESTATE



**AVAILABLE FOR PURCHASE**

**7506 E Monterey Way Scottsdale, AZ 85251**

**SOUTH SCOTTSDALE MED SPA**

*Exclusively listed by:*

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

## Property Description



### PROPERTY DESCRIPTION

Standalone, +/- 2,250 SF, single-story, medical office building offers an exceptional owner-user or investment opportunity in the heart of South Scottsdale. Built in 1973 and meticulously maintained, the building features a modern, medical office buildout with plumbed exam rooms, three (3) restrooms, a plumbed break room, and administrative offices. The property is situated on a +/- 0.18 acre lot with dedicated parking on-site with flexible SR (City of Scottsdale zoning).

### LOCATION DESCRIPTION

Located at 7506 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**



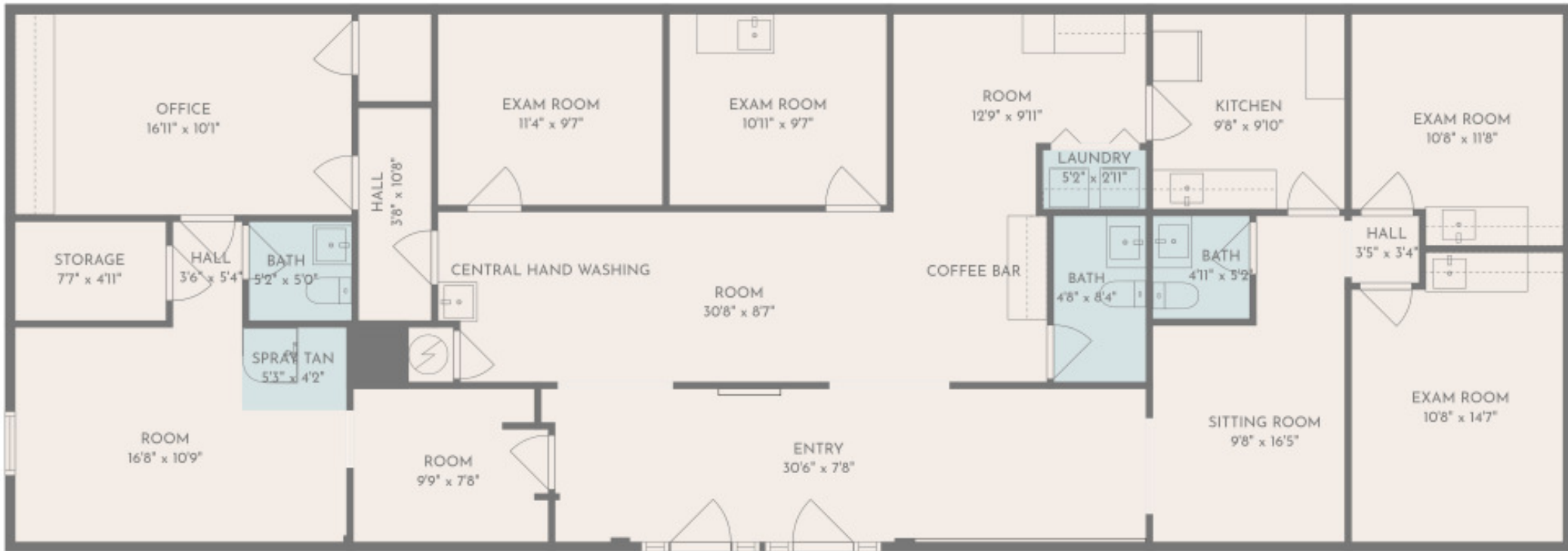
## PROPERTY SUMMARY:

PRICE	\$1,462,500
PROPERTY TYPE	Medical Office
APN	130-20-044A
BUILDING SIZE	+/- 2,250 SF
LOT SIZE	0.18 Acres
BUILDING CLASS	B
YEAR BUILT	1973
NUMBER OF FLOORS	1
HOA	None

## PROPERTY HIGHLIGHTS

- South Scottsdale Office Available for Sale
- Currently Built-Out as MedSpa with plumbed exam rooms and central hand-washing
- Newer Roof: 2020; flat roof and pitched ceramic tile
- HVAC units: four (4), 2-ton units replaced in 2022
- Washer/Dryer hook-up
- Sits on +/- .18 acre lot with Dedicated Parking
- Zoning: SR-City of Scottsdale
- 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
- **Please Do Not Disturb Tenant**

# Floor Plan



# Property Photos



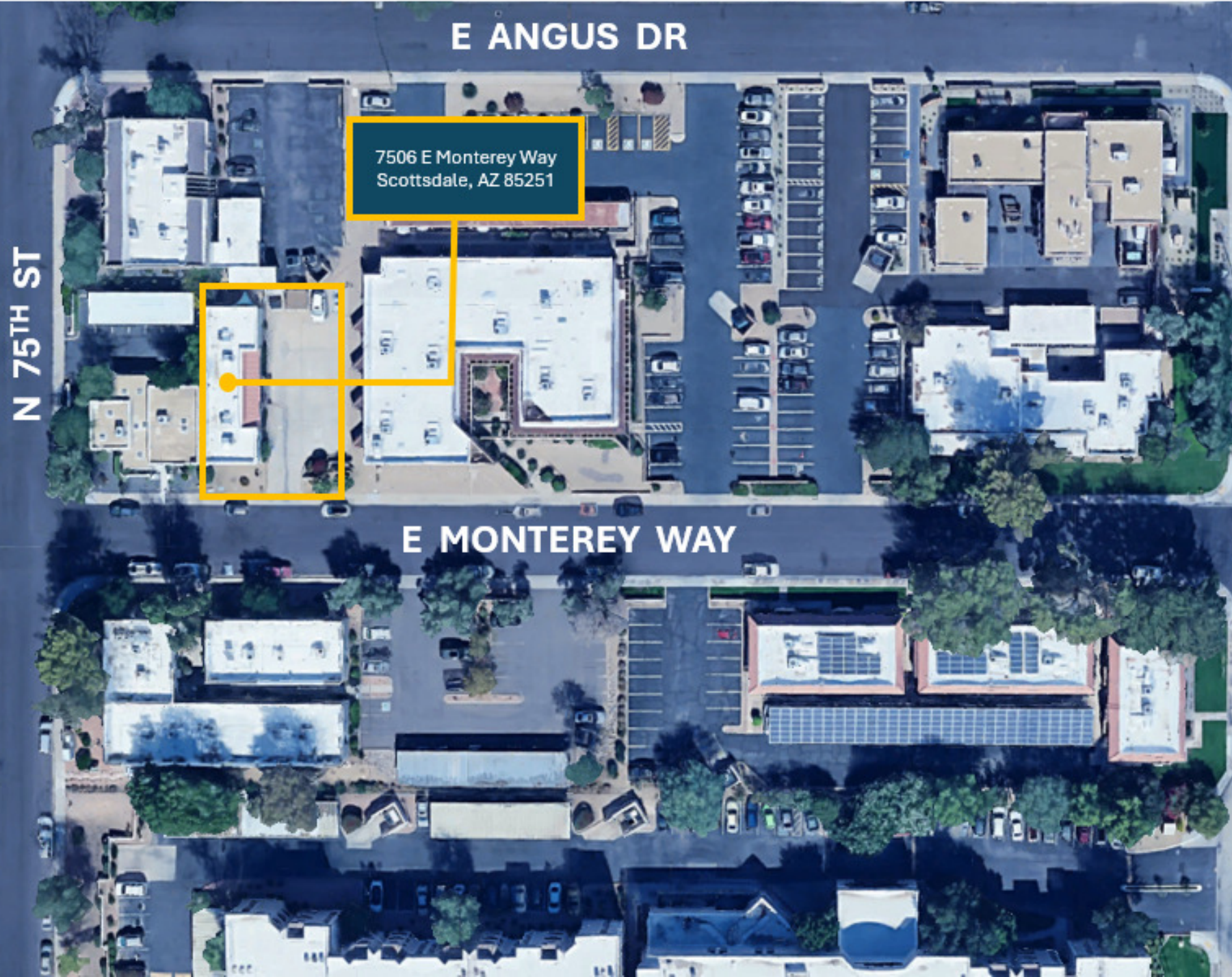
# Property Photos



# Property Photos



Parcel Map



E ANGUS DR

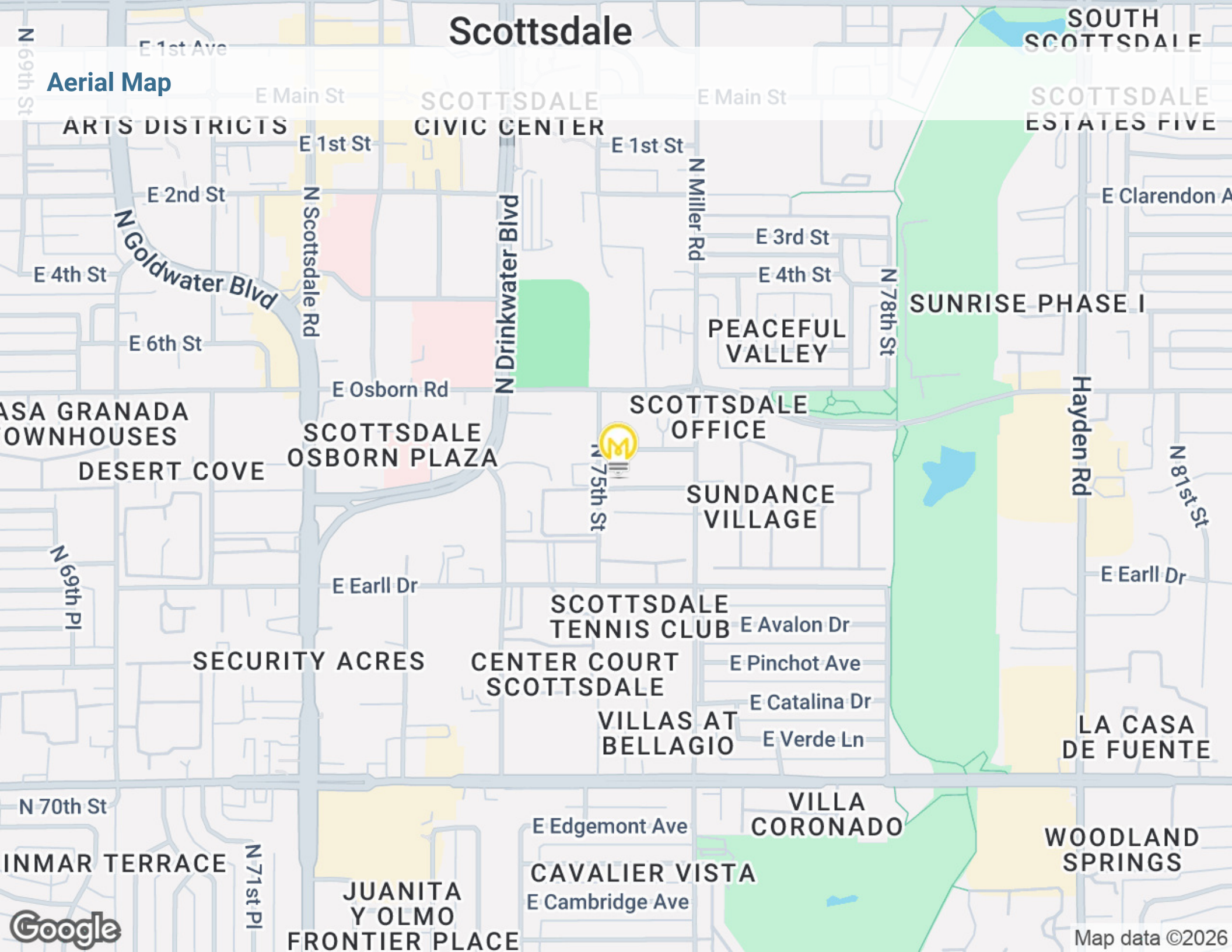
7506 E Monterey Way  
Scottsdale, AZ 85251

N 75TH ST

E MONTEREY WAY

# Scottsdale

Aerial Map



N 69th St

E 1st Ave

E 2nd St

E 4th St

E 6th St

N 70th St

N 71st Pl



E Main St

E 1st St

E 2nd St

E Osborn Rd

E Earll Dr

N 71st Pl

FRONTIER PLACE

SCOTTSDALE CIVIC CENTER

N Drinkwater Blvd

SCOTTSDALE OSBORN PLAZA

CENTER COURT SCOTTSDALE

FRONTIER PLACE



N 75th St

E Edgemont Ave

CAVALIER VISTA

E Cambridge Ave

E Main St

E 1st St

N Miller Rd

E 3rd St

E 4th St

SCOTTSDALE OFFICE

SUNDANCE VILLAGE

E Avalon Dr

E Pinchot Ave

E Catalina Dr

E Verde Ln

VILLA CORONADO

CAVALIER VISTA

E Cambridge Ave

SOUTH SCOTTSDALE

SCOTTSDALE ESTATES FIVE

E Clarendon A

SUNRISE PHASE I

Hayden Rd

E Earll Dr

LA CASA DE FUENTE

WOODLAND SPRINGS

N 81st St

Map data ©2026

## CONFIDENTIALITY & DISCLAIMER

---



All materials and information received or derived from Menlo Group Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Menlo Group Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Menlo Group Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Menlo Group Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Menlo Group Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.