



FOR LEASE

Saddle Mountain Plaza

11485 N 136TH ST, SCOTTSDALE, AZ 85259



Suite 105/106 Available | $\pm 3,328$ SF

BRET ISBELL
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Mathews**

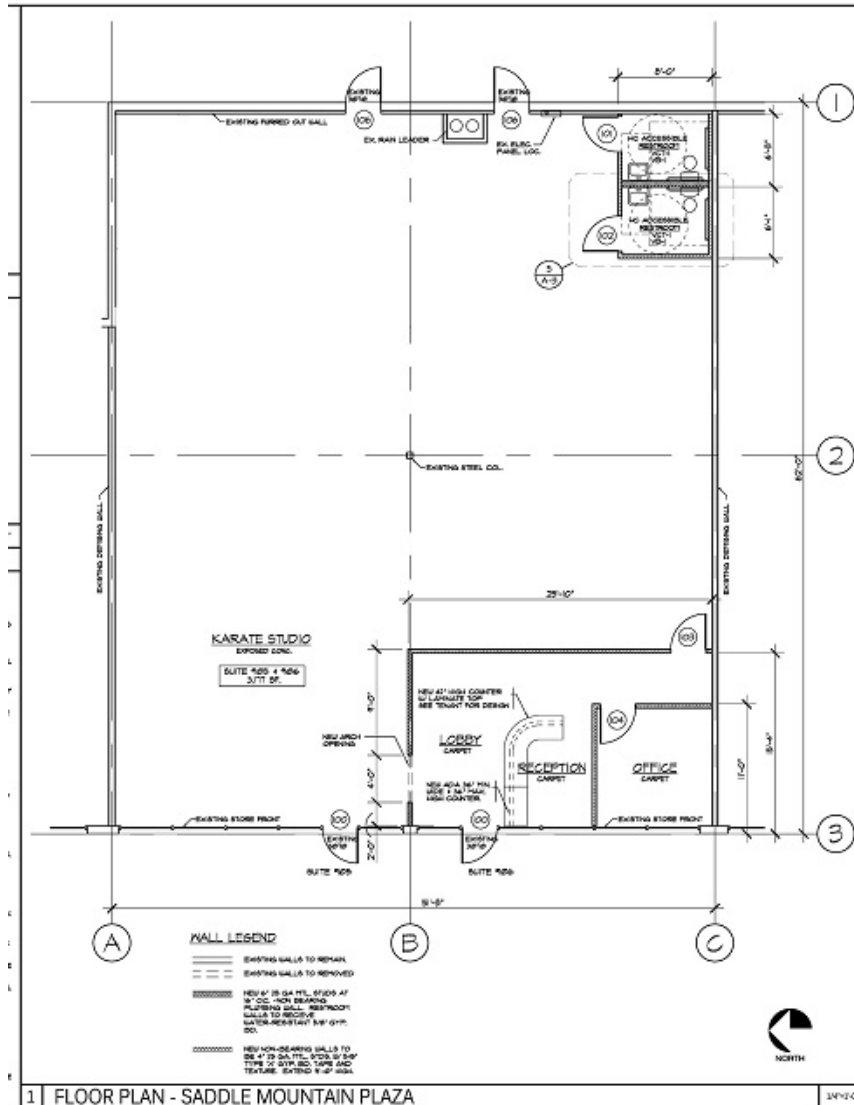
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HIGHLIGHTS

SUITE 105/106 is a built out karate studio including an office, reception, restrooms, and high ceilings

TOTAL building size ±12,480 SF

AVAILABLE ±3,328 SF

PRICE \$25.00 per SF NNN

APN 217-69-040

ZONED PAD

PARKING 6.49/1,000 SF

BUILT in 2004

INTERSECTION NEC 136th and East Via Linda

ACROSS the street from BASIS Scottsdale primary campus

CLOSE to the Mayo Clinic Scottsdale campus

AVERAGE HH income over \$166,000 within a 3 mile radius

JOIN the authentic Italian Cuisine at CasaMia, the elite Hillside Animal Hospital, and ROMP, a modern/ stylish pet resort.

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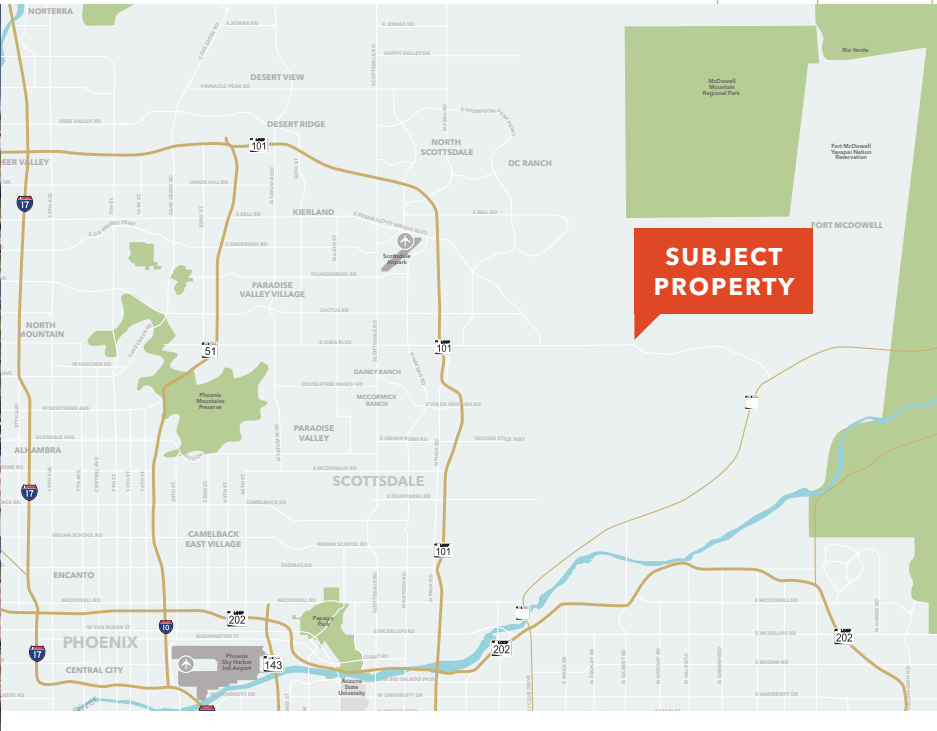
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2021)	1,537	9,674	27,667
Population (2026)	1,619	10,201	29,154
Average HH Income (2021)	\$185,463	\$161,165	\$145,098
Median Home Value (2021)	\$754,153	\$698,577	\$570,599

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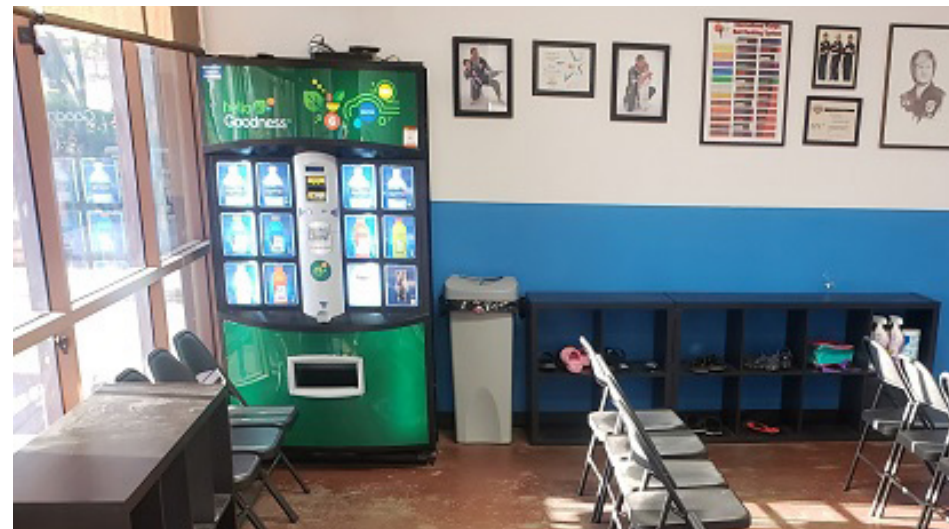
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