



City of Scottsdale  
Airport Advisory Commission  
Special Meeting

5:00p.m., Monday, April 13, 2026  
Scottsdale Airport Aviation Business Center  
Stearman/Thunderbird Meeting Room  
15000 N. Airport Dr, Second Floor, Scottsdale, AZ

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**AIRPORT ADVISORY COMMISSION**

April Beauboeuf, Chair  
Tom Kube, Vice-Chair  
Craig Bennett  
Peter Lenton  
David Mecartney  
Peter Mier  
John Spalj


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**Call to Order**

**Roll Call**

**Public Comment**

Citizens may complete one Request to Speak "Public Comment" card per night and submit it to Aviation Staff. Public Comment time is reserved for citizen comment regarding non-agendized items. No official action can be taken on these items. Public Comment is limited to a total of 15 minutes at the beginning and 15 minutes at the end of the meeting. **Speakers are limited to three minutes to address the Commission during "Public Comment."**

 Persons with a disability may request a reasonable accommodation by contacting Airport Administration (480-312-2321). Requests should be made 24 hours in advance or as early as possible to allow time to arrange accommodation. For TTY Users, the Arizona Relay Service (1-800-367-8939) may contact the Aviation Department (480-312-2321).

**SPECIAL AGENDA**

**ITEMS 1**

1. Presentation and update regarding the potential purchase of real property in the Airpark area.  
Staff contact: Rick Wielebski, Aviation Director, 480-312-8475, [rwielebski@scottsdaleaz.gov](mailto:rwielebski@scottsdaleaz.gov)

**Adjournment**

# 15011 N 75th St

Scottsdale, AZ 85260 | Office/ Flex Building Single  
or Multi Tenant Property

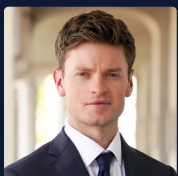
**Scottsdale Airpark Investment  
Owner/User Opportunity**

Offering Memorandum



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**David Harrington**

Broker of Record

License No. SA691768000 (AZ)

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# Property Overview

**Office Building**  
Scottsdale, AZ



# Executive Summary

**\$7,900,000**

List Price

**\$364.66**

PPSF

**±21,664 SF**

RBA

**±1.49 AC**

Lot Size

**1998/2025**

Year Built/ Renovated

Zoning

I1

Ceiling Heights

10'-12'

Sprinklers

Yes

Parking Spaces

79 + 4 ADA Spots

Offices

18

Stories

2

Year Built

1998



# Investment Highlights

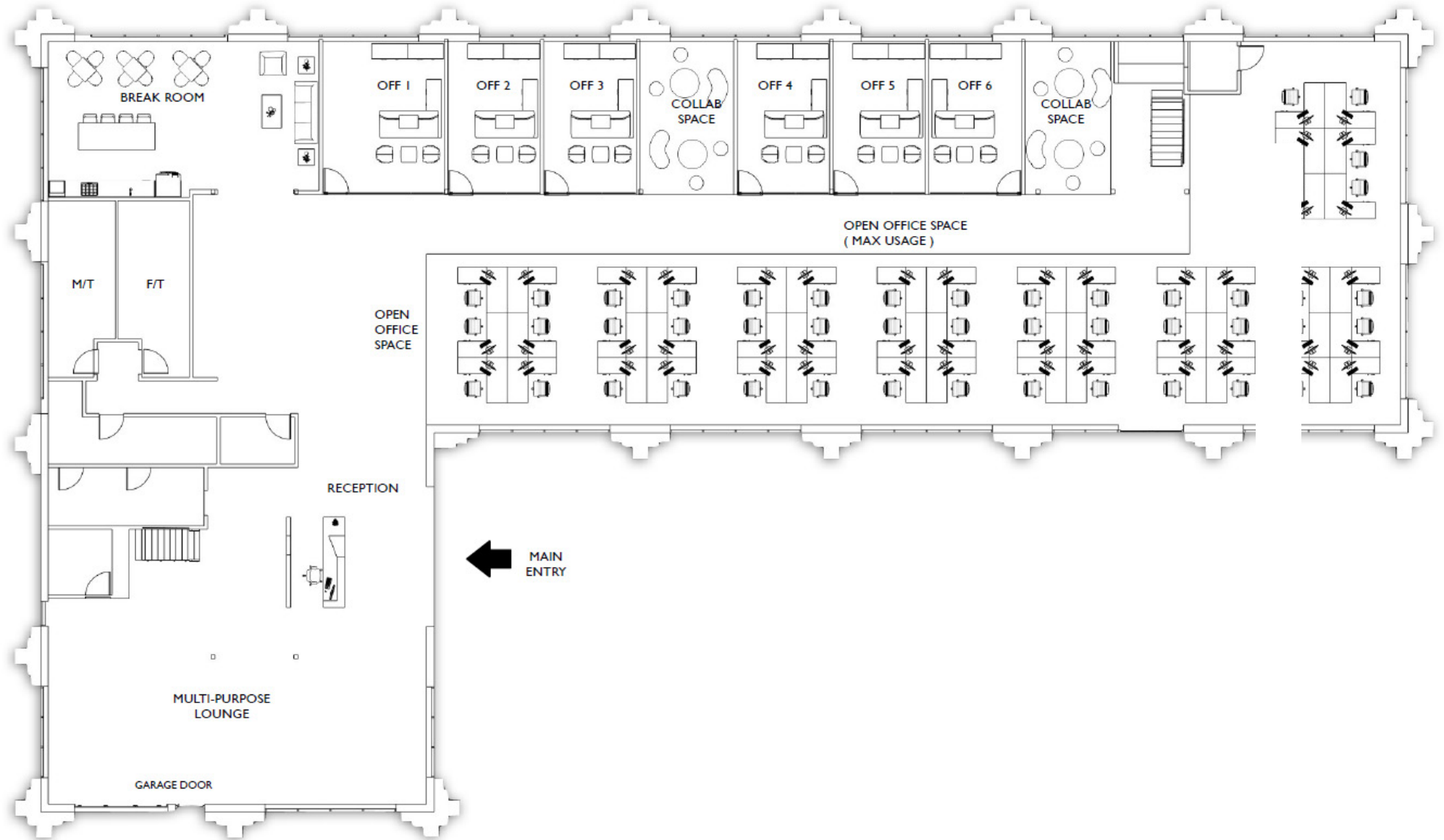
## Property Highlights

- **Ideal Location** — Ideal for a company headquarters, this location is located steps from the Scottsdale Airport and 2 blocks from the coveted Kierland Commons and Scottsdale Quarter, this Class A office space couldn't get more convenient.
- **Affluent Population** — The average household income is \$146,915 within a 2-mile radius.
- **Dense Retail Corridor** — Tucked on a quiet street, this property is surrounded by many national tenants such as Natural Grocer, RA Sushi Bar, The Cheesecake Factory, Costco Wholesale and local favorites such as Postino Kierland and OHSO Brewery + Distillery.
- **Significant Value Add Potential** — In one of the most coveted business parks in Scottsdale, the potential for rent on this property is high. With roughly ±21,664 SF, 18 private offices, 2 conference rooms, a lounge, and an easy access elevator into the suite, this building can demand top of the line rental rates.
- **Single or Multi-Tenant Flexibility** — The building is ideally configured for single-tenant headquarters use or multi-tenant occupancy, offering investors and users maximum flexibility to adapt to market demand and tenant mix strategies.
- **Golf Course Proximity** — Under 3 miles to the Waste Management Open golf course, TPC Scottsdale and 1 mile to The Westin Kierland Golf Club, this location is perfect for entertaining clients.
- **Populous Area** — Within a 5-mile radius, the population is over 187,500 and is expected to grow in the coming years.
- **Full Remodel Underway** — The property is undergoing a comprehensive remodel with completion scheduled for end of 2025. This renovation will deliver modernized interiors, upgraded systems, and high-end finishes, further enhancing the property's Class A appeal and positioning it for long-term tenant demand and rental growth.



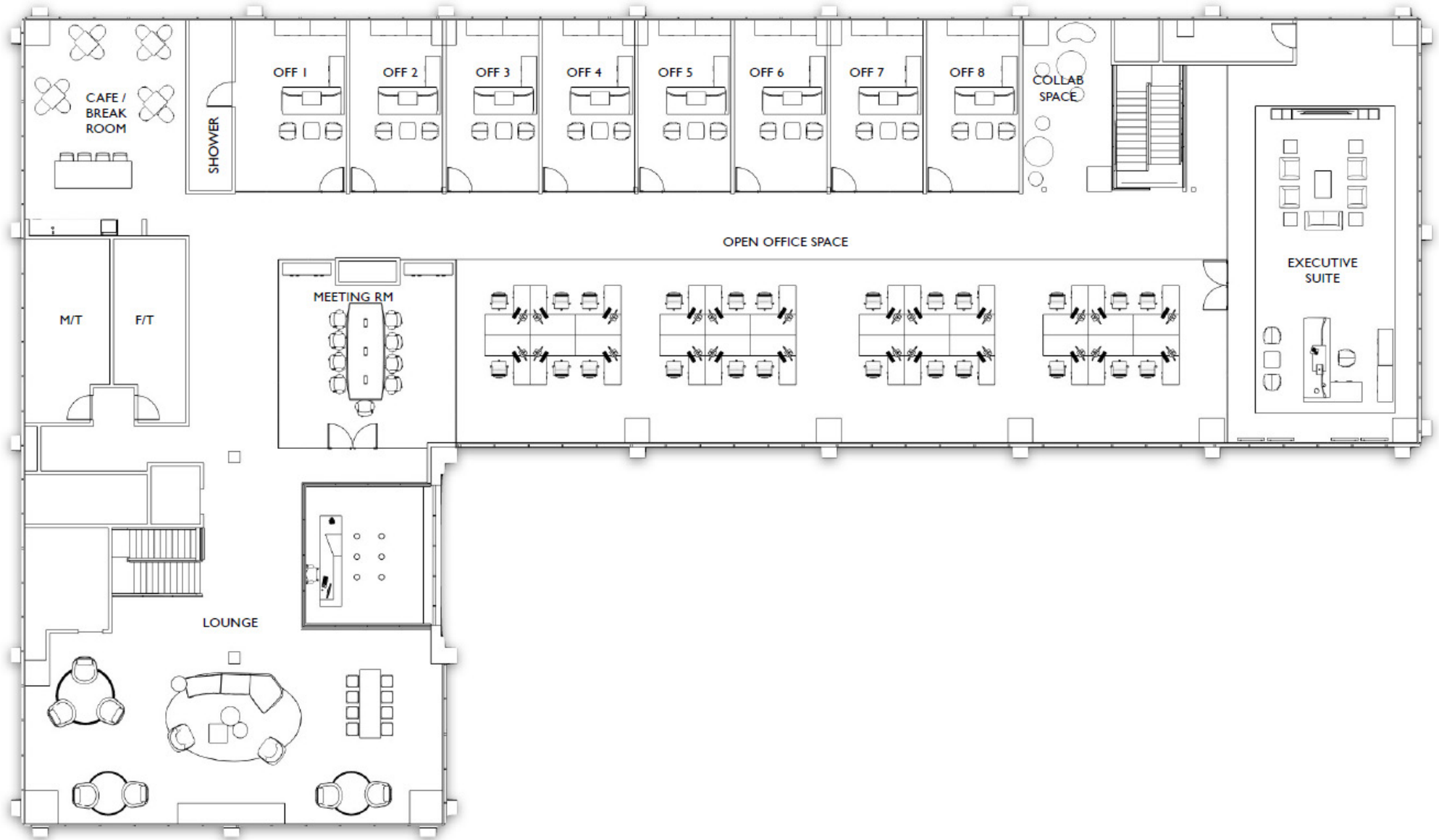
# Floor 1

Potential Concept for Floor 1



# Floor 2

Fully Built Out





The Promenade

**LOWE'S** LIVING SPACES  
**PET SMART**  
**OLD NAVY**  
**NORDSTROM**  
**Michael's**  
**rack**  
**WORLD MARKET** MEN'S WEARHOUSE®  
**TRADER JOE'S** **ULTA BEAUTY**

Frank Lloyd Wright Blvd ± 42,000 VPD



Sonora Village

**BEST BUY** **Staples**  
**Party City**  
**McDonald's** **Wendy's**  
**peter piper pizza** **POTBELLY SANDWICH SHOP**

Scottsdale Quarter

**Apple Store** **RH**  
**URBAN RESTORATION HARDWARE**  
**OUTFITTERS DOMINICK'S STEAKHOUSE**  
**FOREVER 21 SEPHORA**  
**GRIMALDI'S** sunglass hut  
**COAL BRICK-OVEN PIZZERIA** **pressed**



Scottsdale Airport ±0.2 Miles Away



N Scottsdale Rd ± 52,000 VPD



**C** city  
**E** electric  
**S** supply

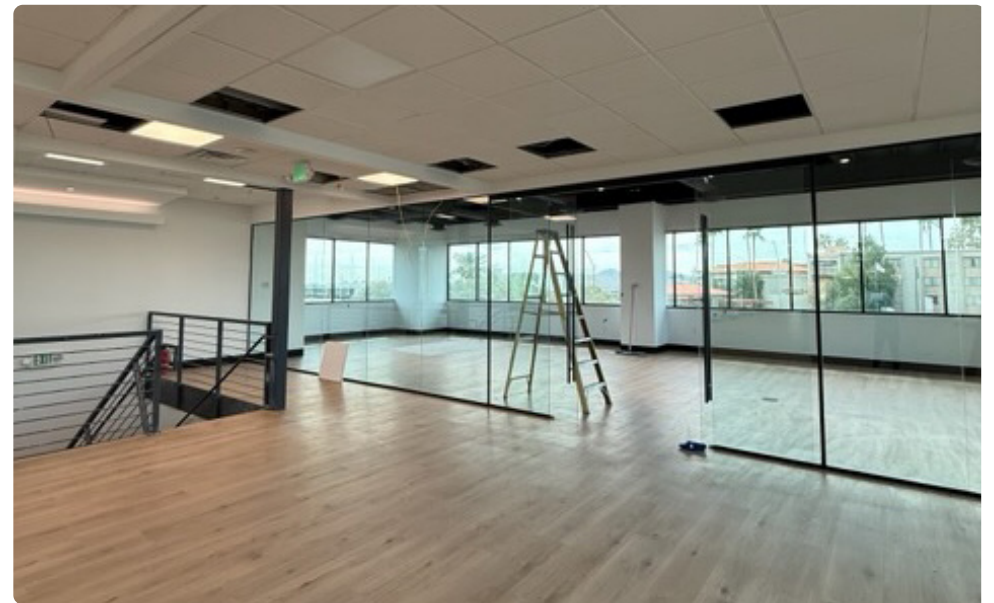


Subject Property

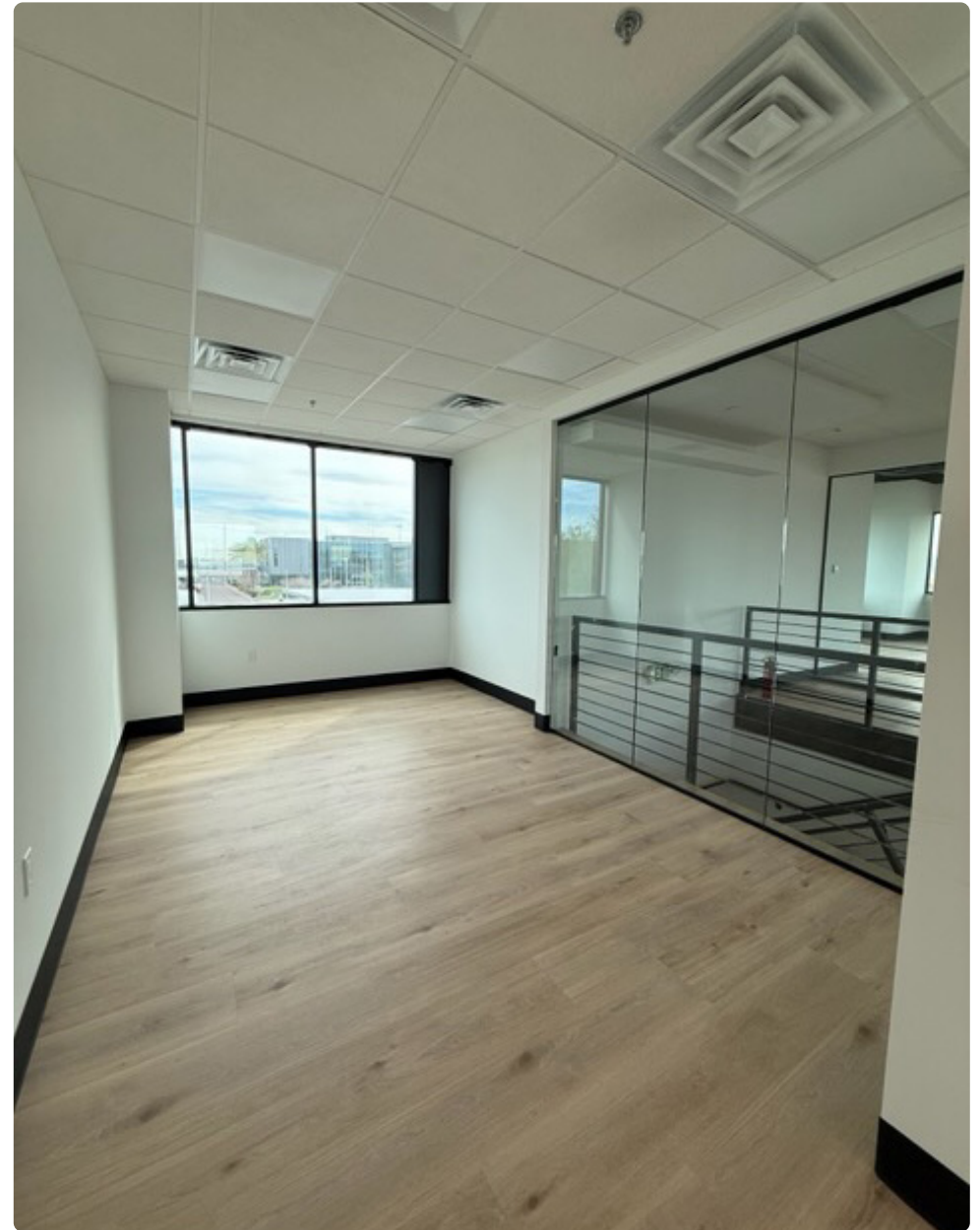


101 ± 84,000 VPD

# Property Photos



# Property Photos



# | Drive Times

**< 1 min**

**Scottsdale Airport**

**±1 min**

**Keirland Commons**

**±22 min**

**Old Town Scottsdale**

**±29 min**

**Phoenix Skyharbor**

**±31 min**

**ASU Tempe**



# Market Overview

**Office Building**  
Scottsdale, AZ



# Phoenix, AZ

## Market Demographics



**1.6M**

Total Population

**\$77,041**

Median HH Income

**640,000**

# of Households

**57.1%**

Homeownership Rate

**824,783**

Employed Population

**60%**

% Bachelor's Degree

**34.8**

Median Age

**\$381,900**

Median Property Value

## Local Market Overview

The immediate area around 15011 N 75th St is within the Scottsdale Airpark submarket, which sits in a strong node of commercial and mixed use activity. Over the past year, residential growth within 1 mile is projected at ~7.2% for 2023—2028, reflecting strong local demand. Households in that radius show high median incomes (>\$130,000) with average household size ~2.3 and ~2 vehicles per household. The 3 mile and 5 mile areas have somewhat lower but still solid income levels at ~\$100,000. LoopNet

Traffic counts are somewhat dated in Scottsdale's publicly available reports, but intersection and segment traffic volume maps (including Scottsdale's 2022 Traffic Volume & Collision Report) show that roadways near 75th St and major arterials carry moderate to high daily traffic, particularly during peak commute hours. Proximity to Loop 101 gives strong freeway access; the property is ~18—20 miles from Phoenix Sky Harbor International Airport (~ 30—35 minute drive) via major arterials and freeway.

## Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	3,834	72,059	189,380
2025 Population	6,456	80,268	207,715
2030 Population Projection	7,450	88,056	227,321
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	1,919	32,704	84,191
2025 Households	3,305	36,752	92,846
2030 Household Projections	3,829	40,452	101,900
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$162,657	\$131,945	\$136,326

# Economic Drivers

## High income demographic base combined with strong connectivity and growing employment nodes positions Scottsdale Airpark as a regional commercial & mixed-use hub.

Located near Loop 101 with access to Phoenix Sky Harbor, Scottsdale Municipal, and major arterials, the area is well served for both local and regional access.

### Economic Drivers

Scottsdale draws strength from its robust healthcare, tech, finance, and professional services sectors. The area is known for high performing office parks, corporate campuses, tourism (resorts, luxury retail), and strong local consumer spending due to high household incomes. Anchor employers and institutions include HonorHealth, Mayo Clinic, Scottsdale Unified School District, large corporate offices like Vanguard, General Dynamics, Axon, among others.

### Primary Industries

- Healthcare & Medical Services
- Technology & Corporate Services
- Professional & Business Services
- Finance, Insurance & Asset Management
- Tourism, Hospitality, and Retail (luxury retail particularly)

### Top Employers

- HonorHealth
- Vanguard
- General Dynamics Mission Systems
- City of Scottsdale
- Scottsdale Unified School District

### Recent Developments

- The ASM International semiconductor headquarters expansion in Scottsdale near Loop 101.
- Scottsdale's ongoing road / traffic infrastructure improvements (traffic volume & collision reporting, segment & intersection volume tracking) to manage growth.
- Multifamily housing planning under Scottsdale's housing reports to address need for diverse housing types

**\$398B+**

Regional Gross Domestic Product

**±20 Miles**

Distance to Central Phoenix

