

Calendar Stick Business Park

9237 E Via de Ventura

Scottsdale, AZ 85258



FOR SALE

Owner-User/Value Add
Investment Opportunity

CONTACT INFO

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SECTION 1

**Executive
Summary**



LOADING
ZONE

PROPERTY SUMMARY

PROPERTY HIGHLIGHTS

PRICE	Subject to Offers
BUILDING SIZE (RENTABLE)	73,959 SF
OCCUPANCY	Multi Tenant Office ±40% - Including Upcoming Vacancy
LOT SIZE	7.24 AC
OWNERSHIP INTEREST	Subject to Ground Lease/Sublease
YEAR BUILT	2006
PARKING	5.7/1,000

INVESTMENT HIGHLIGHTS

- **VALUE-ADD INVESTMENT OPPORTUNITY.** Enhanced capital upgrades and demising of larger units will meet growing submarket demand from smaller tenants and increasing leasing velocity.
- **OWNER USER POTENTIAL.** The building offers large contiguous footprints of vacant space making this property a very attractive option for an owner occupant seeking pride of ownership in this ideal location. Additionally, a shorter WALT offers near-future opportunities to expand.
- **DESIRABLE LOCATION ATTRACTIVE FOR RECRUITING.** Within a 30 minute drive of the site is Peoria in the northwest valley as well as east Gilbert in the southeast valley making this a perfect location for businesses to attract strong employment candidates from throughout the majority of valley.



- **AFFLUENT SUBMARKET.** The property is located in the high-end South Scottsdale submarket with desirable demographics touting strong annual household incomes and average home values.
- **COUNTLESS AMENITIES IN THE IMMEDIATE AREA.** The immediate trade area includes multiple retail centers including The Block and The Pavilions at Talking Stick offering a multitude of shops and restaurants within minutes of the Building.
- **UNPARALLELED GROWTH CORRIDOR.** The property is surrounded by Talking Stick Resort and Casino, Top Golf, and Salt River Fields, the Spring training facility for the Arizona Diamondbacks and Colorado Rockies. There's an abundance of hotels and additional entertainment venues with continued proposed developments driving commerce.

FIRST LEVEL FLOORPLAN



- VACANT
- OCCUPIED

SECOND LEVEL FLOORPLAN



VACANT
OCCUPIED

GROUND SUBLEASE OVERVIEW

EFFECTIVE DATE	May 27th, 2004
COMMENCEMENT DATE	January 1st, 2003 *Lease Year Defined as Jan. to Dec.
EXPIRATION DATE	February 6th, 2067 *Seller in renewal negotiations
PREMISES	Lot 6 7.24 AC
CURRENT BASE RENT	\$21,736.62/Mo *Rental Tax Included
BASE RENT INCREASE	Every Four Years Formula based on Price Index Increases
ADDITIONAL RENT	6% of Gross Rental Receipts
NOTE	Landlord currently in Ground Sublease renegotiations.



LOOP
101

SECTION 2
Market
Overview

Scottsdale Market Overview

Scottsdale offers a prime location with easy access to major highways and the Phoenix Sky Harbor International Airport. The city boasts a vibrant economy with key industries such as tourism, technology, healthcare, and finance, making it an attractive spot for businesses and investors. Scottsdale is renowned for its high standard of living and affluent population, with major employers including HonorHealth, Vanguard, and GoDaddy. The city offers exceptional quality of life, featuring upscale shopping districts, world-class dining, cultural attractions, and abundant recreational opportunities, including over 200 golf courses and the scenic McDowell Sonoran Preserve.

Highlights



238,685
TOTAL POPULATION



60.2%
OF RESIDENTS HAVE A
BACHELOR'S DEGREE OR
HIGHER



200,000
JOB OPPORTUNITIES



\$136,783
AVERAGE HOUSEHOLD
INCOME



34,000
COMPANIES IN
SCOTTSDALE



\$903,703
AVERAGE HOUSE VALUE
WITHIN 5 MILES OF
SUBJECT PROPERTY



CITY OF SCOTTSDALE EMPLOYMENT

Scottsdale is one of the state's leading job centers with a robust economy anchored by bio-life science companies, high-tech innovation, financial services, tourism, and corporate headquarters. More than 28,000 companies do business in Scottsdale, with nearly 210,000 employees. SkySong, the ASU Scottsdale Innovation Center, is designed to help companies grow through a unique partnership with Arizona State University. Scottsdale's downtown, Old Town Scottsdale, is an emerging center for high-tech businesses. To the north, the Scottsdale Airpark is the city's largest employment area, and the Scottsdale Cure Corridor is a hub of premier healthcare providers and biomedical companies.



28,000+

**COMPANIES
OPERATING**



210,000

**NUMBER OF
EMPLOYEES**



\$145,977

**AVG. WAGE OF JOBS
CREATED/RETAINED**

* 39,673+

FINANCE & INSURANCE

* 37,922+

HEALTHCARE & SOCIAL
ASSISTANCE

* 35,478+

WASTE MANAGEMENT,
REMEDIAION & ADMIN

* 25,162+

TRANSPORTAION &
WAREHOUSING

* 24,982+

RETAIL TRADE

* 24,226+

PROF, SCIENTIFIC &
TECHNICAL SERVICES

*2021 Jobs Data

CITY OF SCOTTSDALE TOURISM

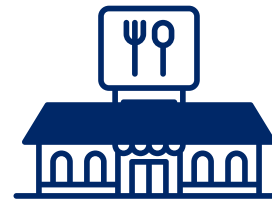
With over 300 days of sunshine, 30,000 acres of breathtaking desert scenery, and a calendar full of special events, Scottsdale is a popular tourist destination in Arizona that welcomes millions of visitors annually. The annual economic impact of Scottsdale visitors is estimated at \$2 billion dollars. Visitors generate more than \$38 million dollars of annual tax revenue— representing about one in every five city sales tax dollars.



52+
HOTELS



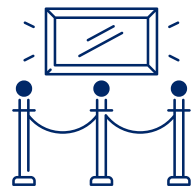
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AIRPORT



868+
RESTAURANTS



7
MUSEUMS



107
ART GALLERIES
& DEALERS



125+
SCOTTSDALE-AREA
GOLF COURSES



43
PARKS



37
PUBLIC SCHOOLS

E MOUNTAIN VIEW RD

SHOPS AT GAINEY VILLAGE



HONORHEALTH

MERCADO DEL LAGO MALL



SCOTTSDALE FIESTA SHOPPING CENTER



THE VILLAGE AT HAYDEN



THE BLOCK



PASEO VILLAGE SHOPPING CENTER



SEVILLE SHOPPING CENTER



THE PAVILIONS AT TALKING STICK SHOPPING CENTER



N INDIAN BEND RD

N PIMA RD



TALKING STICK RESORT



TOPGOLF

MAVRIX



TALKING STICK GOLF CLUB

IFLY INDOOR SKYDIVING

POPSTROKE EAT. PUTT. DRINK.



BUTTERFLY WONDERLAND A rainforest experience.

ODYSEA AQUARIUM An Oceanic Adventure

SALT RIVER FIELDS AT TALKING STICK

GREAT WOLF LODGE

Medieval Times

LOOP 101

PIMA CENTER



CASINO ARIZONA

TEMPE MARKETPLACE

ASU ARIZONA STATE UNIVERSITY

Old Town SCOTTSDALE

SCOTTSDALE Fashion Square

PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT



LOOP 101

LOOP 101



Gaiety Ranch
GOLF CLUB

DESERT RIDGE HIGH STREET



WESTWORLD
OF SCOTTSDALE

SCOTTSDALE QUARTER
KIERLAND

101

HONORHEALTH

Development Site



LOOP
101



CITY OF PHOENIX

Phoenix has been the fastest-growing city for five years in a row. It is home to Sky Harbor International Airport, which has a \$38 billion annual economic impact, South Mountain Park, one of the largest municipal parks in North America, and major league sports teams like the NFL Arizona Cardinals and NBA Phoenix Suns. It is a vibrant place to live, work, and play!



1.66M+
PEOPLE LIVE IN
PHOENIX, AZ



5th
LARGEST CITY IN
THE U.S.



42
OPPORTUNITY ZONES
IN 6 UNIQUE
NEIGHBORHOOD



4.95M+
PEOPLE LIVE IN THE
GREATER PHOENIX
METRO AREA



City of Phoenix

PHOENIX RANKINGS

**RANKED #8 BEST CITY FOR
MILLENNIALS TO LIVE IN**

- THE LANGSTON CO., 2019

**FASTEST GROWING CITY IN U.S.
5TH YEAR IN A ROW**

- U.S. CENSUS BUREAU, 2020

NO.7 BEST STARTUP CITY IN AMERICA

- AZBIGMEDIA, 2022

#4 SMALL BUSINESS EMPLOYMENT GROWTH

- PAYCHEX, 2022

RANKED #7 BEST PERFORMING CITY

- MILKEN INSTITUTE, 2021

NO. 10 IN STEM JOB GROWTH

- RCLCO, 2020

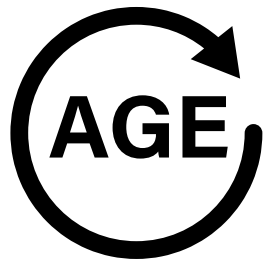
CITY OF PHOENIX WORKFORCE

Phoenix is the vibrant center of one of the fastest-growing job markets and economies in the United States. The city is emerging in the new economy with strength in high technology, manufacturing, bioscience research, and advanced business services. As a top market for skilled and available workforce, companies are growing in Phoenix because it's not only a thriving business environment but a great place to live.



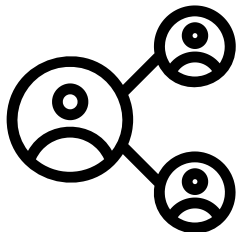
70%

OF THE STATE'S
WORKFORCE POPULATION
LIVES WITHIN THE
PHOENIX METRO



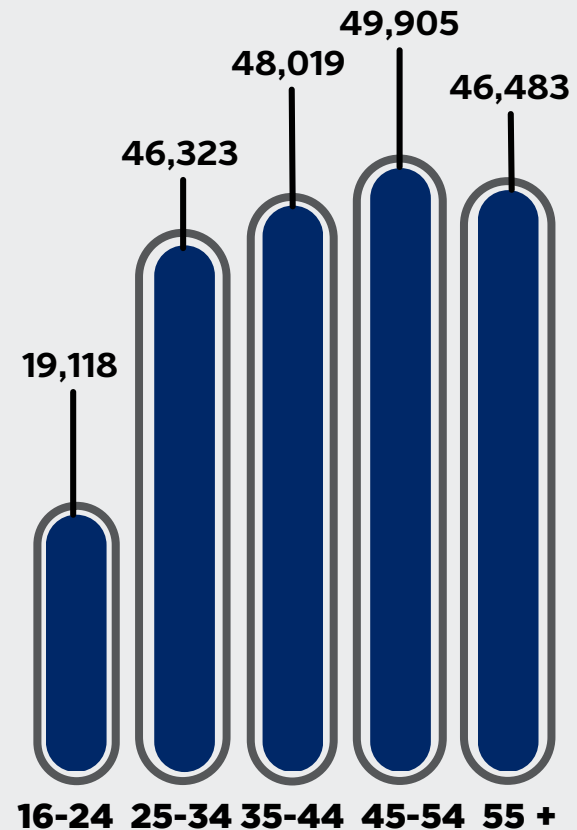
33

MEDIAN AGE
OF POPULATION



\$85,527

AVERAGE
HOUSEHOLD INCOME



AGE OF WORKFORCE

CITY OF PHOENIX MAJOR EMPLOYERS

 Banner Health

11,370+

EMPLOYEES

 amazon

9,450+

EMPLOYEES

 ARIZONA

6,980+

EMPLOYEES

 AMERICAN EXPRESS

6,890+

EMPLOYEES

 Phoenix Children's

5,060+

EMPLOYEES

 Honeywell

4,810+

EMPLOYEES

 U-HAUL

4,560+

EMPLOYEES

 MAYO CLINIC

4,550+

EMPLOYEES

 Dignity Health

4,200+

EMPLOYEES

 Valleywise Health

4,090+

EMPLOYEES

TOP 10 EMPLOYERS

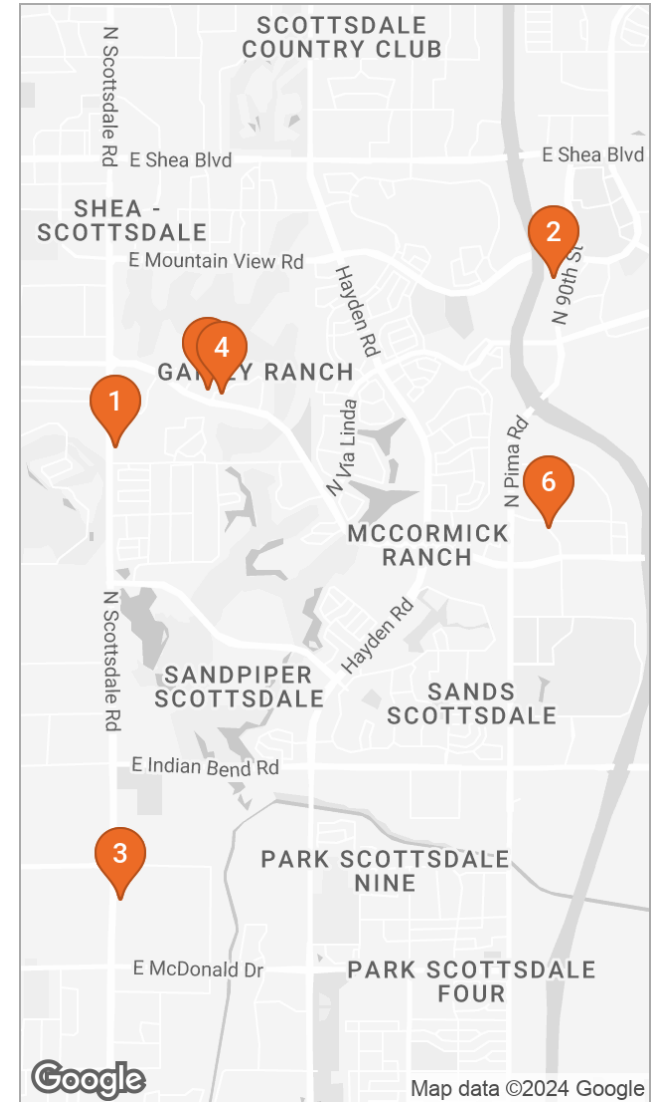
The Phoenix area has a talented labor pool with the median age of its population at 33 years old, younger than the national average, and 28 percent of the total population hold a bachelor's degree.



SECTION 3
Comparables

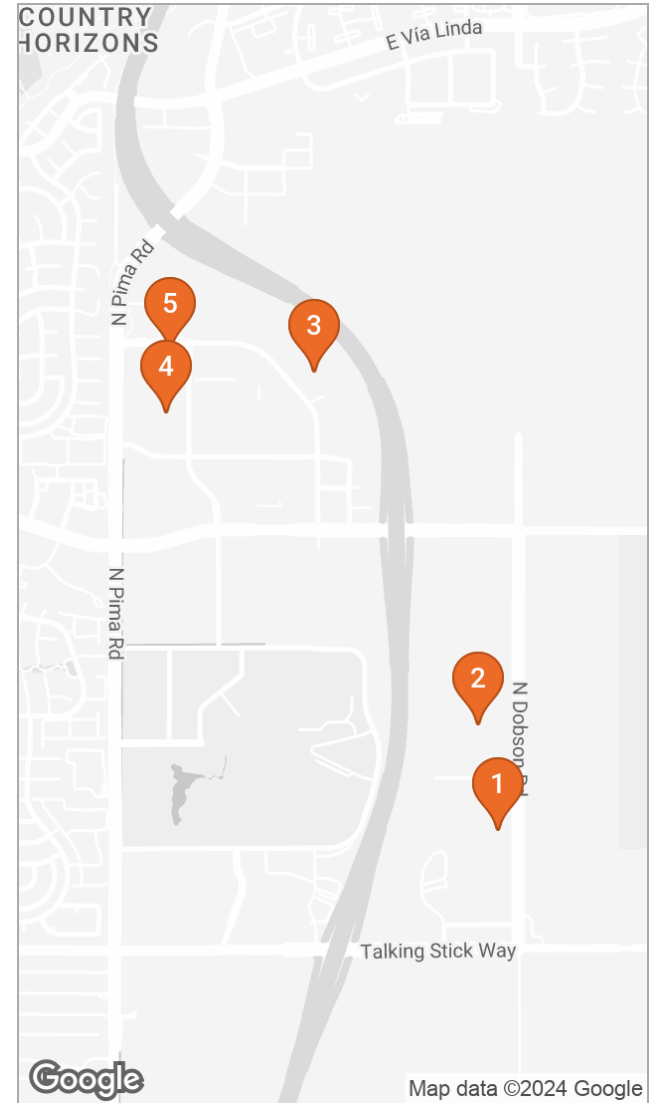
IMMEDIATE AREA SALES COMPARABLES

	NAME/ADDRESS	PRICE	BLDG SIZE	PRICE/SF	DEAL STATUS
1	Gainey Center II 8501 N Scottsdale Rd Scottsdale, AZ	\$26,500,000	152,247 SF	\$174.06	Sold 7/31/2023
2	Scottsdale Gateway II 8901 E Mountain View Rd Scottsdale, AZ	\$19,450,000	107,885 SF	\$180.28	Sold 1/25/2023
3	The Scottsdale Forum 6263 N. Scottsdale Rd. Scottsdale, AZ	\$53,600,000	213,500 SF	\$251.05	Sold 7/18/2022
4	Gainey Ranch Town Center I 7702 E. Doubletree Ranch Rd. Scottsdale, AZ	\$17,107,127	64,507 SF	\$265.20	Sold 6/29/2022
5	Gainey Ranch Town Center II 7600 E. Doubletree Ranch Rd. Scottsdale, AZ	\$16,892,873	60,857 SF	\$277.58	Sold 7/29/2022
6	Pima Center (Ground Lease) 8444 N 90th St/9105 E Del Camino Dr Scottsdale, AZ	\$16,000,000	83,320 SF	\$192.03	On Market
AVERAGES		\$24,925,000	113,719 SF	\$223.37	



COMPETING LEASE AVAILABILITY

	NAME/ADDRESS	LEASE RATE	LEASE TYPE
1	R-Tech 7350 N Dobson Rd Scottsdale, AZ	\$26.50 /SF/yr	Modified Gross
2	Riverwalk 7580 7580 N Dobson Rd Scottsdale, AZ	\$29.00 /SF/yr	Full Service
3	The Corporate at Pima Center 9200 E Pima Center Pkwy Scottsdale, AZ	\$32.00 /SF/yr	Full Service
4	Pima Center 2C 8444 N 90th St. Scottsdale, AZ	\$28.00 /SF/yr	Full Service
5	Pima Center - Bldg A/B 8901 E Pima Center Pkwy Scottsdale, AZ	\$28.00 /SF/yr	Full Service
AVERAGES		\$28.70 /SF/YR	



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