

FOR SALE

TOPGOLF

GROUND LEASE



PRESENTED BY

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Image By: Costar

**ROSS
BROWN**

PROPERTY SUMMARY

TOPGOLF

NEC Talking Stick Way & Loop 101
Scottsdale, AZ

Leasehold Interest:

Long term Lease with Salt River Pima-Maricopa
Indian Community

9500 E Indian Bend Way
Scottsdale, AZ, 85256

Address

± 16.5 acres

Lot Size

± 60,000 SF

Total Building Area

100%
Occupancy

C-2/C-3
Equivalent
Zoning

2014
Year Built



PROPERTY INFORMATION



Address: 9500 E Indian Bend Way, Scottsdale, AZ, 85256



Facility Size: ± 60,000 SF



Site Area: ± 16.5 Acres



Parking: ± 350 Parking Spaces



Access: Loop 101 Freeway & Via De Ventura



Year Constructed: 2014



MASTER GROUND LEASE SUMMARY

Lease Type: Ground lease

Master Lease Expiration: May 29th, 2088

Lease Term Remaining: Approx. 64 Years

Ground Rent Calculation: Subject to the Greater of \$12,000/Acre/Year OR 33.33% of Annual Base Rent

Current Ground Rent: \$12,000/Acre/Year

Annual HOA Fee 2024: \$22,749.99

Images By: TopGolf Scottsdale



This property is located on the Salt River Maricopa-Pima Indian Community under a long term ground lease. All properties in this part of Scottsdale, which are east of Pima Road, along the 101 freeway, including the Pima Center office/industrial park, Salt River Fields spring training (Diamondback/Rockies), Odysea Aquarium, Butterfly Wonderland, Talking Stick Casino and Golf, Pavilions shopping center, Riverwalk office complex, Great Wolf Lodge are all located on the Indian Community land under similar ground leases.

INVESTMENT HIGHLIGHTS



Long Term Ground Leasehold interest opportunity; High profile, irreplaceable Scottsdale location



350 parking spaces



Adjacent to Arizona's highest income zip code, average household income exceeds \$135,000 in a three mile radius



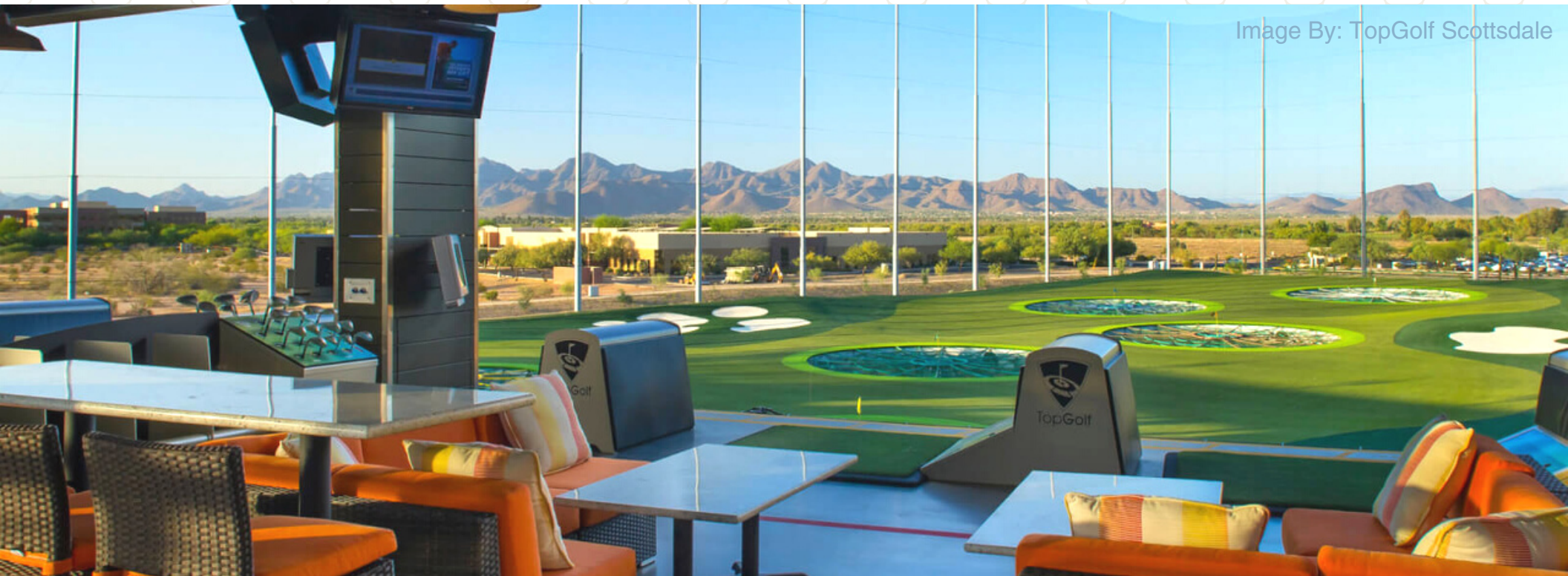
Located in a major employment corridor with 126,177 employees in a 5 mile radius



Adjacent to the Loop 101 freeway with 187,685 vehicles per day



Over 1 million sq. ft. of mixed-use developments proposed within a one mile radius



TENANT RENT SCHEDULE

Years	Start	End	Annual	Monthly
5-7	6/13/2017	6/12/2020	\$530,464.70	\$44,205.39
8-12	6/13/2020	6/12/2025	\$585,464.70	\$48,788.73
13-17	6/13/2025	6/12/2030	\$633,754.70	\$52,812.89
18-20	6/13/2030	6/12/2033	\$693,754.70	\$57,812.89

CONTINUED...

TENANT RENT SCHEDULE - RENEWAL OPTIONS

Renewal Years	Start	End	Annual	Monthly
21-25	6/13/2033	6/12/2038	\$718,254.70	\$59,854.56
26-30	6/13/2038	6/12/2043	\$749,229.70	\$62,435.81
31-35	6/13/2043	6/12/2048	\$781,753.45	\$65,146.12
36-40	6/13/2048	6/12/2053	\$815,903.40	\$67,991.95
41-45	6/13/2053	6/12/2058	\$851,760.82	\$70,980.07

CURRENT MASTER GROUND LEASE RENT

\$/Acres/Year

\$12,000

2024 NOI Calculation

Annual

Monthly

Base Rent

\$585,464.70

\$48,788.73

-Ground Lease Payment

\$198,204.00

\$16,517.00

-HOA Payments

\$22,749.99

\$1,895.83

NOI

\$364,510.71

\$30,375.89

SCOTTSDALE

- #1 Best City to Find a Job (was #1 in America in 2018 & 2019) - (WalletHub)
- #5 City in AZ by Population (World Population Review)
- #1 City in America in 2021 (LawnStarter)
- #1 Hospital in AZ, #15 in the Nation (Mayo Clinic) - (US News & World Report)
- #3 in AZ for best cities and towns to live/work/play (AZBigMedia)

TOPGOLF IS #3 OUT OF THE TOP 10 ENTERTAINMENT ATTRACTIONS IN ARIZONA

3 Other Attractions on this List are Located within 3 Minutes

#1

**ODYSEA
AQUARIUM**

#3

TOPGOLF

#4

**BUTTERFLY
WONDERLAND**

#10

**IFLY
PHOENIX**

(AZBigMedia)

SCOTTSDALE AREA OVERVIEW & TOP EMPLOYERS

Located in the Northeast part of Phoenix, Scottsdale is one of the fastest growing areas among the Phoenix Metro. The city of 252,000 is just a 20-minute drive from Downtown Phoenix and surrounded by three major freeway systems. The Sky Harbor International Airport, which was the top ranked airport in North America in 2020 in terms of number of passengers and travel satisfaction, is a 10 to 25-minute drive from most parts of Scottsdale. The Phoenix Metro is the third fastest-growing large U.S. metro with a below average cost of living and second ranked labor market. Market rent growth, market sale prices and 12-month sales volume are the highest they have been over the last decade across all assets.

Scottsdale is one of the most desired places to live in the U.S. due to over 300 days of sun annually, the number one city to find a job in, and endless world-class golf courses scattered throughout. The age demographic is very diverse with the median age being 48 as the city is one of the most popular spots in the country for both retirees as well as recent college graduates. The area is also home to the TPC Scottsdale golf course which hosts the Waste Management Phoenix Open every year, bringing tourists from all over the country for a week of good food, weather and golf. Other popular attractions include hiking Camelback Mountain and visiting the historic Old Town Scottsdale for great food, leisure and night life.

TOP EMPLOYERS

700

McKesson

600

Maricopa Count Community College District

600

First American Title Insurance

2,000

Talking Stick Resort

7,500

HonorHealth Scottsdale Shea Medical Center

3 MILE RADIUS

50,114

Residents

54.9

Median Age

24,675

Households

\$135,651

Average Income





Image By: Octane Raceway



Image By: Great Wolf Lodge

\$100MM+ ANNUALLY SPENT ON ENTERTAINMENT IN A 2 MILE RADIUS



Image By: Salt River Fields

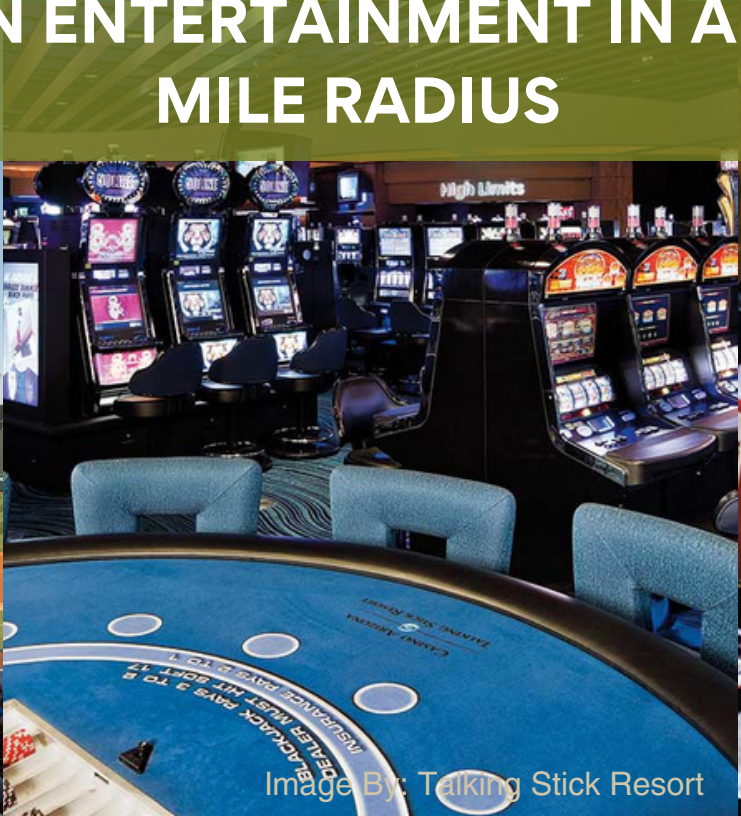


Image By: Talking Stick Resort



Image By: Medieval Times

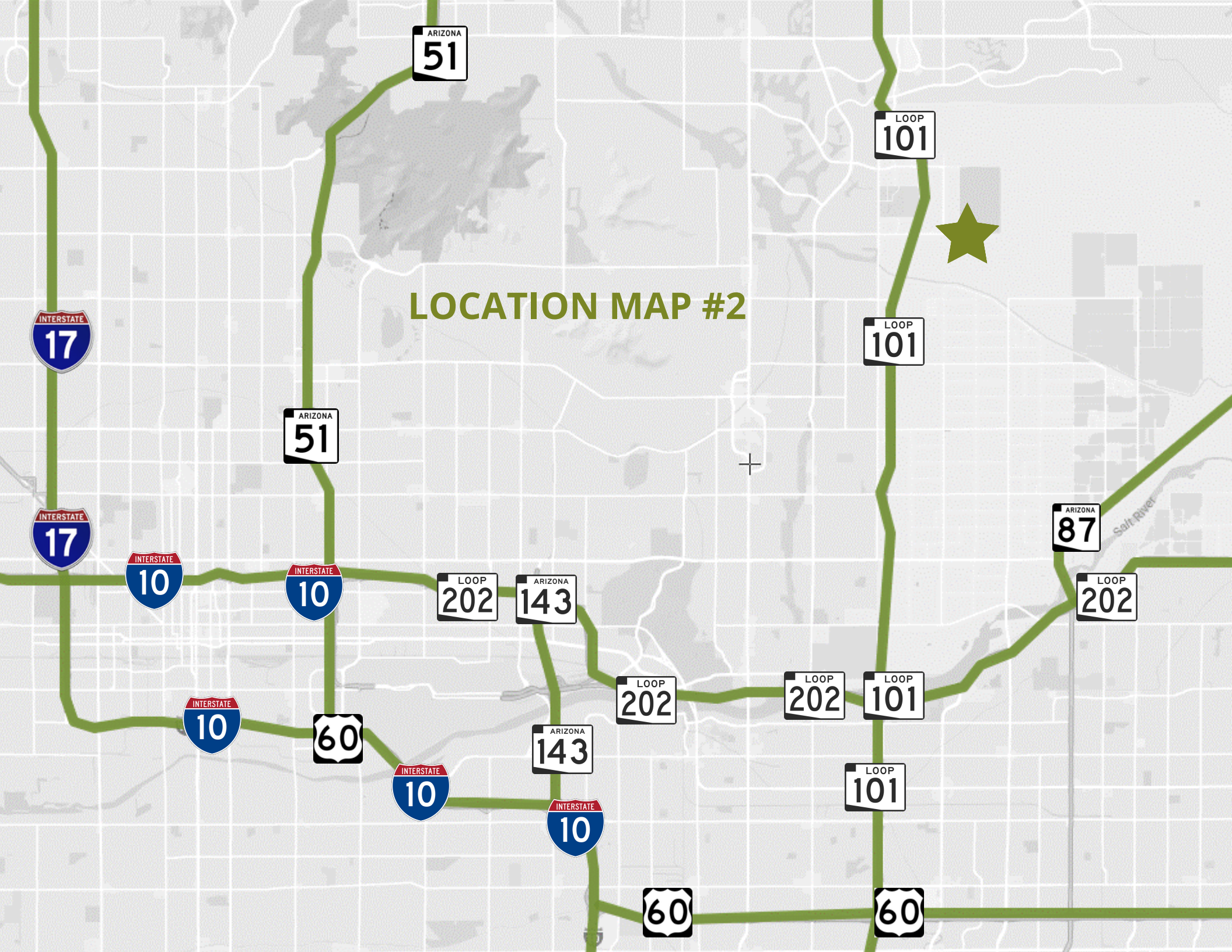
LOCATION MAP #1



TOPGOLF



LOCATION MAP #2



Sah river

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