

SINGLE-TENANT NNN INVESTMENT

# NASH POWERSPORTS DEALERSHIP

10781 N Frank Lloyd Wright Blvd, Suite 100  
Scottsdale, AZ 85259

NOI

**\$282,000**

RENT

**\$19.00 PSF NNN**

BUILDING

**14,550 SF**

REMAINING

**4 YEARS**

# EXECUTIVE SUMMARY

This offering presents a rare opportunity to acquire a stabilized, single-tenant NNN investment property leased to Nash Powersports (We Ride Powersports Scottsdale, LLC), Arizona's premier powersports dealership. Located at 10781 N Frank Lloyd Wright Blvd in Scottsdale, AZ, the property delivers a Net Operating Income of **\$282,000** on a current rent of **\$19.00 PSF NNN** with **4 years remaining** on the lease and two (2) five-year renewal options with built-in 15% rent escalations.

## PROPERTY DETAILS

Address	<b>10781 N Frank Lloyd Wright Blvd, Ste 100</b>
City, State	<b>Scottsdale, AZ 85259</b>
Building Size	<b>14,550 SF</b>
Lot Size	<b>1.71 Acres (74,346 SF)</b>
Year Built	<b>2001</b>
Year Renovated	<b>2020 (\$422,616 Build-Out)</b>
Zoning	<b>C-3 Highway Commercial</b>
Parcel ID	<b>217-32-514</b>
County	<b>Maricopa</b>
Frontage	<b>235 Ft on Frank Lloyd Wright Blvd</b>
Ownership	<b>Fee Simple</b>

## FINANCIAL OVERVIEW

Current Rent	<b>\$19.00 PSF NNN</b>
Annual Base Rent	<b>\$276,450</b>
Monthly Base Rent	<b>\$23,037.50</b>
Net Operating Income	<b>\$282,000</b>
Lease Type	<b>Triple Net (NNN)</b>
Lease Term Remaining	<b>4 Years</b>
Renewal Options	<b>Two (2) x 5-Year Options</b>
Rent Escalations	<b>15% Every 5 Years (or CPI, whichever greater)</b>
Guarantor	<b>William Nash (Personal Guarantee)</b>

# INVESTMENT HIGHLIGHTS

## ■ STABILIZED NNN INCOME STREAM

The property generates \$282,000 in annual NOI with a NNN lease structure, eliminating landlord responsibility for taxes, insurance, and maintenance. This provides a passive, institutional-quality income stream.

## ■ PREMIER SCOTTSDALE LOCATION

Situated on Frank Lloyd Wright Blvd near the intersection with Shea Blvd, the property benefits from exceptional visibility, 235 feet of frontage, and proximity to affluent demographics with a median household income exceeding \$128,000 within 3 miles.

## ■ STRONG TENANT CREDIT & GUARANTEE

Nash Powersports is Arizona's leading powersports dealer representing Can-Am/BRP, Yamaha, Suzuki, Sea-Doo, KTM, Honda, and SSR. The lease is personally guaranteed by William Nash.

## ■ BUILT-IN RENT GROWTH

The lease provides 15% rent escalations every 5 years (or CPI, whichever is greater), delivering a strong hedge against inflation and ensuring growing returns over time.

## ■ SIGNIFICANT CAPITAL INVESTMENT

The property underwent a \$422,616 renovation in 2020 with a complete build-out by Dakis Contracting, including showroom, service bays, parts counter, and storage — minimizing near-term CapEx requirements.

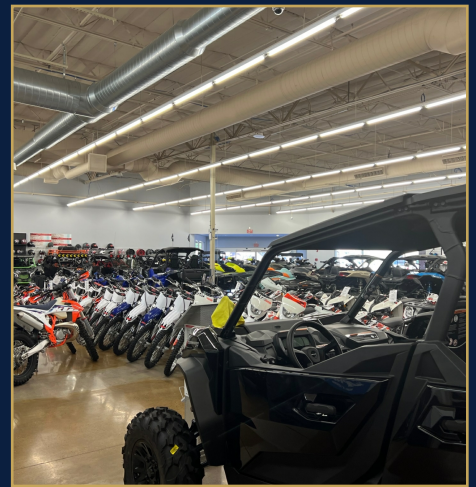
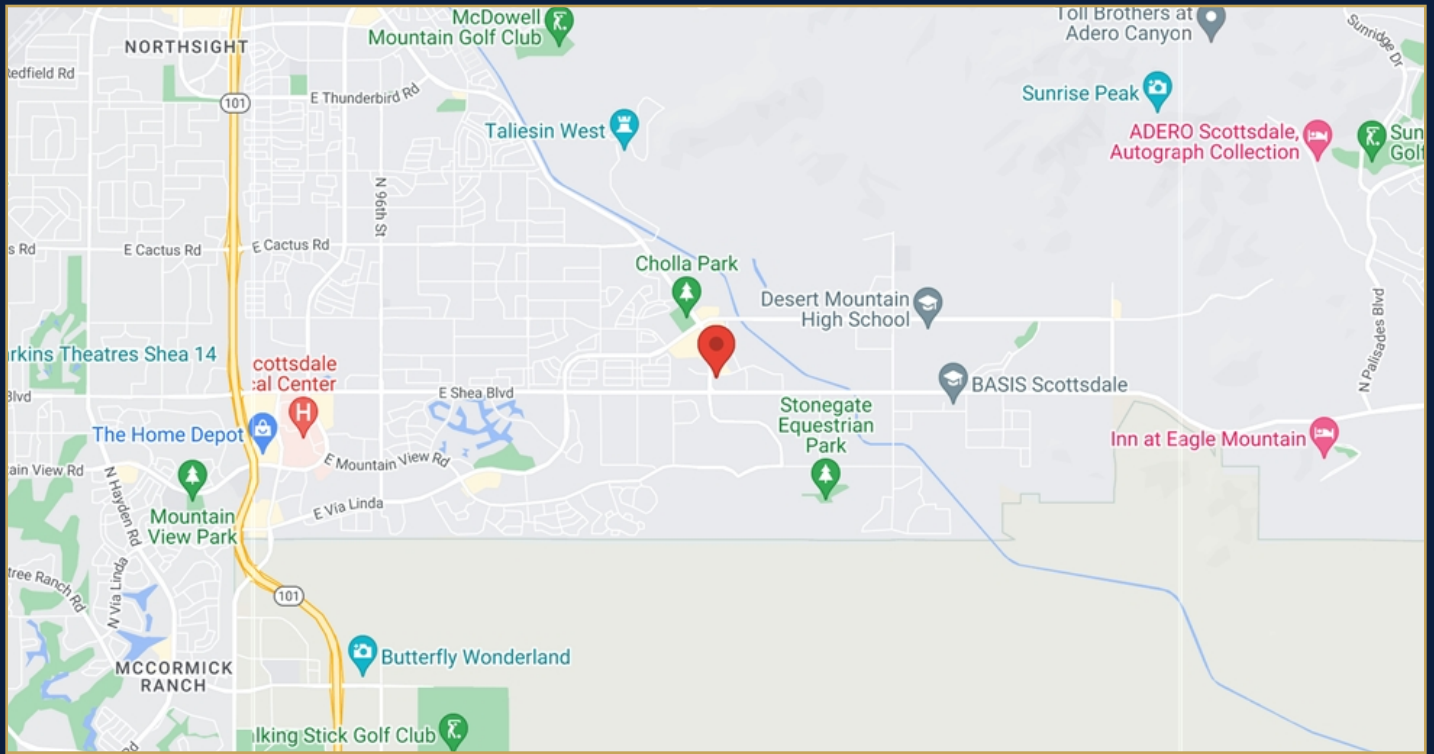
## ■ RARE C-3 ZONING

Zoned C-3 Highway Commercial — a scarce designation in Scottsdale — this property allows for a broad range of alternative commercial uses, providing exceptional re-tenanting flexibility and residual value.

## ■ RENEWAL OPTIONS WITH ESCALATIONS

Two (2) five-year renewal options ensure potential lease duration through 2039, providing long-term income visibility for institutional investors.

# PROPERTY PHOTOS



# LOCATION OVERVIEW



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## LOCATION HIGHLIGHTS

- Corner lot on Frank Lloyd Wright Blvd — a major thoroughfare in North Scottsdale
- 235 feet of premium frontage with exceptional visibility
- Proximate to Shea Blvd intersection with high traffic counts
- Surrounded by national retailers: Safeway, Chase, The Home Depot, Costco
- Affluent trade area: Average HH Income \$191,692 (3-mile radius)
- Population of 42,730 within 3 miles with strong daytime population of 56,124

# LEASE ABSTRACT

<b>Tenant</b>	We Ride Powersports Scottsdale, LLC dba Nash Powersports Scottsdale
<b>Guarantor</b>	William Nash (Personal)
<b>Landlord</b>	10781 FLW AZ, LLC
<b>Premises</b>	14,550 SF freestanding building on 1.71 acres 10781 N Frank Lloyd Wright Blvd, Scottsdale, AZ
<b>Lease Type</b>	Triple Net (NNN) — Tenant responsible for all taxes, insurance, and maintenance
<b>Original Term</b>	120 months (10 years)
<b>Remaining Term</b>	Approximately 4 years
<b>Current Base Rent</b>	\$19.00 PSF / \$276,450 annually / \$23,037.50 monthly
<b>Rent Schedule (Original)</b>	Months 1-60: \$17.00 PSF (\$247,350/yr) Months 61-120: \$18.70 PSF (\$272,085/yr)
<b>Renewal Options</b>	Two (2) x 5-year options
<b>Rent Escalation</b>	15% every 5 years or CPI (whichever greater) Minimum: no less than prior term rent
<b>Holdover</b>	120% of prior Base Rent (month-to-month)
<b>Permitted Use</b>	Sales and service of recreational vehicles
<b>Security Deposit</b>	\$22,673.75
<b>Late Fee</b>	5% if not received by 5th of month
<b>Insurance</b>	\$2,000,000 combined single limit (both parties) \$5,000,000 annual aggregate
<b>Assignment</b>	Lease assigned from KLC Holdings, LLC to 10781 FLW AZ, LLC effective January 15, 2020

# DEMOGRAPHICS & MARKET DATA

**\$128,391**

MEDIAN HH INCOME  
3-Mile Radius

**42,730**

POPULATION  
3-Mile Radius

**56,124**

DAYTIME POP.  
3-Mile Radius

## POPULATION

	1 MILE	3 MILE	5 MILE
2024 Population	10,439	42,730	94,418
2029 Population	10,367	42,581	95,498
Growth Rate	-0.14%	-0.07%	0.23%
Daytime Population	8,166	56,124	146,099

## HOUSEHOLD INCOME

	1 MILE	3 MILE	5 MILE
< \$50,000	915	2,912	7,061
\$50,000 - \$99,999	1,395	4,319	9,845
\$100,000 - \$149,999	970	3,489	7,892
\$150,000 - \$199,999	495	2,338	5,757
\$200,000+	1,137	5,989	12,590
Median HH Income	<b>\$105,147</b>	<b>\$128,391</b>	<b>\$124,848</b>
Average HH Income	<b>\$159,597</b>	<b>\$191,692</b>	<b>\$183,368</b>

## HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2024 Total Households	4,912	19,047	43,144
2029 Total Households	4,932	19,231	44,282
Avg Household Size	2.12	2.22	2.17
Owner Occupied	3,123	14,799	31,151
Renter Occupied	1,789	4,248	11,993



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**PROPERTY SHOWINGS BY APPOINTMENT ONLY**

**DOUGLAS DACOSTA**

Broker | License #: BR042872000

Mobile: 602-430-3788 | Email: ddacosta@remax.net

RE/MAX Excalibur Commercial

8510 E Shea Blvd, Scottsdale, AZ 85260 | Office: 480-355-3500