



# Owner User / Investor Opportunity

FOR SALE

**8075 E Morgan Trail**

**SCOTTSDALE, AZ 85258**

**PRESENTED BY:**

**RICHARD LEWIS JR.**  
O: 480.425.5536  
richard.lewis@svn.com

**JUSTIN HORWITZ, SIOR**  
O: 480.425.5518  
justin.horwitz@svn.com

**SEAN ALDERMAN**  
O: 480.425.5520  
sean.alderman@svn.com

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

## PROPERTY SUMMARY

### 8075 E MORGAN TRAIL

SCOTTSDALE, AZ 85258

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,210,000 ± \$264 PSF
<b>BUILDING SIZE:</b>	8,383 SF
<b>ZONING:</b>	C-O
<b>2025 NOI:</b>	± \$120,630
<b>2025 TAXES:</b>	\$14,935.90
<b>MASTER ASSOCIATION:</b>	McCormick Ranch

## PROPERTY SUMMARY

SVN Desert Commercial Advisors, as the sole representative of the Owner, is pleased to offer for sale 8075 E Morgan Trail. The property is a three-building, garden style, single story office property located in central Scottsdale. It consists of three individually parceled buildings totaling ±8,383 SF on ±.82 acres of land. With flexible lease expirations and a loyal tenant mix this is an ideal opportunity for an owner-user or value-add investor alike. Meticulously maintained by its current owners and originally built in 1979 with the intent of being sold as office condos, the property also offers the opportunity for resale to multiple owner-users with an updated plat, reinstatement of CC&R's and Bylaws and necessary filings with Maricopa County via a condo conversion.



# COMPLETE HIGHLIGHTS



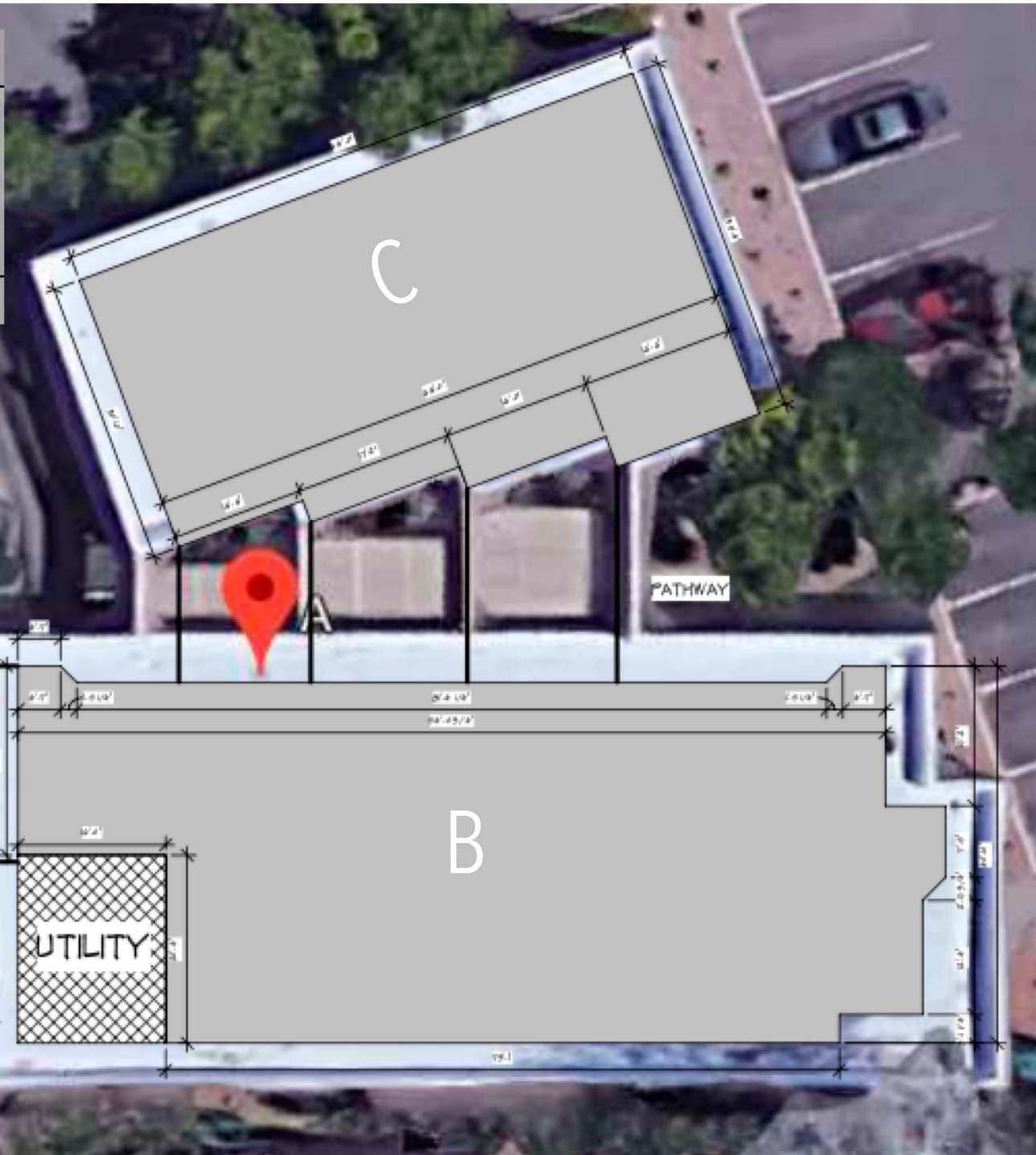
## BUILDING INFORMATION

<b>BUILDING CLASS</b>	B
<b>TENANCY</b>	Multiple
<b>NUMBER OF FLOORS</b>	1
<b>NUMBER OF BUILDINGS</b>	3
<b>YEAR BUILT</b>	1979
<b>YEAR LAST RENOVATED</b>	2019

- Ideal Owner-User With Income Or Value-Add Investor Opportunity In Central Scottsdale
- ± 8,383 SF | .82 Ac Of Land
- In-Place Income | Flexible Lease Terminations
- Long Term Tenant History | Executive And Stand Alone Offices
- Office Condo Flexibility | Owner Could Re-Establish Condo Association, Re-Plat And Sell Individual Units
- Directly Off Of Hayden Rd In Central Scottsdale | ± 23,253 VPD
- Countless Lifestyle And Retail Amenities In Immediate Area
- Highly Desirable Scottsdale Demographics

# 8075 E Morgan Trail Scottsdale, AZ 85258

Building #	Total SF	Occupied	Vacant
A	2681 SQ FT	±2681 SF	±0 SF
B	3465 SQ FT	±3465 SF	±0 SF
C	2237 SQ FT	±2237 SF	±0 SF
<b>TOTALS</b>	<b>8383 SQ FT</b>	<b>±8383 SF</b>	<b>±0 SF</b>



# RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A - 1A	Full Circle Wellness	198 SF	2.36%	\$75.76	\$15,000	5/1/2022	5/1/2023
A - 1B	Realty Economic Advisors	178 SF	2.12%	\$45.51	\$8,100	2/12/2022	6/1/2025
A - 1C	Stingray Creations	280 SF	3.34%	\$37.07	\$10,380	9/1/2025	9/30/2025
A - 1D	Scottsdale Roofing LLC	175 SF	2.09%	\$55.89	\$9,780	7/1/2023	4/1/2026
A - 1E	Robert W Joselyn & Associates	200 SF	2.39%	\$41.70	\$8,340	11/1/2008	4/1/2026
A - 1F	Creative Therapeutics	195 SF	2.33%	\$41.54	\$8,100	5/1/2010	4/1/2026
A - 1G	Vacant	166 SF	1.98%	-	-	-	-
B - 4	Marshall Resources	800 SF	9.54%	\$22.50	\$18,000	12/1/2011	4/1/2026
B - 4B	Empowered Mama Chiropractic	813 SF	9.70%	\$24.35	\$19,800	12/1/2025	1/31/2029
B - 5	Law Office of Farrokh Parsi	530 SF	6.32%	\$31.25	\$16,560	10/1/2008	12/1/2023
B - 6	Katie Bowe Designs LLC	1,012 SF	12.07%	\$21.30	\$21,558	12/1/2020	2/29/2029
C - 2	Rachell Hall	625 SF	7.46%	\$24.58	\$15,360	6/1/2020	3/1/2024
C - 3	Dr. Darren Anderson	1,150 SF	13.72%	\$26.87	\$30,900	9/1/2019	10/31/2026
<b>TOTALS</b>		<b>6,322 SF</b>			<b>\$181,878</b>		

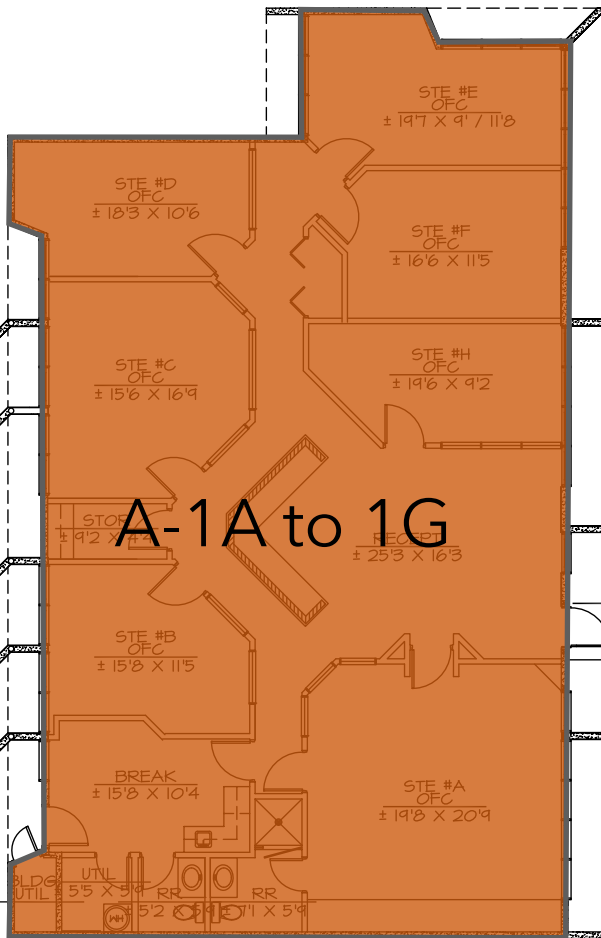
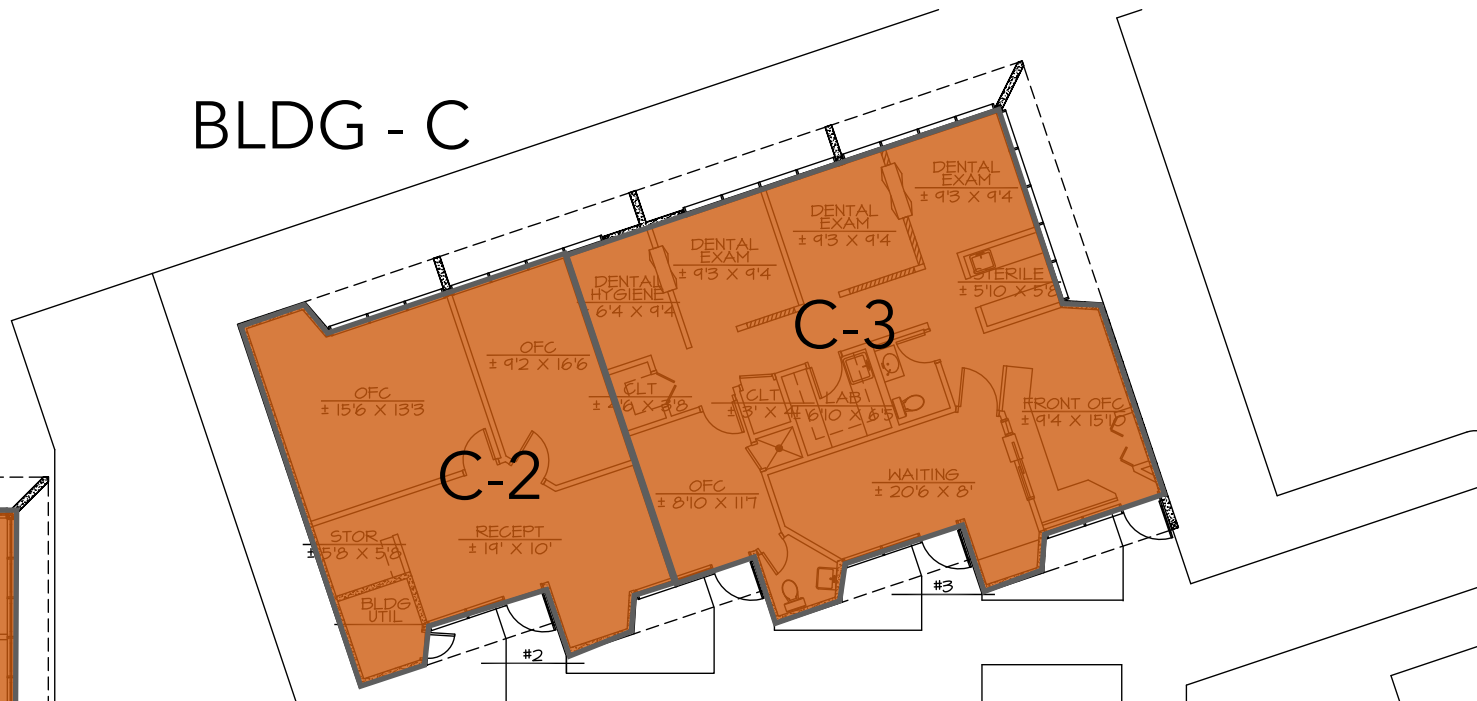
Any Tenants with leases that have currently ended are on a Month to month schedule, but many have expressed interest in signing a new longer term lease, however ownership has kept the leases flexible for a potential owner-user to come in and occupy the space that their business might need.

FLOOR PLAN

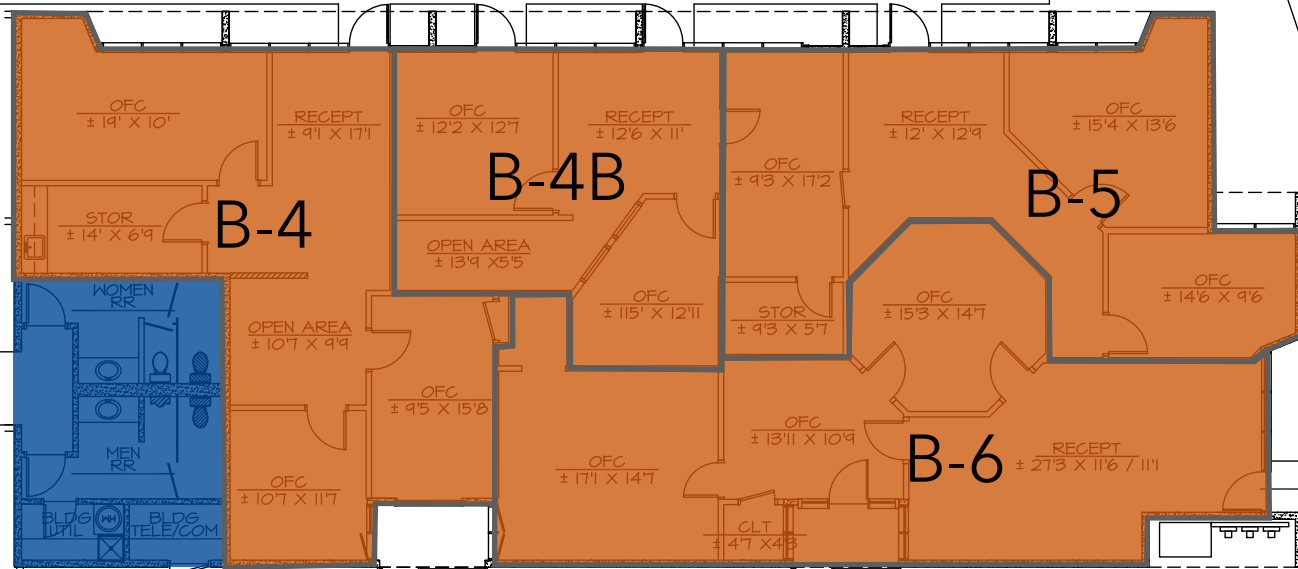
3/32" = 1'-0"



BLDG - C



BLDG - A



BLDG - B

# INCOME & EXPENSES



## INCOME SUMMARY

8075 E MORGAN TRAIL | 2025 FINANCIALS

RENTAL INCOME	\$177,919
PARKING INCOME	\$1,800
<b>GROSS INCOME</b>	<b>\$179,719</b>

## EXPENSES SUMMARY

8075 E MORGAN TRAIL | 2025 FINANCIALS

CLEANING	\$6,000
HOA EXPENSE (MCCORMICK RANCH ASSOCIATION)	\$4,067
INSURANCE	\$1,776
LANDSCAPING	\$7,676
PEST CONTROL	\$315
PROPERTY TAXES	\$14,936
REPAIRS AND MAINTENANCE	\$2,834
SUPPLIES AND MATERIALS	\$166
ELECTRIC	\$13,365
WATER	\$7,954
<b>OPERATING EXPENSES</b>	<b>\$59,089</b>
<b>NET OPERATING INCOME</b>	<b>\$120,630</b>

## LOCATION DESCRIPTION

Located in the heart of central Scottsdale the subject property is situated between the highly desirable Gainey Ranch and McCormick Ranch subdivisions. The area surrounding the property offers an abundance of retail amenities. In addition to convenient accessibility to multiple shopping centers in the immediate area including the intersections of Shea & Loop 101 and Scottsdale Rd. & Shea Blvd, the subject property is also within close proximity of to all of Scottsdale's major entertainment districts such as Kierland Commons, Scottsdale Quarter, Scottsdale Pavillions, Salt River Fields at Talking Stick, Scottsdale Fashion Square Mall and Old Town Scottsdale.



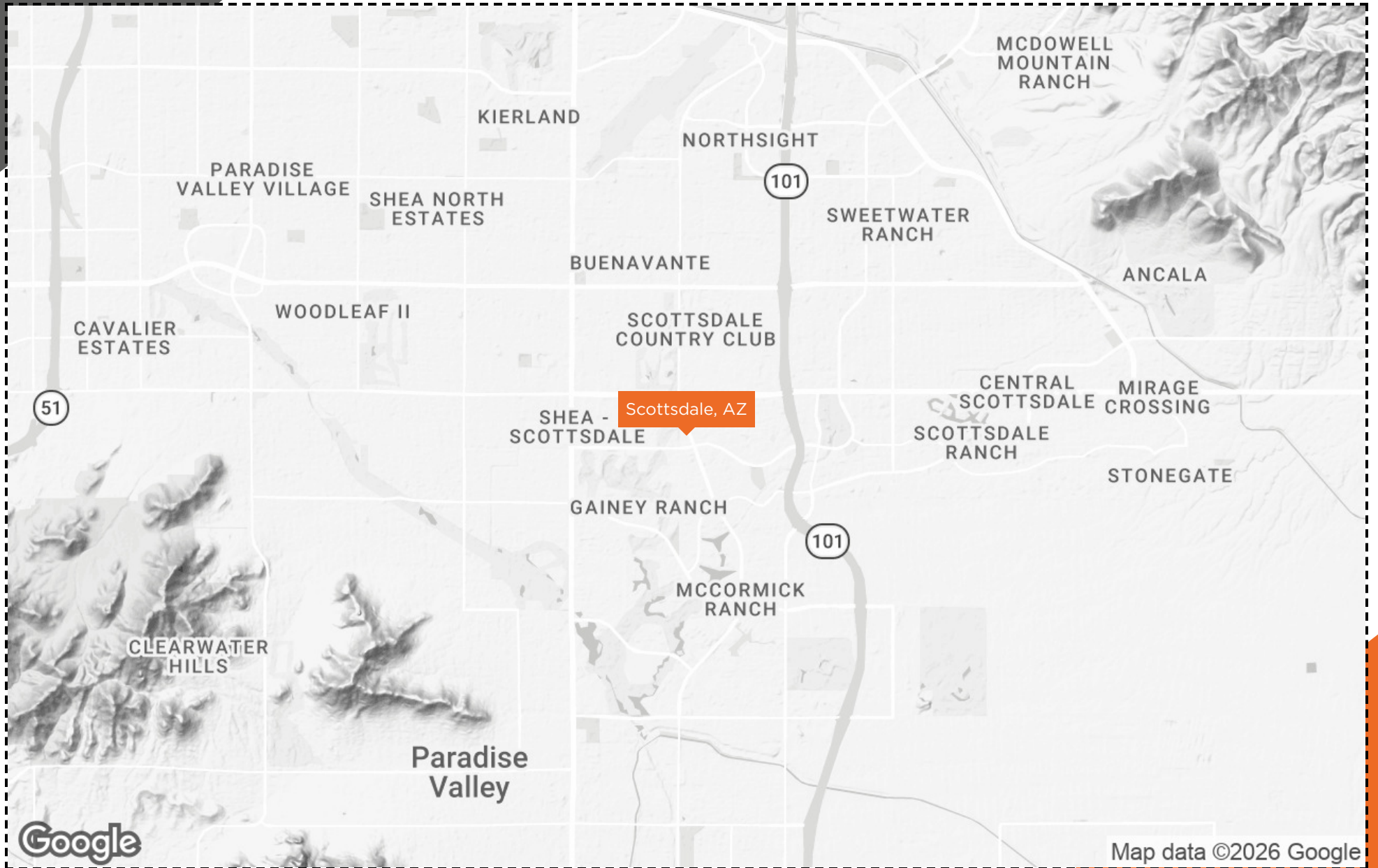
E. MOUNTAIN VIEW RD.

N. HAYDEN RD.

E. MORGAN TRAIL



# REGIONAL MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	980	2,549	8,510
AVERAGE AGE	48.3	50.2	53.3
AVERAGE AGE (MALE)	48.2	50.4	54.5
AVERAGE AGE (FEMALE)	48.9	50.4	52.6

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	455	1,201	4,094
# OF PERSONS PER HH	2.2	2.1	2.1
AVERAGE HH INCOME	\$222,934	\$224,408	\$215,889
AVERAGE HOUSE VALUE	\$969,605	\$1,005,697	\$1,042,473

2023 American Community Survey (ACS)

