

**Barstool**  
★ SCOTTSDALE ★

**INVESTMENT OPPORTUNITY**

**Barstool Sports  
Old Town Scottsdale**

**4321 N SCOTTSDALE RD**

Scottsdale, AZ 85251

**PRESENTED BY:**

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# OFFERING OVERVIEW

## INVESTMENT SUMMARY

<b>PRICE</b>	\$7,840,000   5.25% CAP Rate
<b>BLDG SIZE</b>	9,551 SF
<b>2025 NOI</b>	\$411,600
<b>LAND SIZE</b>	0.19 AC   8,276 SF
<b>ZONING</b>	D/OC-2
<b>APN</b>	173-41-028A, 173-41-028, 173-41-029, 173-41-036A
<b>LEASE TERM</b>	June 2022- May 2032
<b>LEASE TYPE</b>	Absolute NNN
<b>TENANT RESPONSIBILITIES</b>	Roof, exterior walls & structure at the expense of the tenant



## INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease:** This property features an absolute triple-net (NNN) lease, where the tenant assumes responsibility for all property expenses, including taxes, insurance, and maintenance. This structure offers investors a passive income opportunity with minimal management obligations, ensuring stable and predictable cash flow throughout the lease term.
- **Tenant:** a nationally recognized and reputable brand, occupies the property under an initial 10-year lease that commenced in June 2022 and extends through May 2032. The lease includes two 5-year renewal options, providing up to 20 years of potential income from a tenant with strong brand appeal and a growing national presence.
- **Prime Location:** Located in the vibrant heart of Old Town Scottsdale, the property benefits from a premium location within walking distance of the W Scottsdale Hotel, Scottsdale Fashion Square Mall, and Scottsdale Waterfront, as well as numerous other lifestyle and retail amenities. Positioned in the northern pocket of Old Town Scottsdale, this high-visibility location attracts strong foot traffic and is a prime destination for both locals and tourists.
- **Unique Location:** This is one of only four Barstool Sports physical locations nationwide, joining sister properties in Chicago, Philadelphia, and Nashville. Operating as a bar, restaurant, and nightclub, the property caters to a wide demographic and generates diversified revenue streams for the tenant. The unique branding and association with Barstool Sports enhance the property's investment appeal, making it a rare and sought-after asset.
- **Opportunity Zone:** The property lies within a qualified census tract in Scottsdale's opportunity zone, offering significant tax benefits to investors. These benefits include deferral and potential exclusion of capital gains taxes on qualifying investments. Additionally, there is potential for substantial property renovations in the future, creating further opportunities to add value while leveraging the tax incentives of the opportunity zone.
- **Investment Details:** The property is offered at \$7,840,000, representing a 5.25% CAP rate based on 2025 projected income. This investment combines the creditworthiness of Barstool Sports as a tenant, the high-demand location, and opportunity zone advantages to create a compelling and rare opportunity for qualified investors.



### ABOUT

Barstool Scottsdale is a premier nightlife destination located at 4321 North Scottsdale Road in the heart of Old Town Scottsdale. Opened in November 2022, this 9,551-square-foot venue, complete with a 1,700-square-foot patio overlooking Scottsdale Road, blends sports, entertainment, and dining to create a dynamic atmosphere. As part of the Barstool Sports brand, originally founded by David Portnoy in 2003, this location continues the brand's expansion into the hospitality industry, joining successful ventures in cities like Chicago and Philadelphia. Barstool Scottsdale boasts a modern and chic design with numerous high-definition TVs, making it the go-to spot for catching live sports events while enjoying a wide variety of craft cocktails and mouthwatering menu items like tacos, burgers, and fish and chips. Whether you're relaxing on the patio with friends, celebrating a milestone, or immersing yourself in the electrifying energy of Old Town Scottsdale's nightlife, Barstool Scottsdale delivers an unforgettable experience at the intersection of entertainment and excitement.

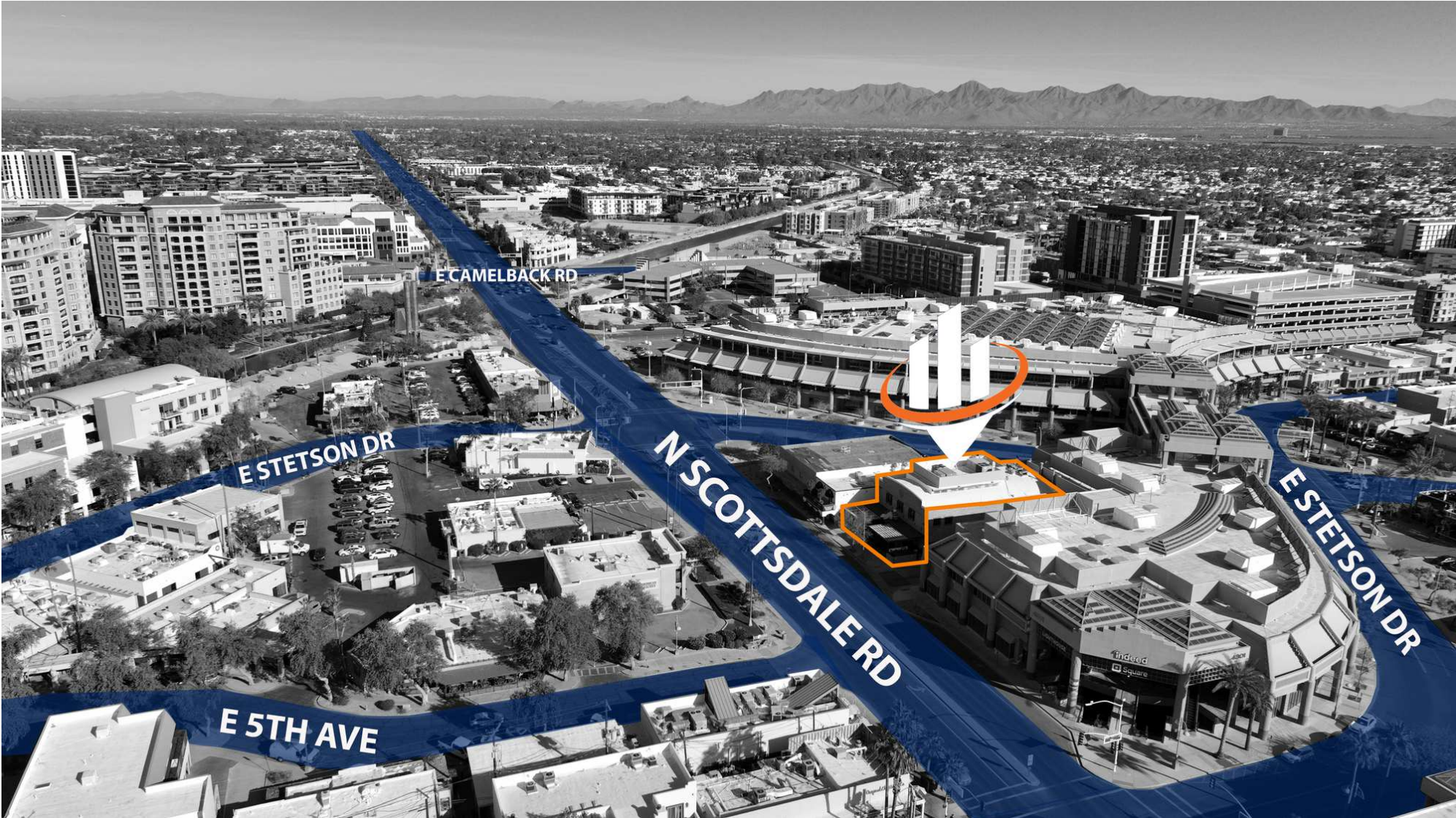
### HIGHLIGHTS

- Prime location in the vibrant heart of Old Town Scottsdale.
- 9,551 SF of indoor space and a 1,700 SF outdoor patio.
- Barstool has a multimedia presence operating across various platforms including, blogs, podcasts, and social media, covering everything from sports and lifestyle.
- Their brand has extended into brick-and-mortar venues across the nation in Chicago, Nashville, and Philadelphia.
- During the COVID-19 pandemic, the company launched the Barstool Fund, raising over \$41 million to support struggling small businesses.
- In 2016, Barstool Sports partnered with The Chernin Group, which acquired a majority stake. In 2020, Penn Entertainment (formerly Penn National Gaming) acquired a significant stake, marking Barstool's entrance into the sports betting industry with the Barstool Sportsbook app.

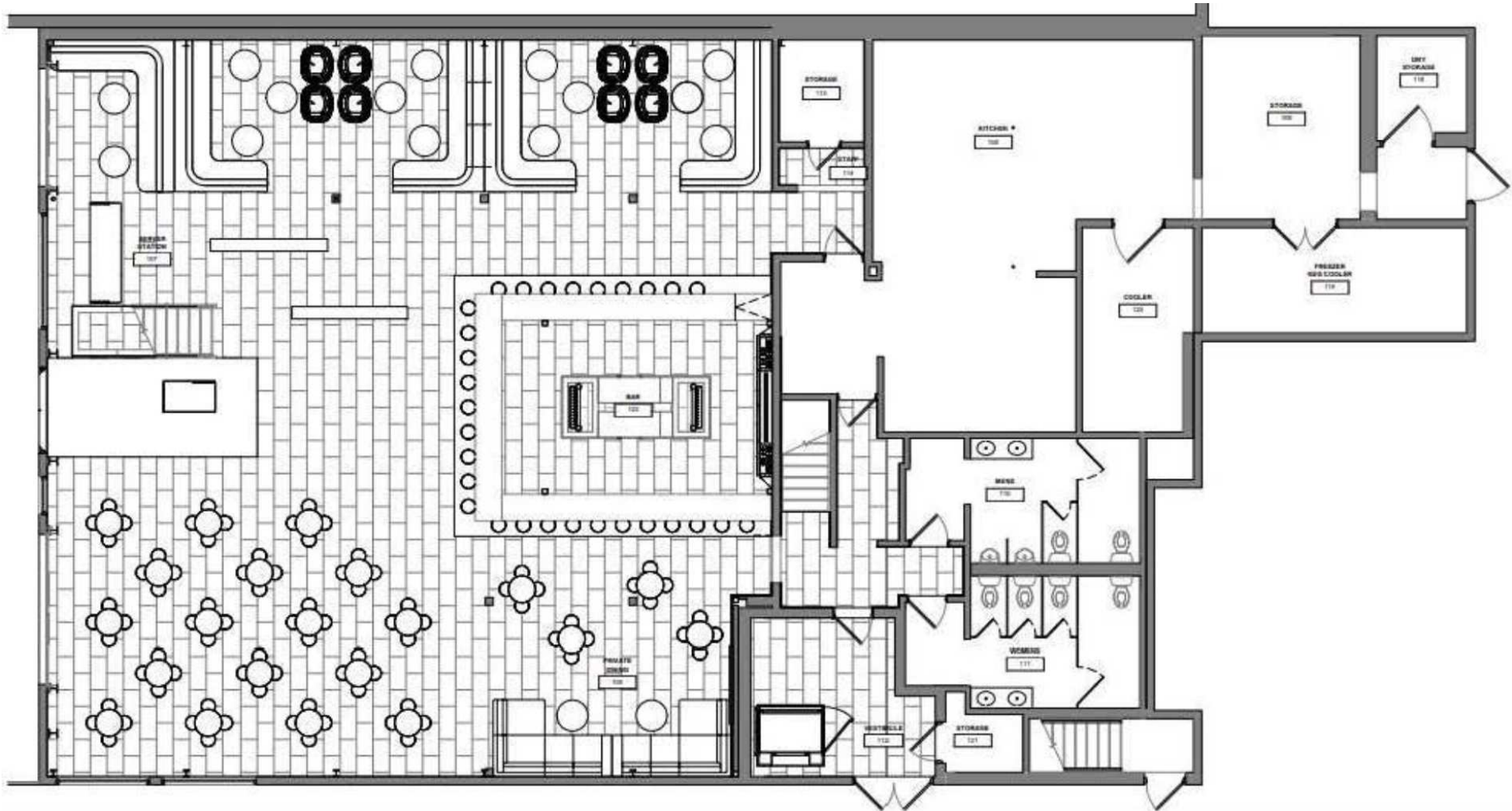
**RENT ROLL**

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	Barstool Sports	9,551 SF	100%	6/1/2024	\$42.44	\$405,344.44	6/1/2022	5/31/2032
				6/1/2025	\$42.44			
				6/1/2025	\$43.71			
				6/1/2025	\$45.02			
				6/1/2026	\$46.37			
				6/1/2027	\$47.77			
				6/1/2028	\$49.20			
				6/1/2029	\$50.67			
				6/1/2030	\$52.20			
				6/1/2031	\$53.76			
				6/1/2032	\$55.37			
<b>TOTALS</b>		<b>9,551 SF</b>	<b>100%</b>		<b>\$42.44</b>	<b>\$405,344.44</b>		

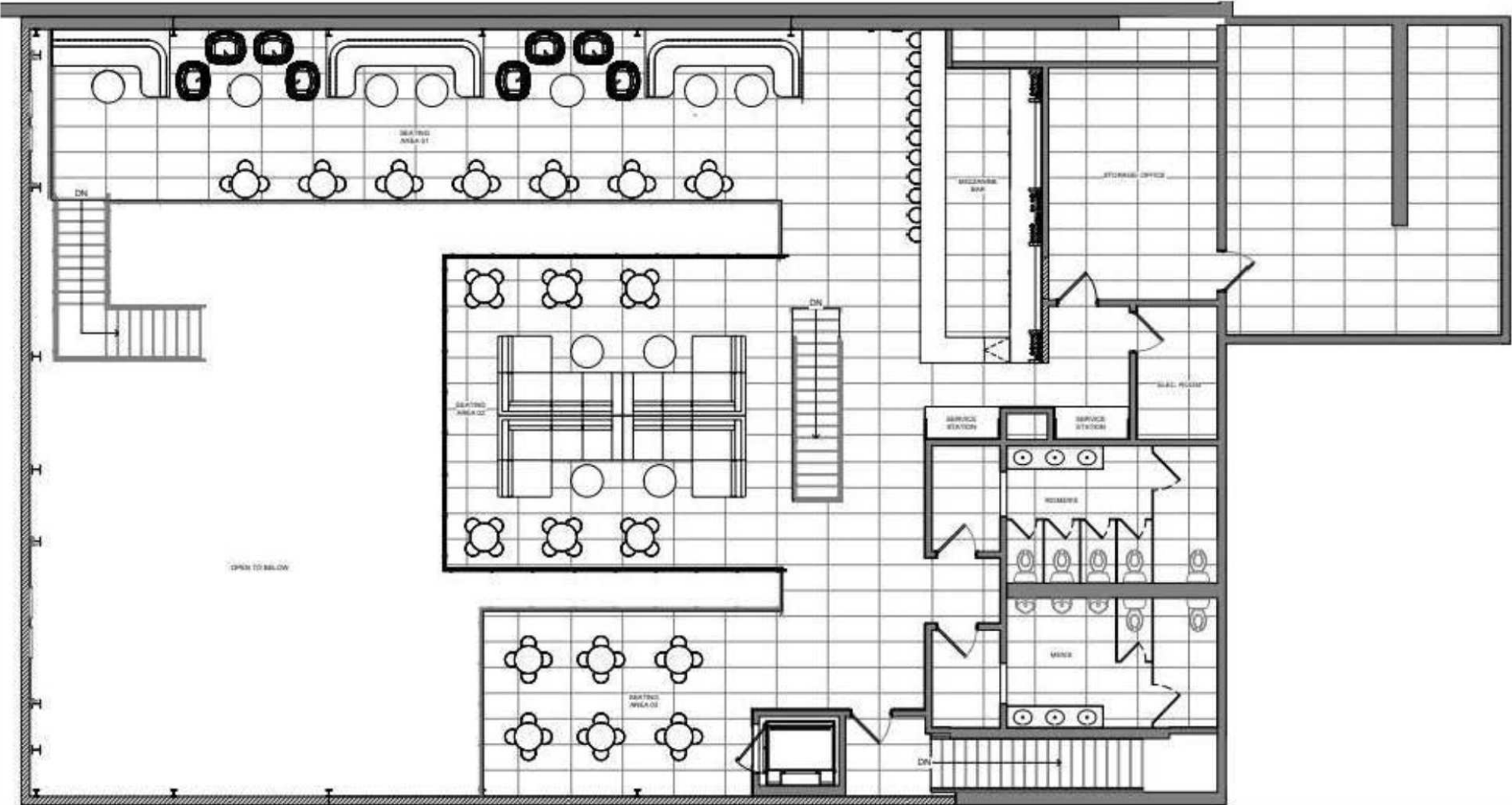
ADDITIONAL PHOTOS



# FIRST LEVEL FLOORPLAN

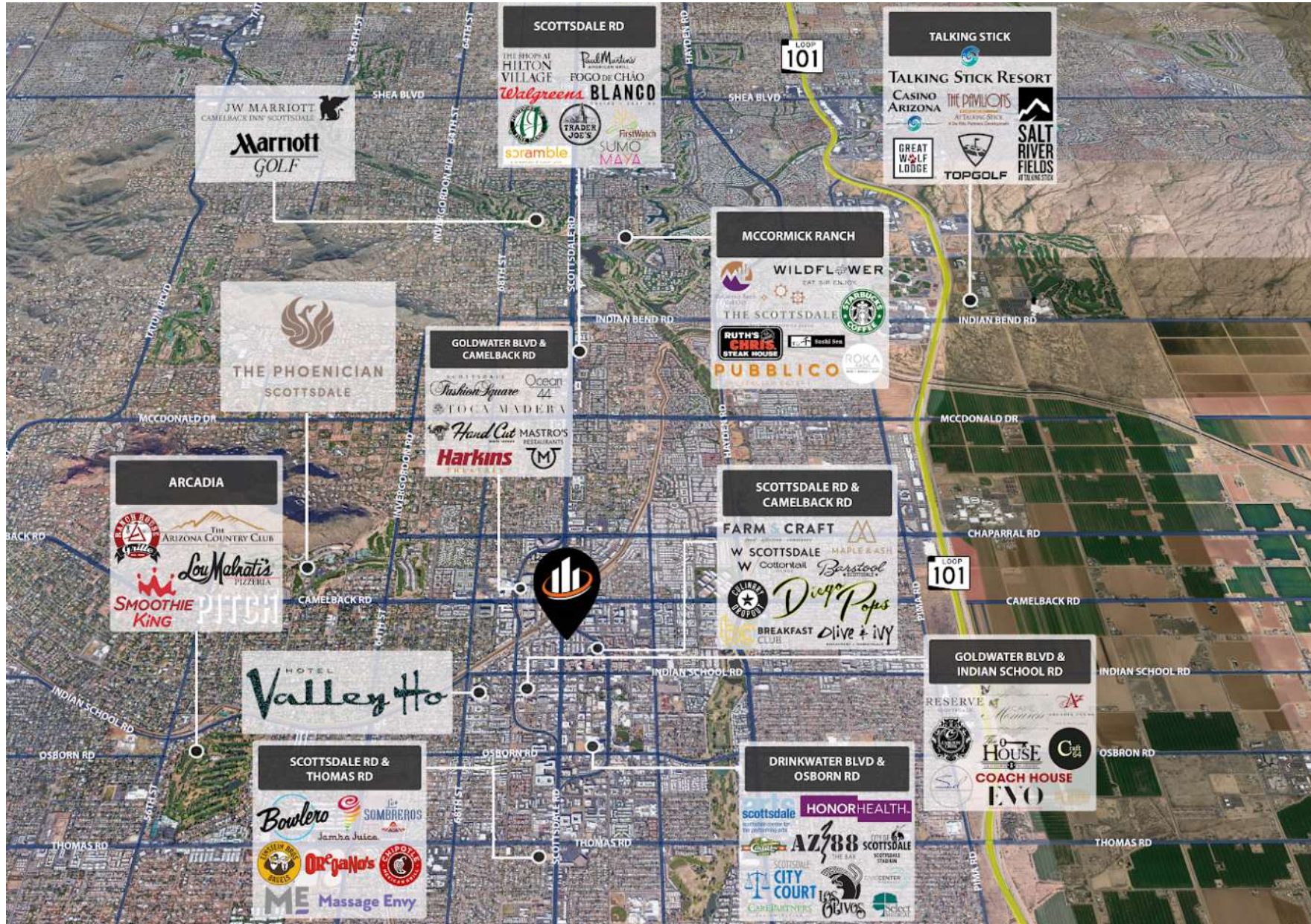


# MEZZANINE FLOORPLAN





# RETAILER MAP





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