



NASH
POWERSPORTS

10781

YAMAHA



NASH POWERSPORTS DEALERSHIP

10781 N FRANK LLOYD WRIGHT BLVD STE 100

SCOTTSDALE, AZ 85259



NASH POWERSPORTS
DEALERSHIP

10781 N FRANK LLOYD WRIGHT
BLVD STE 100
SCOTTSDALE, AZ 85259

EXCLUSIVELY PRESENTED BY:



DOUGLAS DACOSTA

Broker

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License #: BR042872000

Remax Excalibur Commercial



8510 E Shea Blvd
Scottsdale, AZ 85260

Office: 480-355-3500

PROPERTY SUMMARY

Offering Price	Negotiable
Building SqFt	14,550 SqFt
Year Built	2001
Lot Size (acres)	1.71
Parcel ID	217-32-514
Zoning Type	Commercial
County	Maricopa
Frontage	235.00 Ft
Coordinates	33.583798,-111.834314
Year Renovated	2020

INVESTMENT SUMMARY

Premier Investment Opportunity – Nash Powersports Dealership

Located at 10781 N Frank Lloyd Wright Blvd, Scottsdale, AZ, Nash Powersports Dealership presents a rare single-tenant NNN investment opportunity. Exclusively offered by RE/MAX Excalibur Commercial, this 14,550 sq. ft. property sits on a 1.71-acre corner lot, boasting prime visibility and access near the intersection of Frank Lloyd Wright Blvd and Shea Blvd.

Key Investment Highlights:

- Fully remodeled in 2020
- Strong tenant – Arizona’s leading dealer for premium powersports brands like Can-Am BRP, Yamaha, and Suzuki
- Secure lease structure – Nearly 5 years remaining on the initial 10-year lease, with two 5-year renewal options
- Built-in rent escalations – 15% increase every 5 years
- Rare C-3 Highway Commercial zoning
- Fee simple ownership
- Affluent, high-growth trade area
- Annual Net Operating Income (NOI): \$282,200
- This is an outstanding stable, long-term investment in the heart of Scottsdale. Don't miss out!

Contact RE/MAX Excalibur Commercial today for more details and to

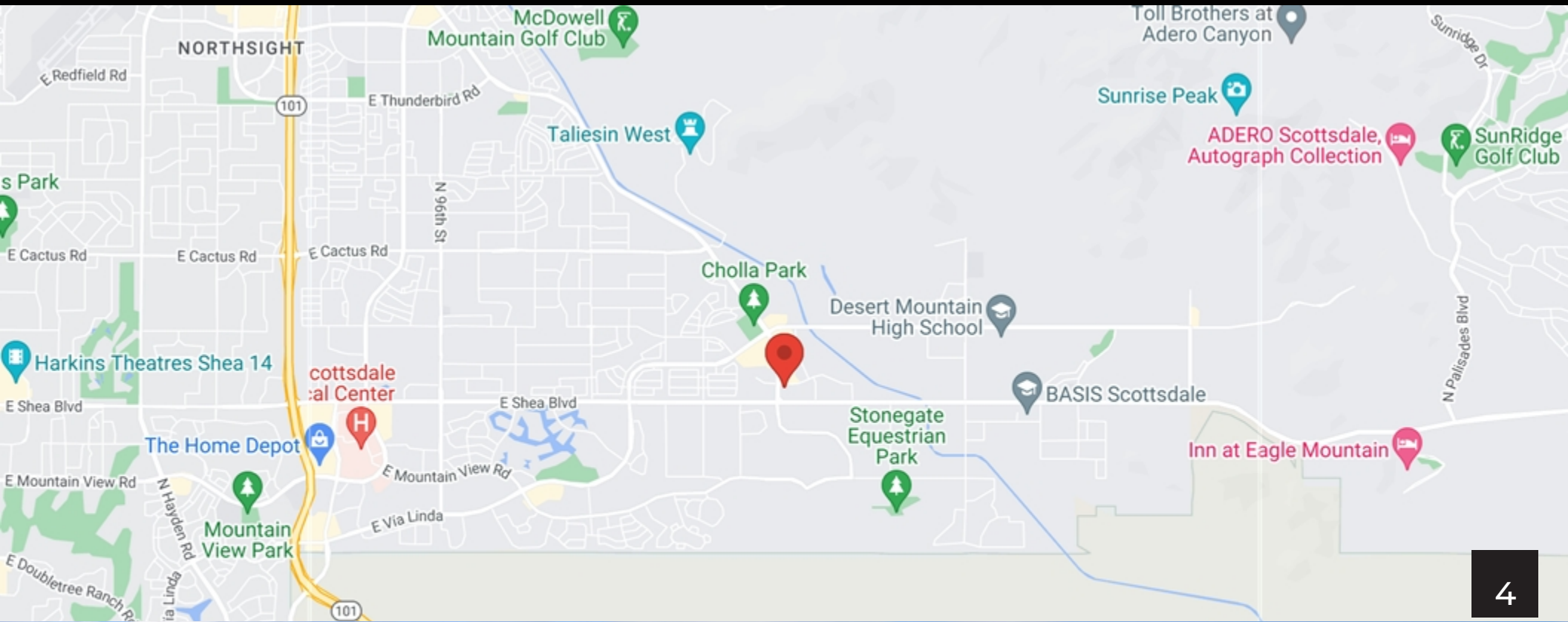


INVESTMENT HIGHLIGHTS

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- Single-Tenant NNN Investor Opportunity
- Prime North Central Scottsdale Location
- Rare C-3 Highway Commercial Zoning
- Fee Simple Ownership Interest
- 1.7-Acre Corner Lot
- 14,550 SF Free-Standing Class B Construction
- Completely Remodeled in 2020
- 100% Occupied by a Multi-Unit Powersports Dealer

Visit [Nash Powersports](#)





LOCATION HIGHLIGHTS

- Excellent Visibility from Frank Lloyd Wright Blvd and Surrounding Businesses.
- Located on Frank Lloyd Wright Blvd, a major thoroughfare and premier location in the submarket.
- Affluent and growing trade area.
- Excellent access, frontage and visibility.





FILTERS

NASH
WE WOULD LOVE THE OPPORTUNITY TO BE RECOMMENDED BY YOU...
PLEASE ASK THE LOCAL SERVICE DEPARTMENT MANAGER.

YAMAHA

can am

DO NOT STOP
AT ANY SPEED OVER
15 MPH

FILTERS
Protects your engine, lubricates power and fuel systems, and makes your stock oil filter last for a year!



WARRANTY RESTRAINT
WARRANTY RESTRAINT
WARRANTY RESTRAINT
WARRANTY RESTRAINT



CHASE

ACE
Hardware

DUNKIN'
DONUTS

DOLLAR TREE

SAFeway
Ingredients for life.

Arby's

MountainSide
FITNESS

MOUNTAINSIDE
FITNESS

COLD BEER &
CHEESEBURGERS

SUBJECT

SHEA BLVD

AZ CULINARY
INSTITUTE

FRANK LLOYD WRIGHT BLVD

VIA LINDA

TENANT PROFILES

We Ride Powersports LLC

About Us - Nash Powersports At Nash Powersports we are powersports enthusiasts, and we are excited to help you experience the fun and adventure that a quality Can-Am®, KTM, Honda®, Sea-Doo, SSR Motorsports, Suzuki, Spyder and Yamaha can bring into your life! We are a powersports dealership serving the Mesa, Phoenix, and Scottsdale area

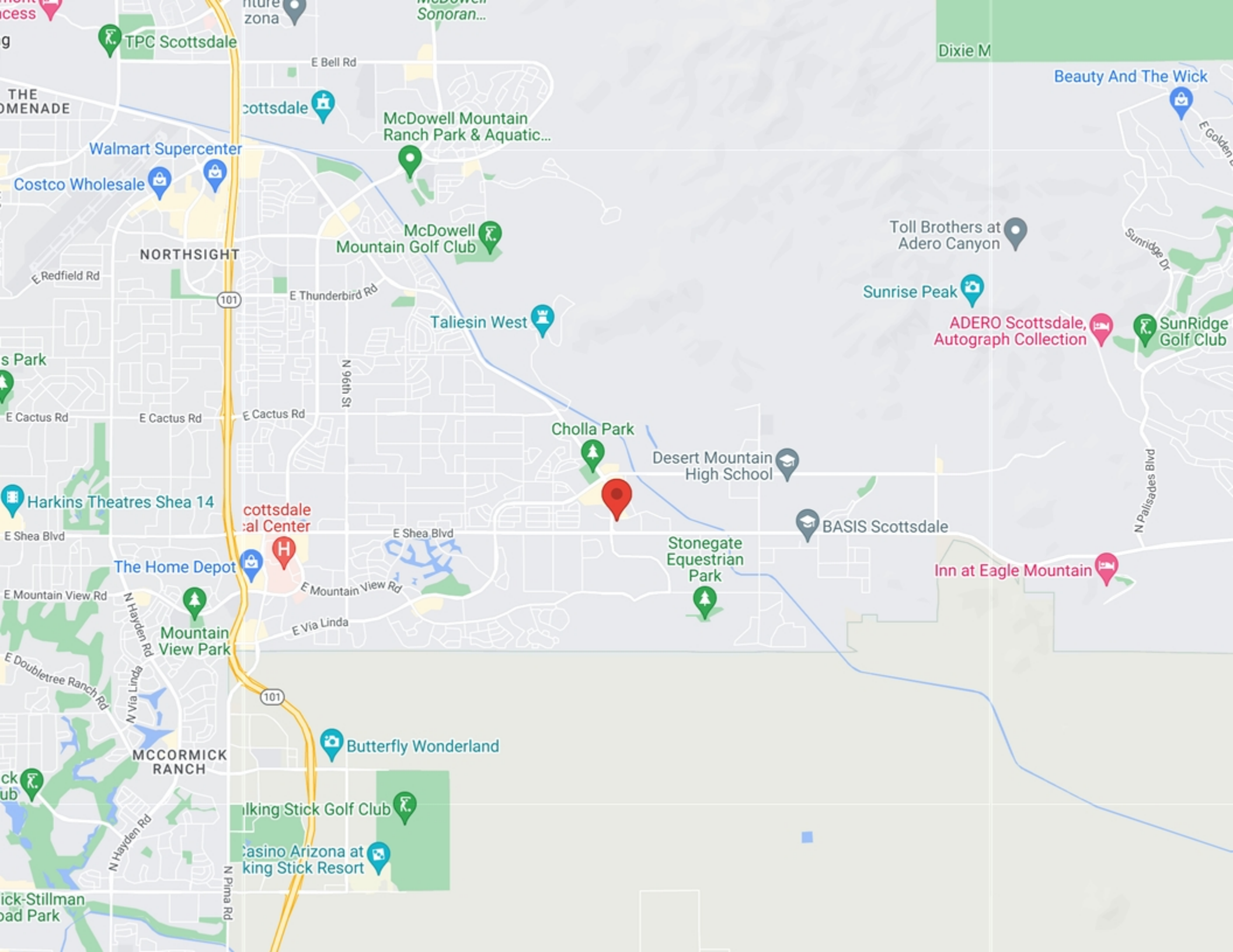
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,704	40,244	83,761
2010 Population	9,590	41,111	87,271
2024 Population	10,439	42,730	94,418
2029 Population	10,367	42,581	95,498
2024-2029 Growth Rate	-0.14 %	-0.07 %	0.23 %
2024 Daytime Population	8,166	56,124	146,099

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	209	729	1,854
\$15000-24999	174	472	1,128
\$25000-34999	286	821	1,591
\$35000-49999	246	890	2,488
\$50000-74999	567	1,998	4,729
\$75000-99999	828	2,321	5,116
\$100000-149999	970	3,489	7,892
\$150000-199999	495	2,338	5,757
\$200000 or greater	1,137	5,989	12,590
Median HH Income	\$ 105,147	\$ 128,391	\$ 124,848
Average HH Income	\$ 159,597	\$ 191,692	\$ 183,368

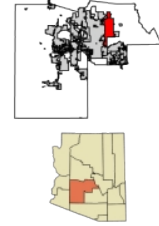


HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,245	16,391	35,468
2010 Total Households	4,559	18,071	39,704
2024 Total Households	4,912	19,047	43,144
2029 Total Households	4,932	19,231	44,282
2024 Average Household Size	2.12	2.22	2.17
2024 Owner Occupied Housing	3,123	14,799	31,151
2029 Owner Occupied Housing	3,301	15,441	32,961
2024 Renter Occupied Housing	1,789	4,248	11,993
2029 Renter Occupied Housing	1,631	3,790	11,322
2024 Vacant Housing	455	2,456	6,151
2024 Total Housing	5,367	21,503	49,295



ABOUT SCOTTSDALE

Scottsdale is a city in the eastern part of Maricopa County, Arizona, United States, and is part of the Phoenix metropolitan area. Named Scottsdale in 1894 after its founder Winfield Scott, a retired U.S. Army chaplain, the city was incorporated in 1951 with a population of 2,000. As of the 2020 census, the population was 241,361, up from 217,385 in 2010.



CITY OF SCOTTSDALE

AREA

CITY	184.4 SQ MI
LAND	184 SQ MI
WATER	0.4 SQ MI
ELEVATION	1247 FT

POPULATION

POPULATION	241,361
RANK	93
DENSITY	1,311.72 SQ MI



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PLEASE CONTACT THE REMAX EXCALIBUR COMMERCIAL ADVISOR FOR
MORE DETAILS.**