



Owner User / Investor Opportunity

FOR SALE

8075 E Morgan Trail

SCOTTSDALE, AZ 85258

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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

SALE PRICE:	\$2,350,000 (± \$280 PSF)
BUILDING SIZE:	8,383 SF
ZONING:	C-O
2025 NOI:	± \$120,630
2025 TAXES:	\$14,935.90
MASTER ASSOCIATION:	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

BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	1
NUMBER OF BUILDINGS	3
YEAR BUILT	1979
YEAR LAST RENOVATED	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

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	11/30/2026
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	3/1/2026
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	11/1/2023
TOTALS		6,322 SF			\$181,878		

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.

INCOME & EXPENSES



INCOME SUMMARY 8075 E MORGAN TRAIL | 2025 FINANCIALS

RENTAL INCOME	\$177,919
PARKING INCOME	\$1,800
GROSS INCOME	\$179,719

EXPENSES SUMMARY 8075 E MORGAN TRAIL | 2025 FINANCIALS

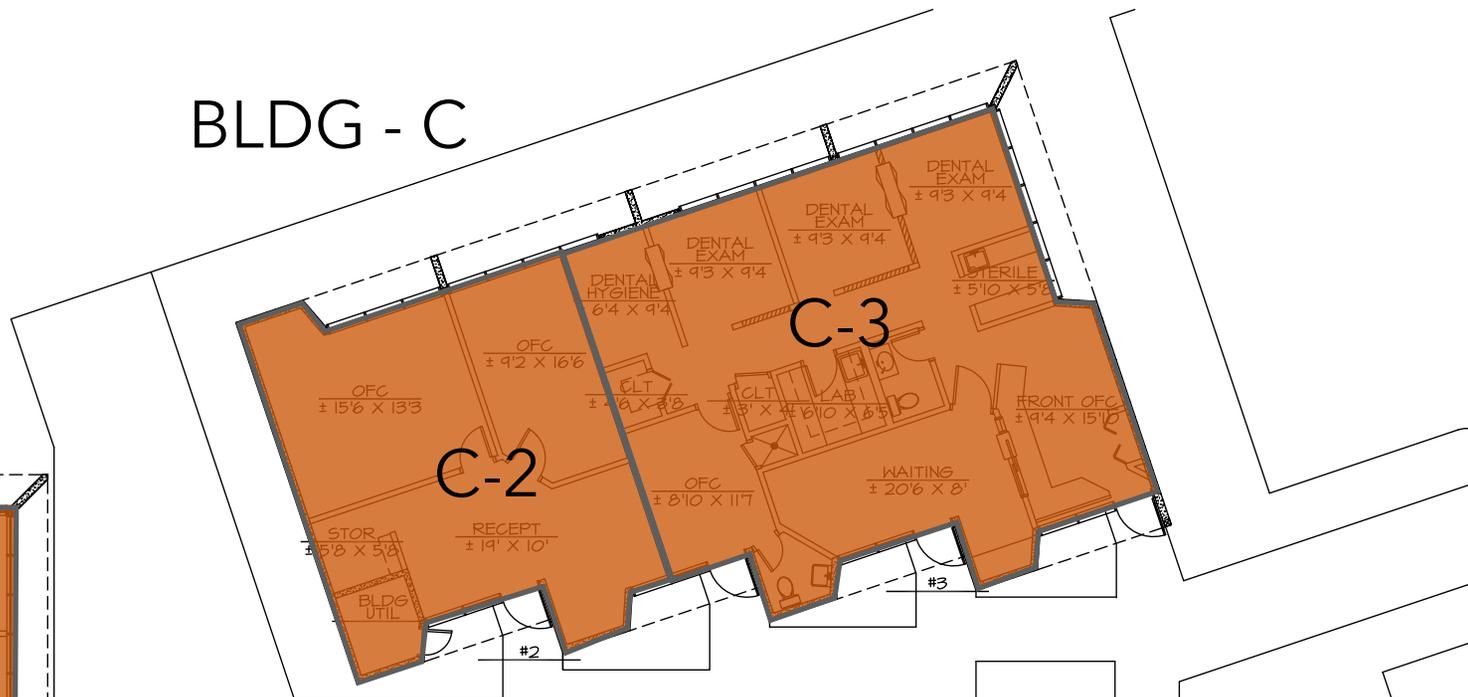
CLEANING	\$6,000
HOA EXPENSE (MCCORMICK RANCH ASSOCIATION)	\$4,067
INSURANCE	\$1,776
LANDSCAPING	\$7,676
PEST CONTROL	\$315
PROPERTY TAXES	\$14,936
REPAIRS AND MAINTENANCE	\$2,834
SUPPLIES AND MATERIALS	\$166
ELECTRIC	\$13,365
WATER	\$7,954
OPERATING EXPENSES	\$59,089
NET OPERATING INCOME	\$120,630

FLOOR PLAN

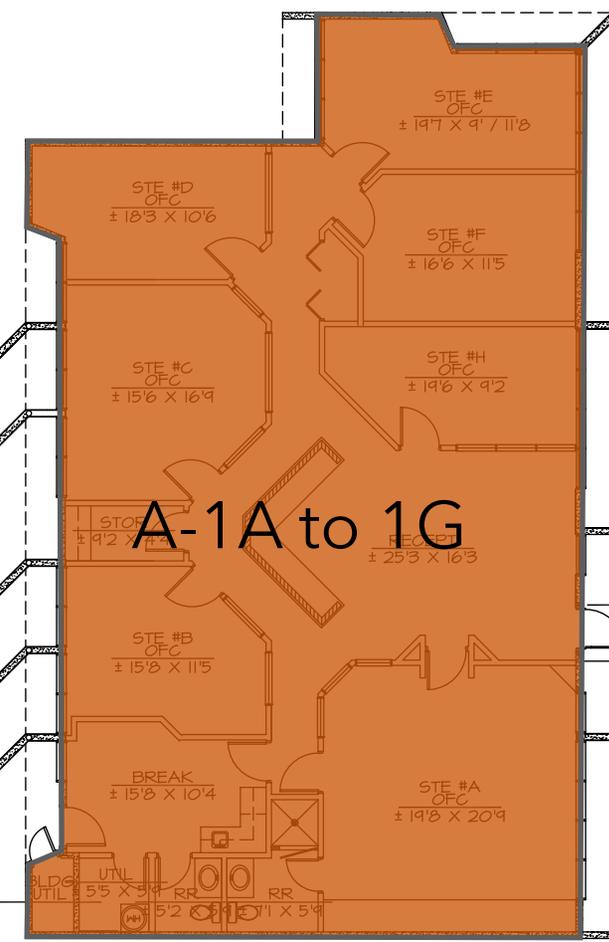
3/32" = 1'-0"



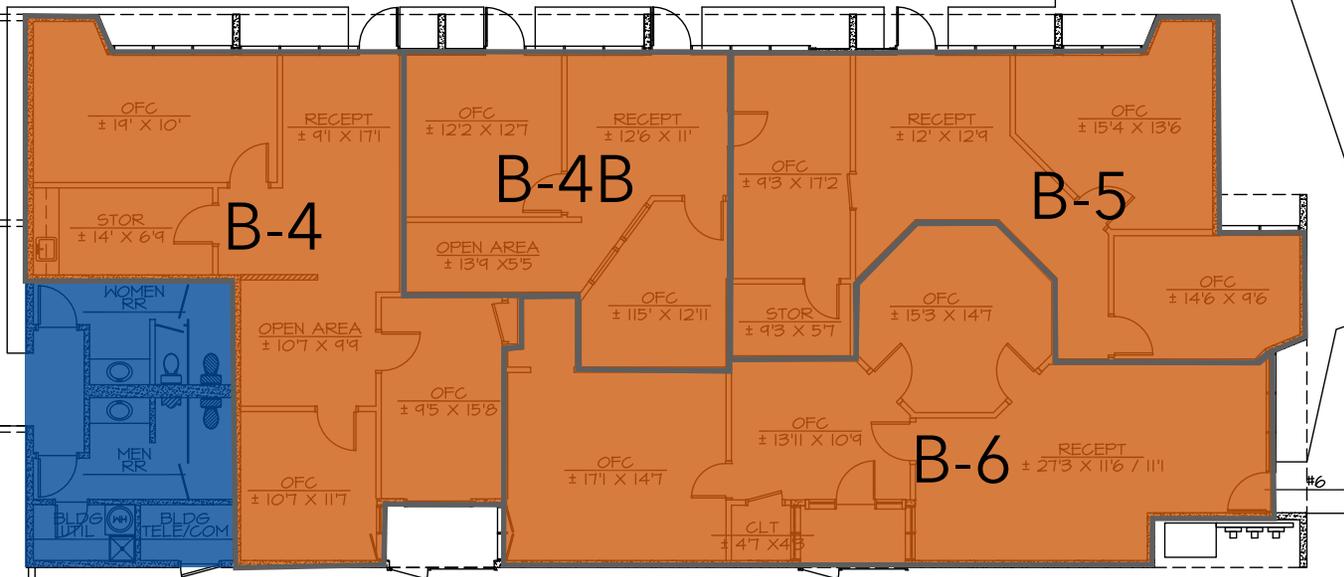
BLDG - C



A-1A to 1G



BLDG - A



BLDG - 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.



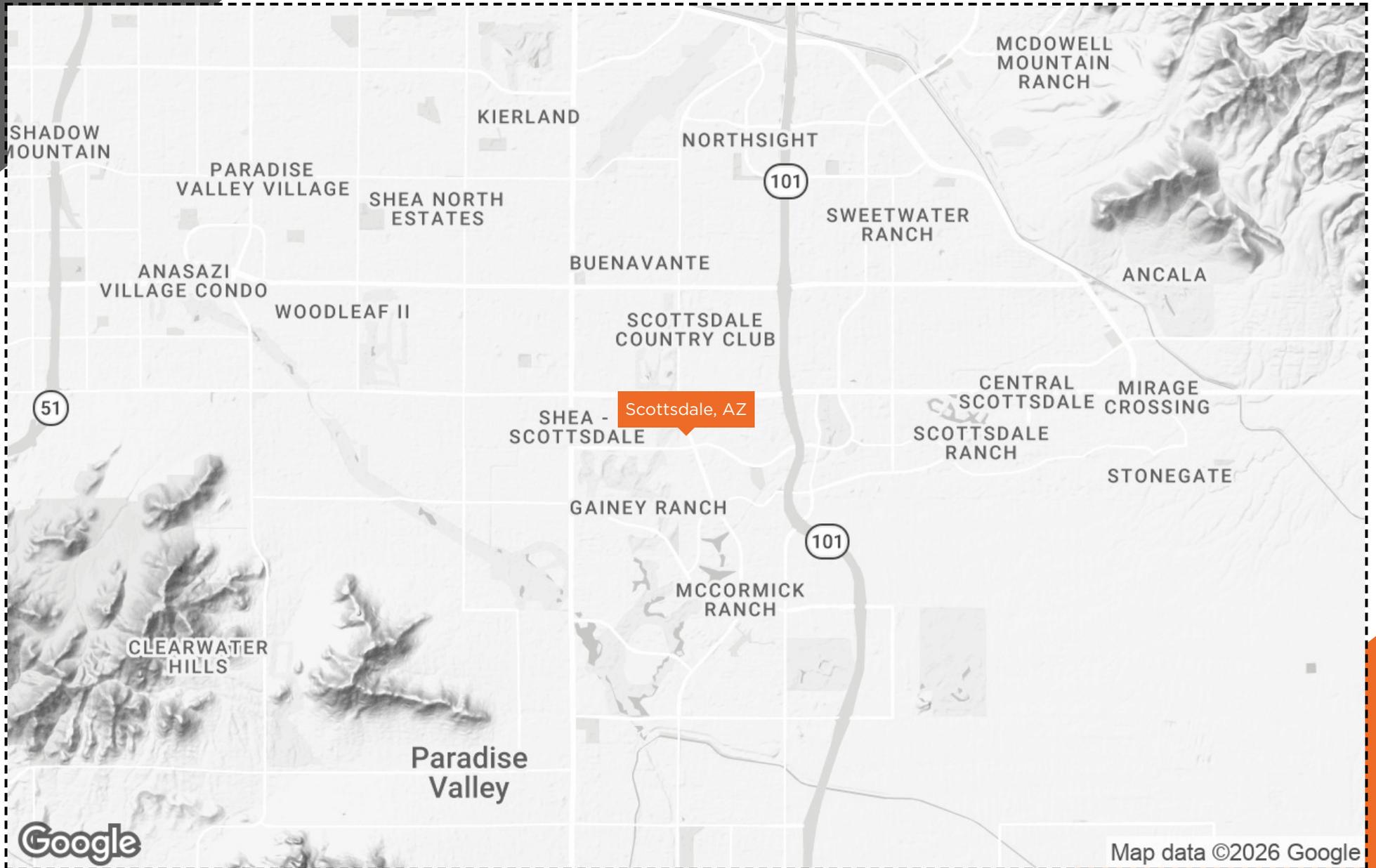
E. MOUNTAIN VIEW RD.

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)

