

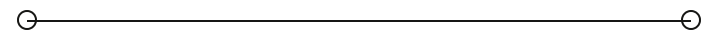


FOR SALE

Indian Bend Corporate Centre

8155 E INDIAN BEND RD SUITE 103

Scottsdale, AZ 85260



DISCLAIMER

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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.

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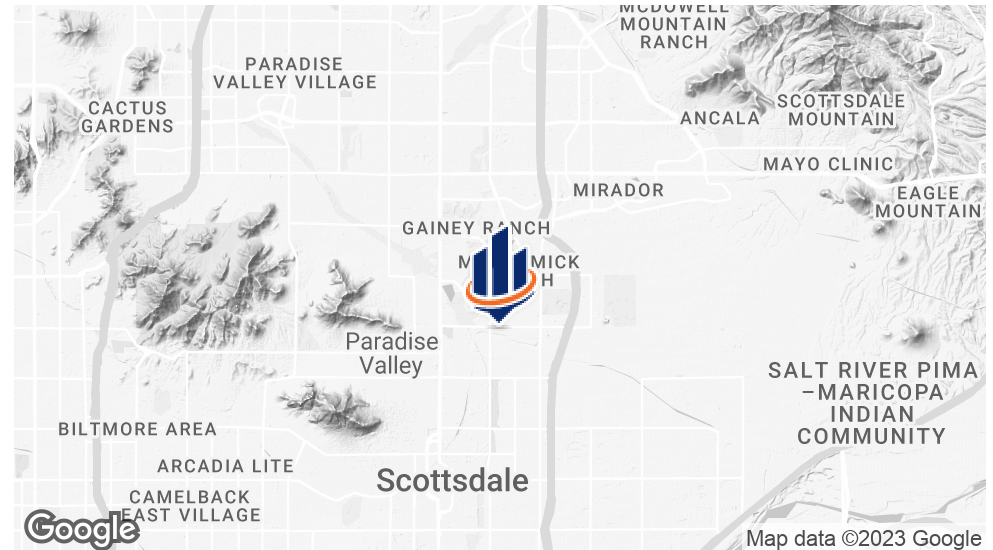
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PROPERTY SUMMARY

OFFERING SUMMARY

SALES PRICE	\$623,238
PRICE PSF	\$399/SF
CAP RATE:	±6.00%
UNIT SIZE	1,562 SF
STORIES	Single Story
YEAR BUILT	2006
APN	174-11-410, 174-11-412
ZONING	PCC
2022 PROPERTY TAXES	\$2,917.04
CAM FEES	\$382.35 (Monthly)
UTILITIES	Sewer: City of Scottsdale Water: City of Scottsdale Electric: SRP



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PROPERTY DESCRIPTION



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SVN Desert Commercial Advisors, as the sole representative of the Owner, is pleased to offer the ST NNN investment opportunity within the Indian Bend Corporate Centre. The unit is currently leased out to a local State Farm Agent under a lease that commenced in February of 2023 and expires in May of 2026 on a NNN lease currently generating \$37,296 of net operating income driving a $\pm 6.00\%$ CAP Rate. The tenant has one option to renew this lease for a period of three years at then market rents for a potential tenant through May 2029.

The unit totals $\pm 1,562$ SF and includes a large open reception area, private bathroom and storage closet, three private offices, and a large breakroom with modern finishes throughout.

LOCATION DESCRIPTION

Located in the heart of central Scottsdale the subject property is located at the footsteps of the highly desirable McCormick Ranch subdivision. The area surrounding the property offers an abundance of retail amenities. In addition to convenient access to Salt River Fields at Talking Stick down the street at Indian Bend Rd & Loop- 101, the subject property is also within close proximity to all of Scottsdale's major entertainment districts such as Kierland Commons, Scottsdale Quarter, Scottsdale Pavillions, Scottsdale Fashion Square Mall, and Old Town Scottsdale.

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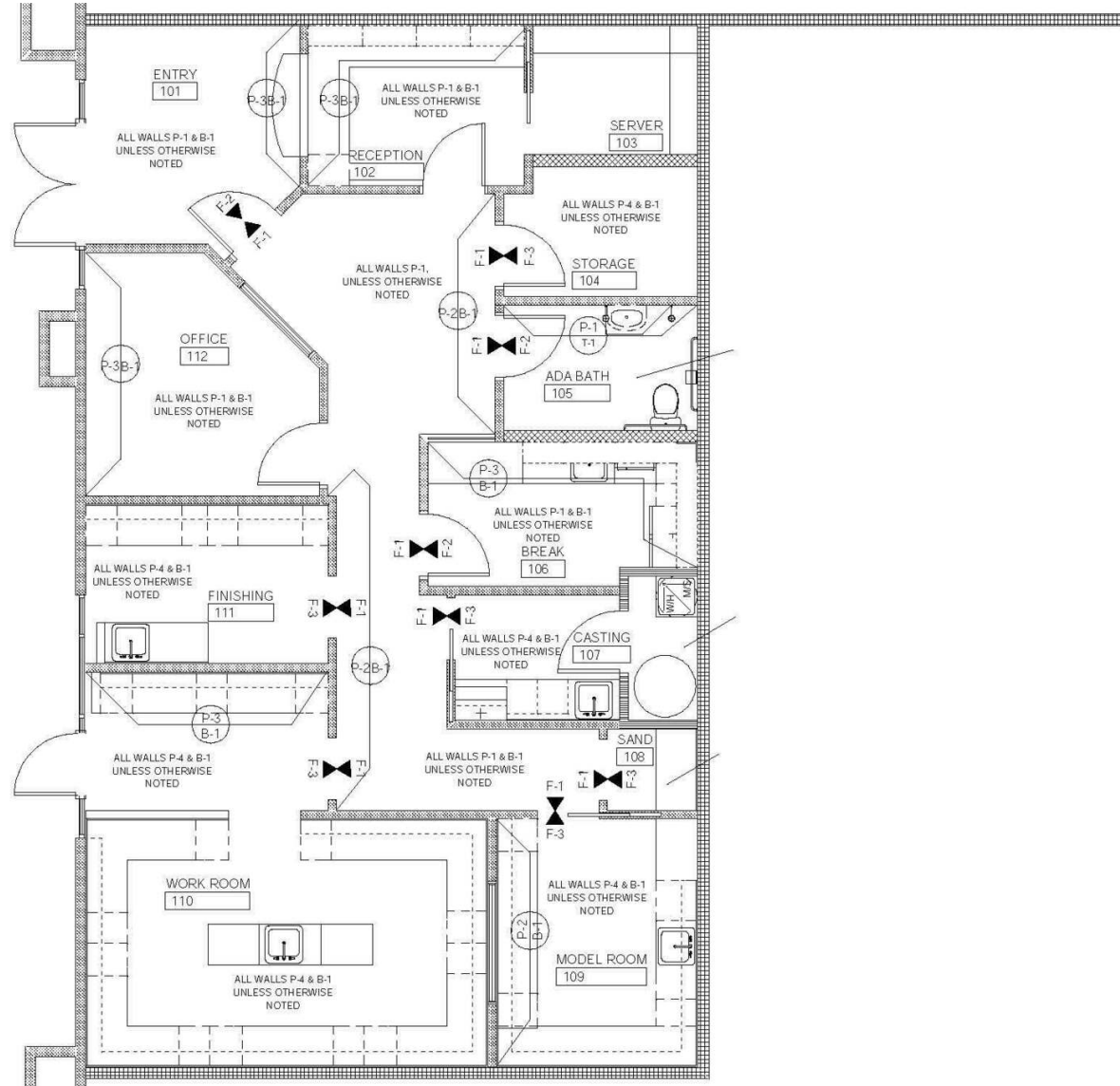
RENT ROLL

SUITE	TENANT NAME	SIZE SF	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END	COMMENTS
103	Jessica Schuster- State Farm	1,554 SF	9/1/2024 9/1/2025	\$24.00 \$24.50 \$25.00	\$37,296	03/01/23	05/31/26	-
TOTALS		1,554 SF		\$24.00	\$37,296			

Suite 103: NNN Lease - Tenant has 1x - 3yr option to renew @ Market Rental Rates

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FLOOR PLAN



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ADDITIONAL PHOTOS



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PROPERTY AERIAL



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RETAILER MAP



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CITY OF SCOTTSDALE

The City of Scottsdale is one of Arizona's 10 largest cities with a population of more than 240,000. Scottsdale continues to be recognized nationwide as one of the top markets for business performance, job growth, livability, and hospitality.

More than 28,000 businesses and more than 25% of Arizona corporate headquarters have made Scottsdale their home. Professionals have chosen Scottsdale due to the city's commitment to long-range planning, dedication to the success of residents and the business community, low taxes for families and corporations, and so much more.

What Scottsdale was known for even before becoming a global destination for business, was its exceptional recreational amenities. Still today, Scottsdale remains a popular tourist destination, visited by more than 11 million people annually, generating an economic impact of \$3.3 billion. Home to Arizona's finest shopping and dining, visitors come to experience the best in art, sports, special events, and the natural beauty of the Sonoran Desert.



SCOTTSDALE RANKINGS

TOP 100 BEST COMMUNITIES FOR YOUNG PEOPLE

- AMERICA'S PROMISE ALLIANCE

NO. 1 HIGH SCHOOL IN THE NATION

- U.S. NEWS & WORLD REPORT

TOP 10 CITY TO LAUNCH A STARTUP

- DATAFOX RANKING

BEST CITIES FOR HISPANIC ENTREPRENEURS

- WALLETHUB

BEST CITY IN THE U.S. TO GET A JOB

- WALLETHUB

NO. 7 SAFEST CITY IN THE U.S.

- LAW STREET MEDIA

NO. 1 U.S. CITY TO LIVE AN ACTIVE LIFESTYLE

- WALLETHUB

TOP 25 CITY IN THE U.S. FOR ARTS DESTINATIONS

- AMERICAN/STYLE MAGAZINE

CITY OF SCOTTSDALE EMPLOYMENT

Scottsdale is one of the state's leading job centers with a robust economy anchored by bio-life science companies, high-tech innovation, financial services, tourism, and corporate headquarters. More than 28,000 companies do business in Scottsdale, with nearly 210,000 employees. SkySong, the ASU Scottsdale Innovation Center, is designed to help companies grow through a unique partnership with Arizona State University. Scottsdale's downtown, Old Town Scottsdale, is an emerging center for high-tech businesses. To the north, the Scottsdale Airpark is the city's largest employment area, and the Scottsdale Cure Corridor is a hub of premier healthcare providers and biomedical companies.



28,000+

**COMPANIES
OPERATING**



210,000

**NUMBER OF
EMPLOYEES**



\$145,977

**AVG. WAGE OF JOBS
CREATED/RETAINED**

* 39,673+

FINANCE & INSURANCE

* 37,922+

HEALTHCARE & SOCIAL
ASSISTANCE

* 35,478+

WASTE MANAGEMENT,
REMEDIAION & ADMIN

* 25,162+

TRANSPORTAION &
WAREHOUSING

* 24,982+

RETAIL TRADE

* 24,226+

PROF, SCIENTIFIC &
TECHNICAL SERVICES

*2021 Jobs Data

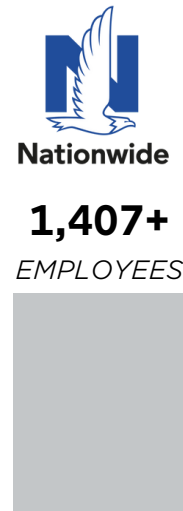
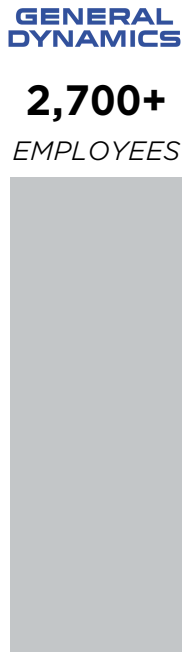
CITY OF SCOTTSDALE MAJOR EMPLOYERS

HONORHEALTH.

7,131+

EMPLOYEES

TOP 10 EMPLOYERS*
 Healthcare, finance, and technology firms lead the list of large employers.
 *Excludes grocers, convenience stores, and traditional retail stores.



CITY OF SCOTTSDALE TOURISM

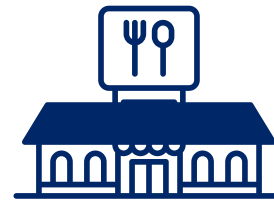
With over 300 days of sunshine, 30,000 acres of breathtaking desert scenery, and a calendar full of special events, Scottsdale is a popular tourist destination in Arizona that welcomes millions of visitors annually. The annual economic impact of Scottsdale visitors is estimated at \$2 billion dollars. Visitors generate more than \$38 million dollars of annual tax revenue— representing about one in every five city sales tax dollars.



52+
HOTELS



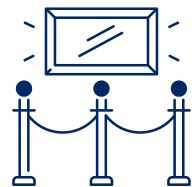
1
AIRPORT



868+
RESTAURANTS



7
MUSEUMS



107
ART GALLERIES
& DEALERS



125+
SCOTTSDALE-AREA
GOLF COURSES



43
PARKS



37
PUBLIC SCHOOLS

CITY OF SCOTTSDALE ATTRACTIONS

GOLF

Well known as 'America's Best Place to Live for Golf' there are over 125 golf courses in the Scottsdale-area, ranging from championship tournament facilities to municipal courses. Millions of people from all over the world visit Scottsdale each year to both play and watch, especially during the Waste Management Phoenix Open at the TPC of Scottsdale Stadium Course.



SPORTS

Each year millions travel to Scottsdale to experience attractions like spring training, golf, and football. Scottsdale is home to three baseball spring training programs. The Salt River Fields at Talking Stick, an 11,000-seat spring training facility is home to both the Arizona Diamondbacks and Colorado Rockies, and Old Town Stadium is home to the San Francisco Giants.



WESTWORLD

Each year, WestWorld hosts more than 70 events spanning 579 event days at the facility, attracting 500,000 people for an array of vastly different activities and attractions. Among many nationally recognized events that call WestWorld home are; the Barrett-Jackson Collector Car Auction, the Scottsdale Arabian Horse Show, and the Sun Circuit Quarter Horse Association.



CITY OF SCOTTSDALE ATTRACTIONS

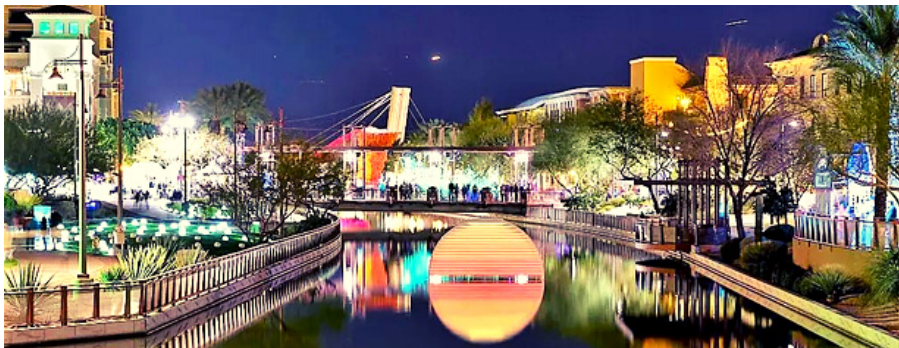
SHOPPING

Scottsdale boasts the best shopping in Arizona with more than 2,500 luxury retailers, one-off boutiques, and upscale malls. Old Town Scottsdale is home to dozens of gift shops, Native American jewelry stores, and Scottsdale Fashion Square. Fashion Square is Southwest's largest shopping destination, offering over 200 stores, a Harkins Theater, concierge services, and more. In North Scottsdale, Scottsdale Quarter and Kierland Commons offer shoppers high-end stores in an open-air setting.



ART & CULTURE

The Scottsdale arts scene vibrates with a creative energy all its own. A pillar in the legacies of Frank Lloyd Wright, Bennie Gonzales, Paolo Soleri, and many more architects. Visitors and locals alike can enjoy ArtWalk, Canal Convergence, and Scottsdale Contemporary Month. Catch Broadway shows at one of the performing arts theaters. Take a walking tour of public art installations in Old Town. And more!



RESTAURANTS & ENTERTAINMENT

Scottsdale offers more than 800 restaurants, Old Town nightlife, and plenty of fun activities including Top Golf at Talking Stick Resort, ATV tours, wine tasting, high-tech bowling alleys, and more! Looking to relax? Scottsdale has more than 50 renowned spas with innovative treatments inspired by Sonoran Desert Botanicals and Native American traditions.



DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

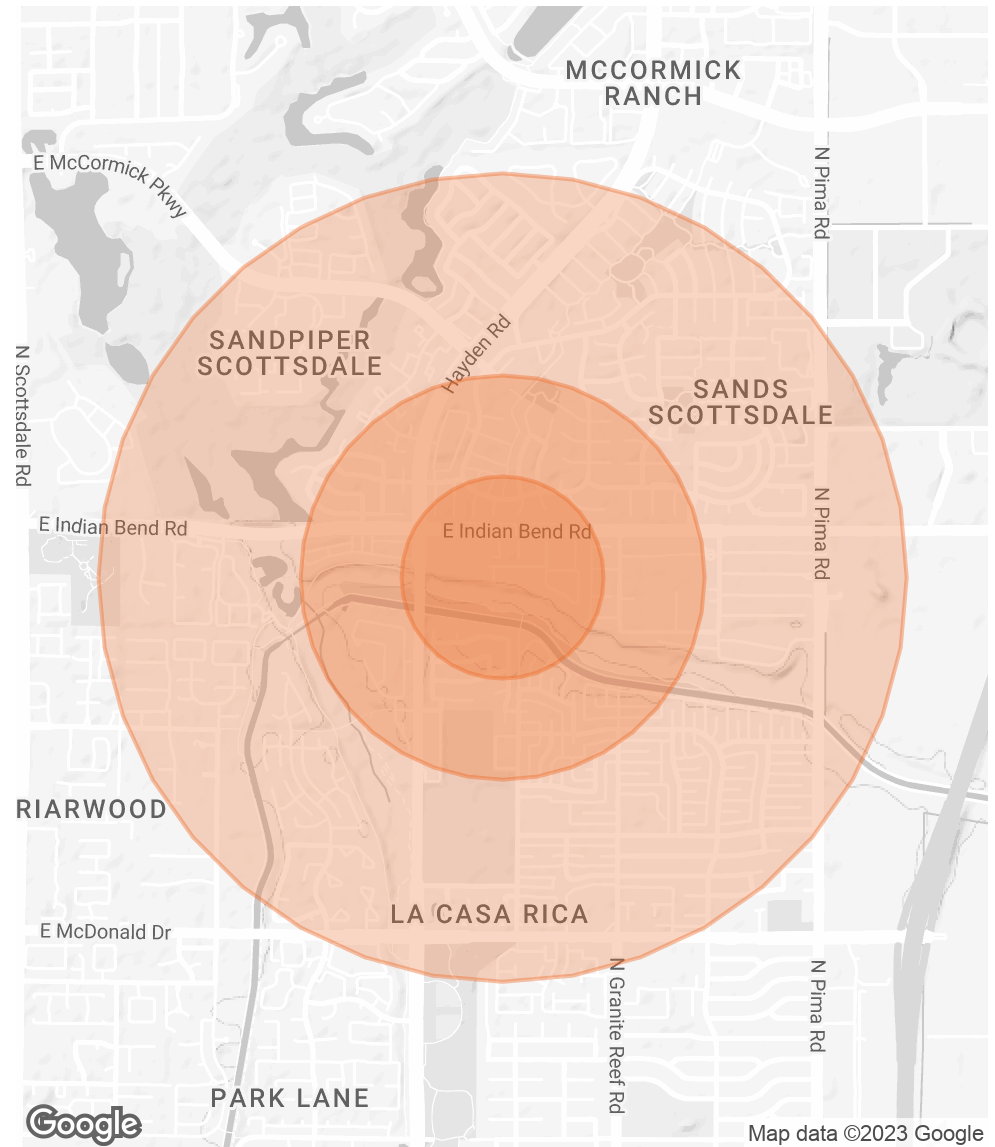
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	805	3,063	11,206
AVERAGE AGE	38.7	41.2	44.5
AVERAGE AGE (MALE)	39.1	41.9	45.0
AVERAGE AGE (FEMALE)	38.4	40.9	44.3

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	373	1,623	6,392
# OF PERSONS PER HH	2.2	1.9	1.8
AVERAGE HH INCOME	\$112,744	\$104,714	\$97,191
AVERAGE HOUSE VALUE	\$435,840	\$438,463	\$423,241

* Demographic data derived from 2020 ACS - US Census



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