

OWNER USER OPPORTUNITY

**Short-Term Sale
Leaseback**

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Virtual Tour!](#)*



7339 E. MCDONALD DR, SCOTTSDALE, AZ 85250
OFFERING MEMORANDUM

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OFFERING SUMMARY



ASKING PRICE

\$5,000,000



CAP RATE

7.2%
Year 1



LEASEBACK TERM

18 Months



ANNUAL RENT

\$360,000
Months 1 - 12



ADDITIONAL RENT

\$180,000
Months 13 - 18



TYPE OF OWNERSHIP

Fee Simple

INVESTMENT HIGHLIGHTS

OWNER USER OPPORTUNITY | FLEXIBLE FUTURE OCCUPANCY:

- 6,100 SF corporate office offered at \$5,000,000, approximately \$819.67 PSF, providing immediate income with the ability to occupy after the short-term leaseback period.

SHORT-TERM SALE LEASEBACK WITH STRONG INCOME:

- Seller will lease back the property for approximately 18 months, paying \$360,000 in year one plus \$180,000 for an additional six months, delivering near term cash flow.

7.2% YEAR ONE CAP RATE | ATTRACTIVE INITIAL RETURN:

- Established corporate occupancy supports a strong first year yield while maintaining future flexibility for owner users or investors.

UNIQUE ADAPTIVE REUSE OFFICE ASSET:

- Historic fire station thoughtfully converted into a modern corporate headquarters, featuring distinctive architecture, collaborative workspace, secure parking area and modern interior improvements.

PREMIER SCOTTSDALE LOCATION | ESTABLISHED BUSINESS CORRIDOR:

- Excellent accessibility and proximity to major commercial amenities support long term value, usability, and tenant appeal.



RECEPTION AREA

PROPERTY DESCRIPTION

ADDRESS:

↘ 7339 E. McDonald Drive
Scottsdale, AZ 85250

BUILDING AREA:

↘ ± 6,100 SF

LAND AREA:

↘ ±60,853 SF (±1.397 Acres)

CROSS STREETS:

↘ East of SEC Scottsdale Rd
& McDonald Dr

MARICOPA COUNTY PARCEL #:

↘ 173-05-010D

PARKING SPACES:

↘ 23 (14 Covered)

YEAR BUILT:

↘ 1988

YEAR RENOVATED:

↘ 2024

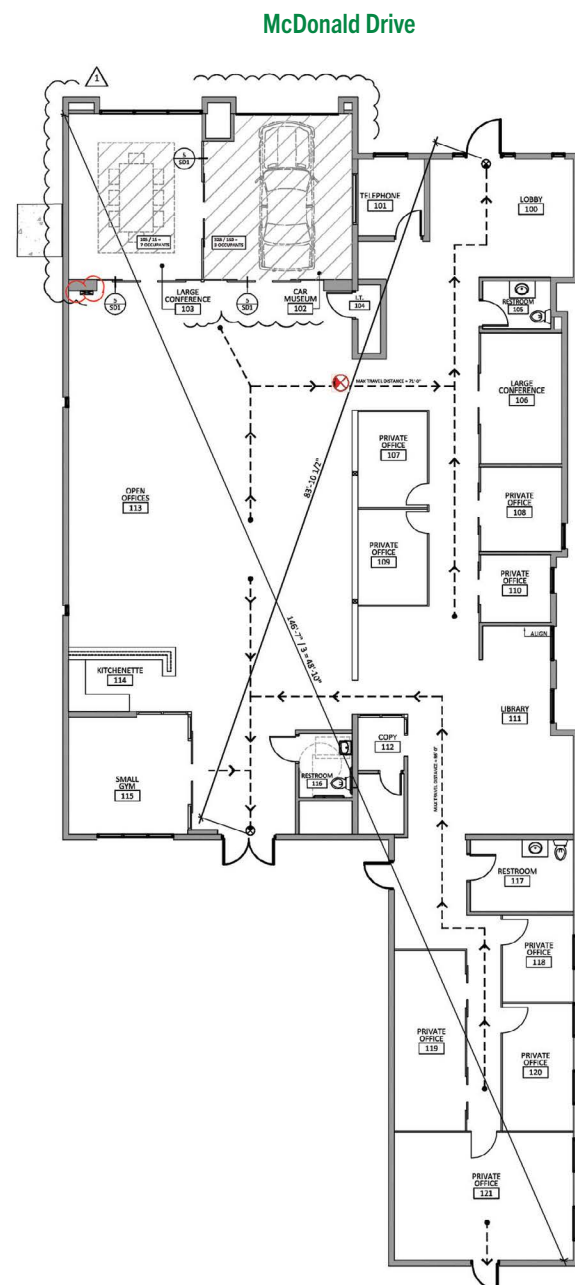
POWER:

↘ 500 Amps

HVAC:

↘ 400 Tons





MARKET OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	8,695	75,932	181,680
PROJECTED POPULATION (2030)	8,272	73,071	178,112
AVG HH INCOME	\$194,502	\$183,449	\$79,326
MEDIAN HOME VALUE	\$789,253	\$880,507	\$853,428
MEDIAN AGE	51.7	44.6	43.1
DAYTIME POP (16 YRS & OVER)	10,690	93,718	200,367
TOTAL BUSINESSES	1,048	9,378	19,099
WORKFORCE (16 YRS & OVER)	7,805	66,263	155,700



Google Earth

PROPERTY OVERVIEW

The building currently occupied by Diversified Partners is a distinctive corporate headquarters that was thoughtfully adapted from a historic fire station into a modern commercial office environment. Originally a functioning fire station, the structure was transformed to serve the needs of a growing commercial real estate firm, blending adaptive reuse with contemporary office design and functionality. This redevelopment has created a space that supports collaboration, team interaction, and operational efficiency in a creative and inviting setting.

The property's unique character stems from its history, with architectural elements preserved and reimagined to provide a compelling workplace experience that differentiates it from typical suburban office stock. Interior enhancements include amenities such as collaborative work areas, a full kitchen, and dedicated spaces for both formal and informal gatherings.

Strategically located in the Scottsdale market, the building benefits from strong accessibility, proximity to key commercial corridors and Loop 101. Diversified Partners' decision to repurpose this structure reflects both a commitment to thoughtful urban reuse and an ability to leverage architectural character to support modern office functions. The building's successful conversion stands as an example of creative real estate repositioning that respects the original structure's heritage while delivering a contemporary work environment.



HOMAGE TO FIREFIGHTERS

SCOTTSDALE OVERVIEW

Located in the northeast portion of the Phoenix metropolitan area, **Scottsdale, Arizona** is one of the state's most desirable and fastest-growing cities. Known as “*The West's Most Western Town*,” Scottsdale seamlessly blends Southwestern charm with modern sophistication, offering a unique mix of upscale living, dynamic business activity, and year-round recreation.

Economic Vitality | Scottsdale is recognized as one of the top markets in the nation for **business performance, job growth, and livability**. The city is home to more than 25,000 businesses and nearly 20% of Arizona's corporate headquarters, including major employers such as **GoDaddy, Taser, JDA Software, Vanguard, Magellan Health, and CVS Health**. At the core of Scottsdale's economy is the **Scottsdale Airpark**, one of Arizona's largest employment centers with over **2,900 businesses** and **51,000 employees** across 2 million square feet of commercial space.

With a **median household income exceeding \$100,000** and a highly educated workforce, Scottsdale offers an affluent consumer base and a strong environment for both employers and employees. The city's pro-business climate, high quality of life, and access to a world-class executive airport positions it as a premier hub for commerce and investment.

Innovation and Growth | Scottsdale continues to attract technology, healthcare, and research-driven companies supported by **SkySong, the ASU Scottsdale Innovation Center**. The 42-acre, 1.2 million square foot mixed-use campus fosters collaboration among tech firms, startups, and global enterprises, reinforcing Scottsdale's position as a leader in the knowledge economy.

Tourism and Lifestyle | Tourism remains a key economic driver, with **over 9 million visitors annually** generating an estimated **\$4 billion in economic impact**. Scottsdale's resort corridor features world-renowned destinations including **The Phoenician, The Canyon Suites, Four Seasons Resort Troon North, and the Fairmont Scottsdale Princess**. Visitors and residents alike enjoy **200+ golf courses, award-winning spas, and luxury retail destinations** such as **Scottsdale Fashion Square, Kierland Commons, and Scottsdale Quarter**.



9+M
VISITORS
ANNUALLY
\$4B
ECONOMIC
IMPACT

HOME TO
25K
BUSINESSES

Scottsdale's cultural scene further enhances its lifestyle appeal, offering **125 art galleries**, the acclaimed “*Museum Without Walls*” public art program, and high-profile annual events including the **Barrett-Jackson Collector Car Auction, Waste Management Phoenix Open, and Scottsdale Arts Festival**.

Connectivity and Quality of Life | Strategically located just **20 minutes from Downtown Phoenix** and **Sky Harbor International Airport**, Scottsdale benefits from direct access to the region's major freeway systems. The city's combination of accessibility, climate, and quality of life attracts a balanced mix of professionals, families, and retirees. The **McDowell Sonoran Preserve**, the largest urban wilderness area in the United States, provides more than **60 miles of trails** for outdoor recreation, while architectural landmarks such as **Frank Lloyd Wright's Taliesin West** highlight the city's rich heritage.

Summary | Scottsdale's blend of **economic diversity, affluence, accessibility, and lifestyle amenities** creates a premier environment for investment. Its thriving business ecosystem, robust tourism industry, and nationally recognized quality of life continue to drive demand across all sectors of real estate, positioning Scottsdale as one of the most desirable markets in the Southwest.

RENT ROLL

Tenant	Lease Start	Lease End	Square Feet	% of GLA	CONTRACT RENTAL RATE		RENT PER SQ. FT.		Rent Increases	Options
					Year	Month	Year	Month		
Diversified Partners	2024	18-Month COE	6,100	100%	Mos 1-12 \$360,000	\$30,000	\$59.01	\$4.91	N/A	N/A
					Mos 13-18 \$180,000	\$30,000				



➤ TENANT OVERVIEW

D **Diversified Partners** is a full service commercial real estate firm headquartered in Scottsdale, Arizona, offering a comprehensive platform of brokerage, investment sales, leasing, tenant and landlord representation, development advisory, construction management, property management, and asset management services. The firm is active across retail, office, industrial, and land asset classes and serves a diverse client base that includes institutional investors, private owners, developers, and tenants throughout the Southwest and select national markets.

Since its founding, **Diversified Partners** has completed transactions and overseen assets totaling millions of square feet, maintaining an active role throughout the full real estate lifecycle, from acquisition and development through leasing, stabilization, and disposition. The firm's integrated service model and market driven approach allow it to execute complex assignments while fostering long-standing client relationships.

Diversified Partners is led by an experienced management team with deep local market knowledge and a strong reputation for execution, integrity, and relationship driven business. The company's continued growth is supported by consistent transaction volume, a diversified revenue platform, and an expanding presence within key commercial real estate markets.

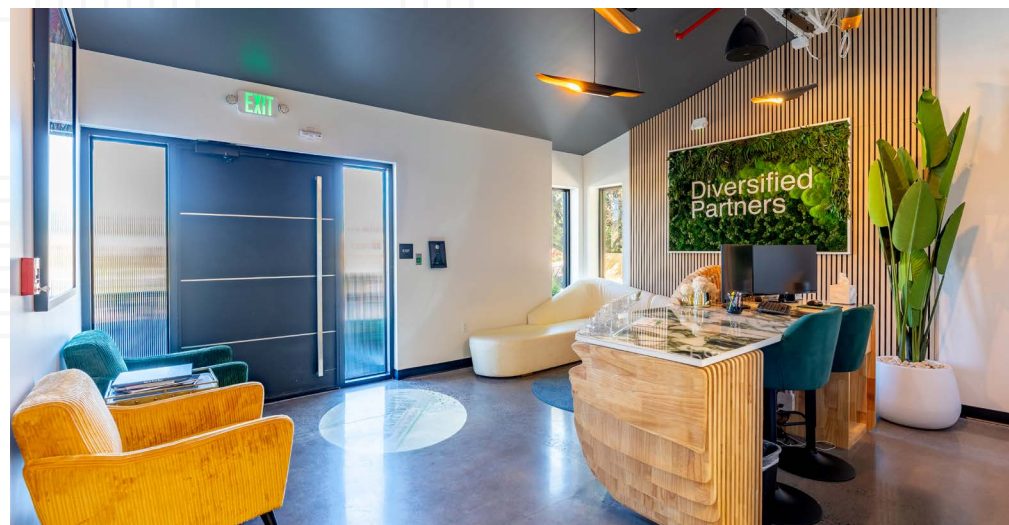
www.dpcr.com

5,000+

PROPERTIES
LEASED,
DEVELOPED,
SOLD

12M

SF OF
PROPERTY
UNDER DP
MANAGEMENT



➤ GALLERY



RECEPTION AREA



EAST SIDE LOOKING SOUTH



SMALL CONFERENCE ROOM



GUEST RESTROOM

GALLERY

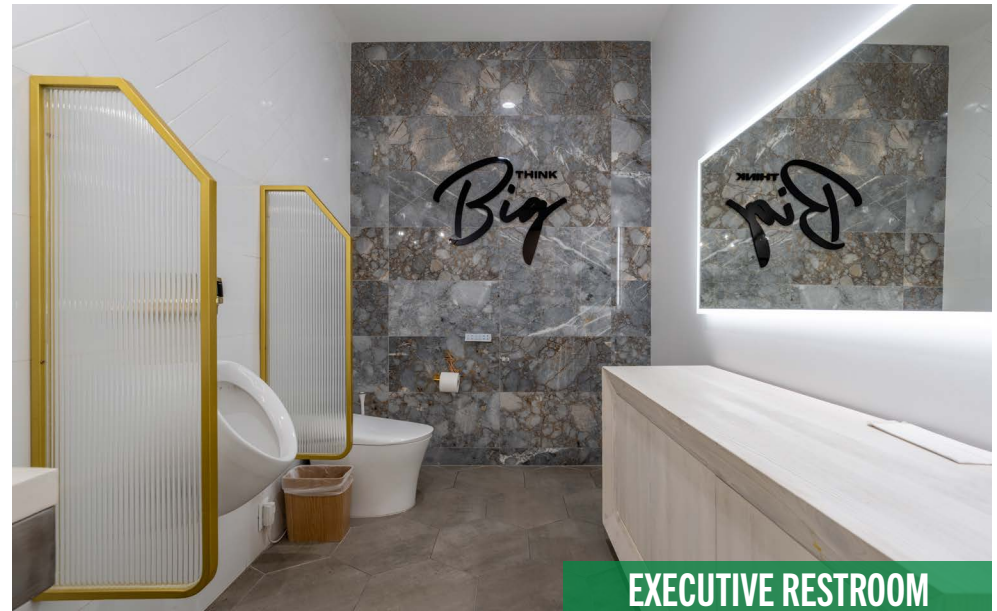
EXECUTIVE OFFICE



CENTER OFFICES

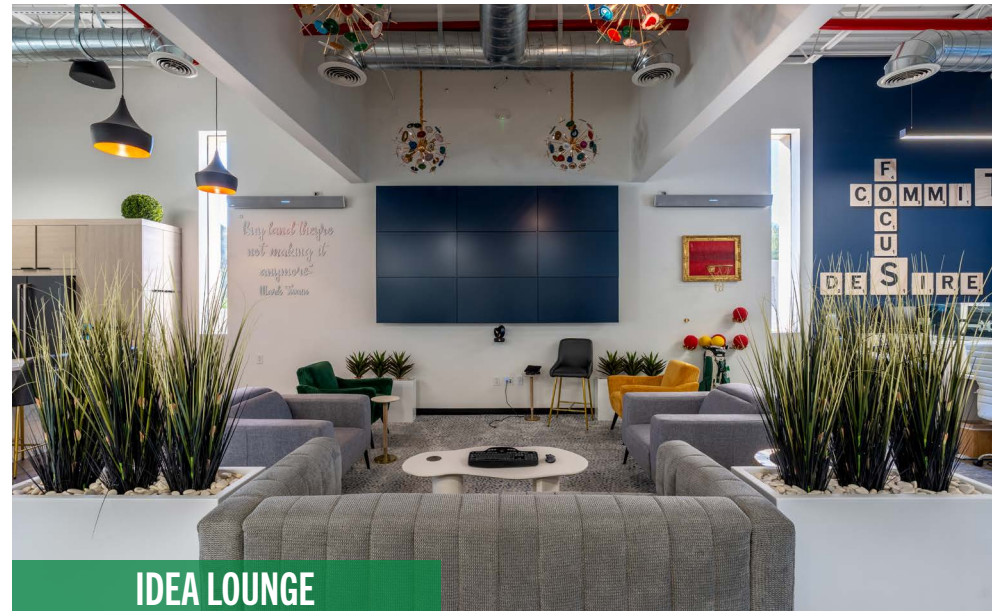


CONSTRUCTION OFFICE



EXECUTIVE RESTROOM

GALLERY



GALLERY



IDEA LOUNGE



LARGE CONFERENCE & SHOWROOM



WEST SIDE LOOKING SOUTH



LARGE CONFERENCE ROOM

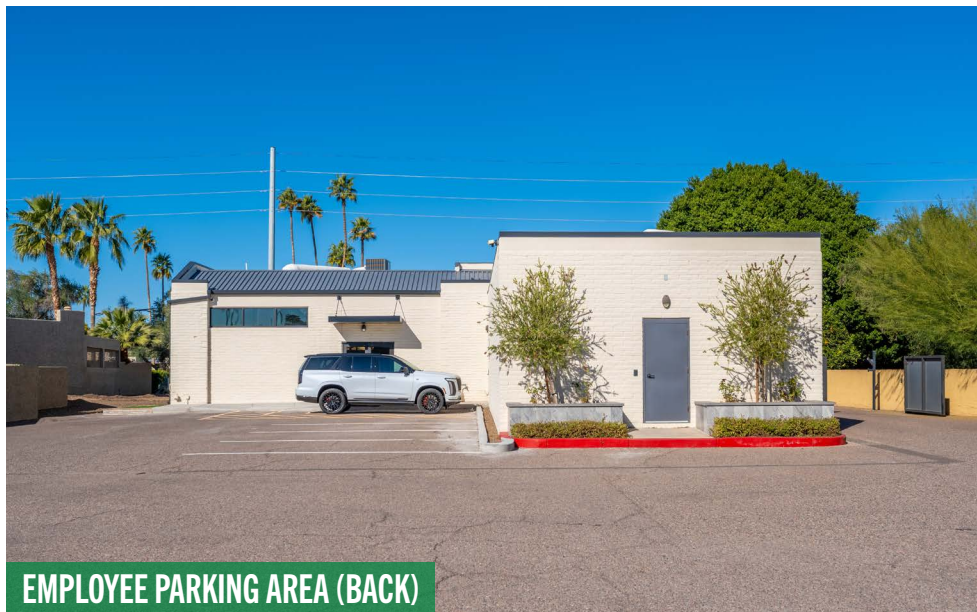
▼ GALLERY



CAR SHOWROOM



EMPLOYEE RESTROOM



EMPLOYEE PARKING AREA (BACK)



GATED ENTRANCE



▼ CONFIDENTIALITY STATEMENT

This is a confidential Offering Memorandum that is intended only for the purpose of review by a prospective purchaser of 7339 E McDonald Drive, Scottsdale, AZ 85250, and is not to be used for any other purpose or by any other person without the consent of Diversified Partners. Material included in this Offering Memorandum is based upon information provided by Owner and information obtained by the Broker through sources deemed reliable. This Memorandum is not to be considered a representation of the state of affairs of the project and is not intended to be the entirety of documentation required by prospective investors for consideration. No warrantee or representation, expressed or implied, is made by the Owner or Broker as to the accuracy or completeness of information included within this Offering Memorandum. All financial projections and project information (including acreage and square footage) is for general reference purposes only, may be approximate in nature and are subject to variation. Qualified investors shall have the opportunity to review additional documentation and inspect the subject property. Investors should conduct their own due diligence to determine the condition of the property. This Offering Memorandum has been prepared by the Broker and approved by the Owner for distribution to prospective purchasers only for their review. The Owner reserves the right, at its sole discretion, to reject offers to purchase the subject property. The Owner shall not have any legal commitment to any party reviewing this Offering Memorandum until any written agreements have been fully executed and any contingencies have been waived. Receipt of this Offering Memorandum shall confirm agreement that this document is confidential and shall not be distributed to any other entity without written consent from Diversified Partners. If upon review of this Offering Memorandum you no longer have further interest or do not wish to pursue the purchase of this property, please return this Offering Memorandum to Diversified Partners.

EXCLUSIVELY LISTED BY:

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