

# 9777 N 91ST. STREET



FOR SALE

***MEDICAL INVESTMENT / MOUNTAIN VIEW OFFICE SUITES***

- STABLE CASH FLOW
- OPERATED AS AUDIOLOGY BUSINESS SINCE 2001
- NATIONAL CREDIT TENANT

**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
WORLDMAR  
REAL ESTATE SERVICES

# INVESTMENT OVERVIEW

LevRose Commercial Real Estate is pleased to present the opportunity to acquire 9777 N. 91st Street, Unit C-101, a fully stabilized single-tenant medical office condominium located in the highly desirable Mountain View Office Suites in Scottsdale, Arizona. The property has been continuously operated as an audiology practice since its construction in 2001 and is currently leased to Audiology Services Company USA, LLC dba HearingLife, a subsidiary of the global hearing healthcare leader Demant Group. This office is one of fifteen HearingLife locations in Arizona and ranks among their top performing practices, providing strong tenant stability.

The suite is approximately ±2,036 square feet and was meticulously built out for audiology services, with plumbing infrastructure in place to easily create up to four (4) exam rooms with sinks for future medical use. Positioned in one of Scottsdale's premier medical hubs, the property is located near HonorHealth's Shea Medical Campus and surrounded by abundant retail and dining amenities. This offering presents an extremely attractive opportunity to a wide array of investors looking to establish themselves within the heavily desired Central Scottsdale submarket.

## PROPERTY HIGHLIGHTS

- National Credit Audiology Tenant dba Hearing Life
- Plumbed to Easily Create 4 Exam Rooms for Future Use
- Effortless Pull Up Parking throughout the Property
- Predominately Medical Complex with Attractive Curb Appeal
- Close Proximity to Honor Health Hospital Shea Campus



100 DR. ROZ RANON-ANAZZA HEALTHCARE  
101 DR. L. DAVID RICHER- FOOT, ANKLE & LEG CENTER  
102 ZONA MED SPA/ TAMPLIN PLASTIC SURGERY  
103 DR. MAGDA WILLIAMS- SCOTTSDALE FAMILY & URGENT CARE  
104 SCOTTSDALE SLEEP CENTER

100 JOHNSTON ENGINEERING COMPANY  
101 HEARINGLIFE  
102  
103 GOLDINOV & MCCAULEY, PLC

100 VALLEY MRI & RADIOLOGY (ENTER THROUGH SUITE 101)  
101 ARIZONA PAIN CLINIC  
101 DESERT MOUNTAIN PHYSICAL THERAPY  
102 MERCADO DENTAL CARE  
103 SCOTTSDALE ENDOSCOPY CENTER

# OFFERING SUMMARY



**Sale Price:** \$900,000 (\$442.04/SF)



**Cap Rate:** 6.82%



**Net Operating Income:** \$61,414



# PROPERTY SUMMARY



9777 N 91st Street, Unit C-101,  
Scottsdale, AZ 85258  
PROPERTY ADDRESS



±2,036 SF  
Unit Size



2001  
YEAR BUILT



C-O  
ZONING



217-53-792  
APN



±4.00/1,000 SF  
PARKING



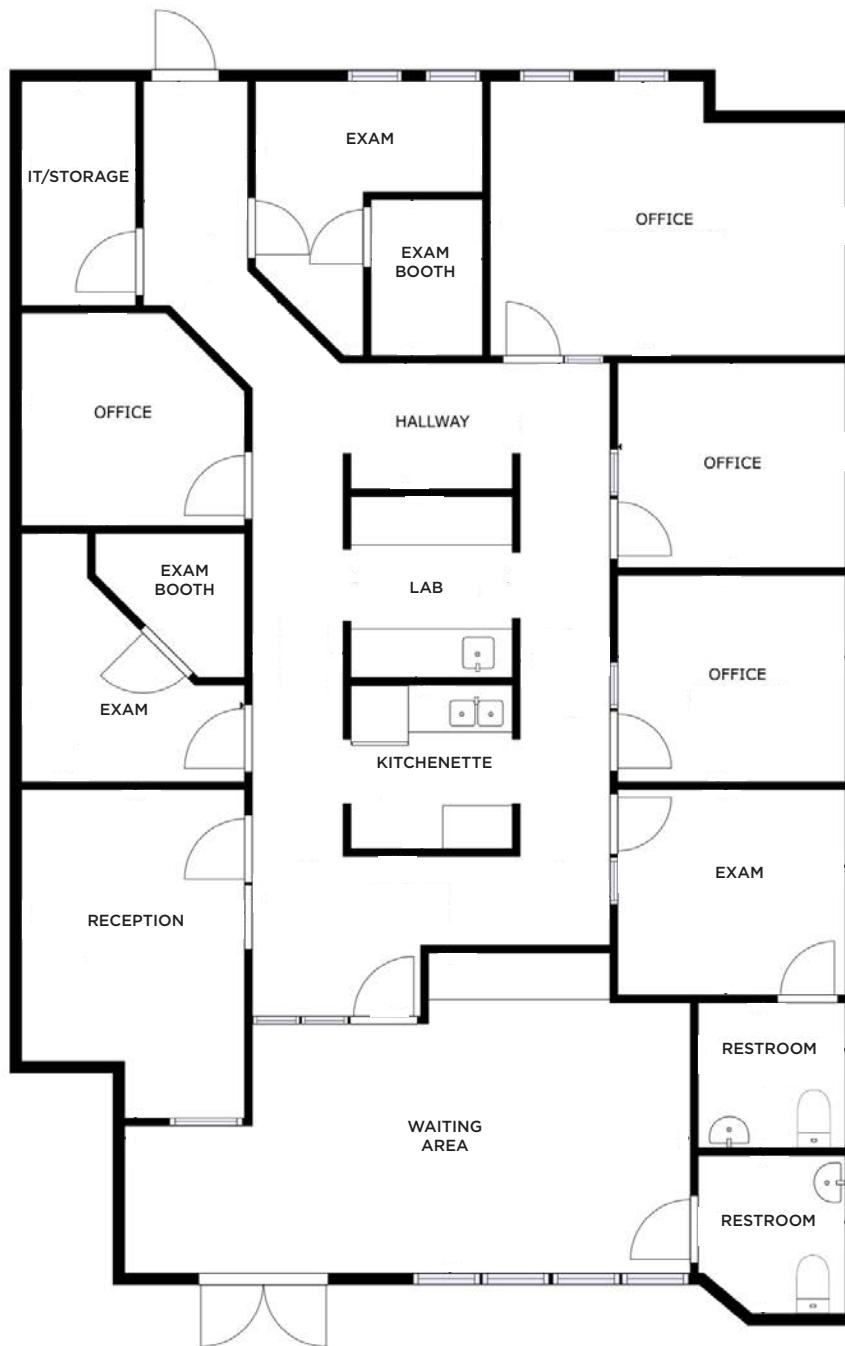
\$4,025.02  
2024 TAXES

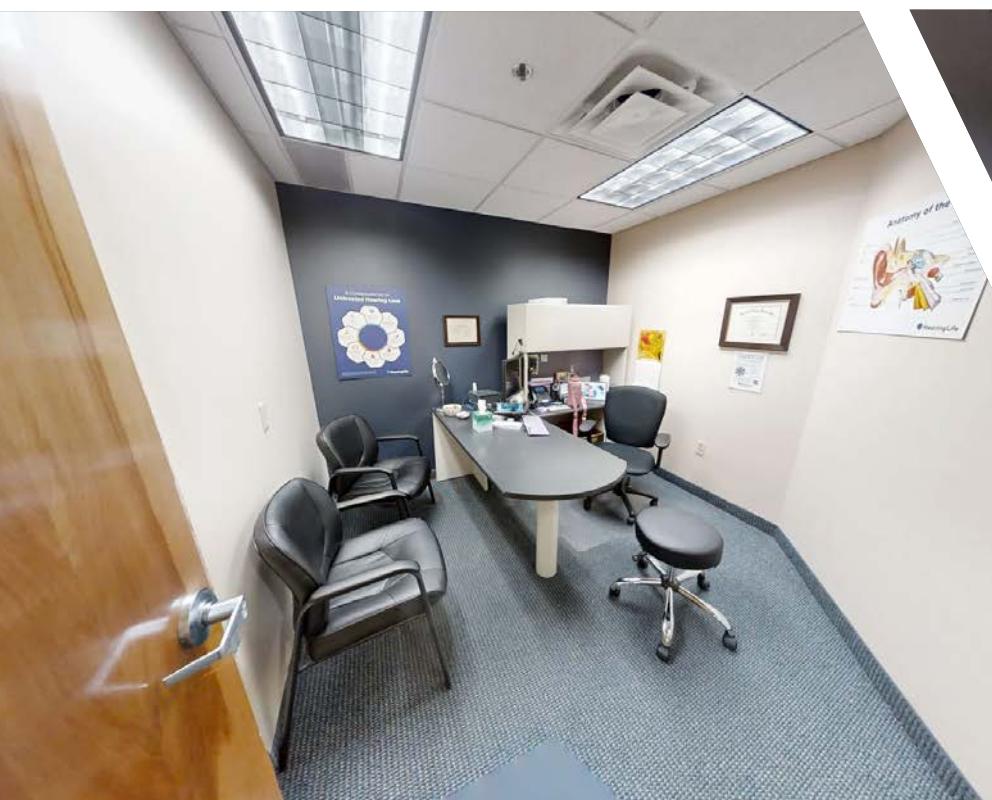
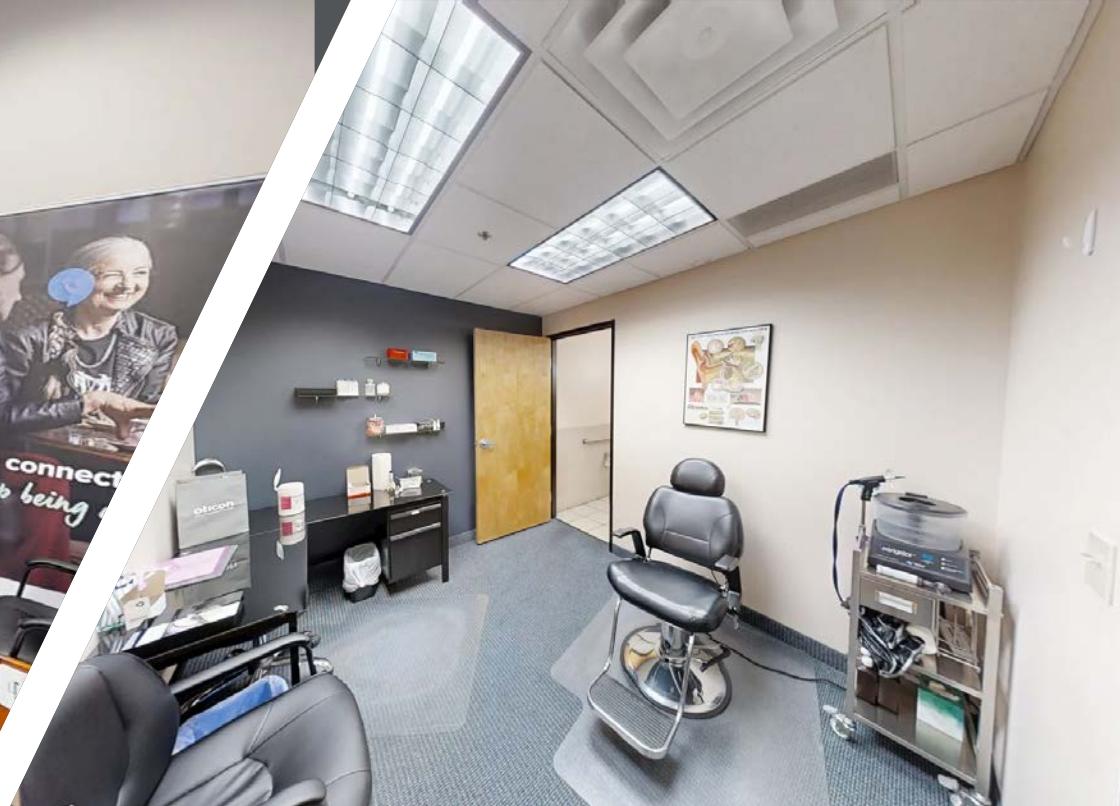


# FLOOR PLAN **±2,036 SF**

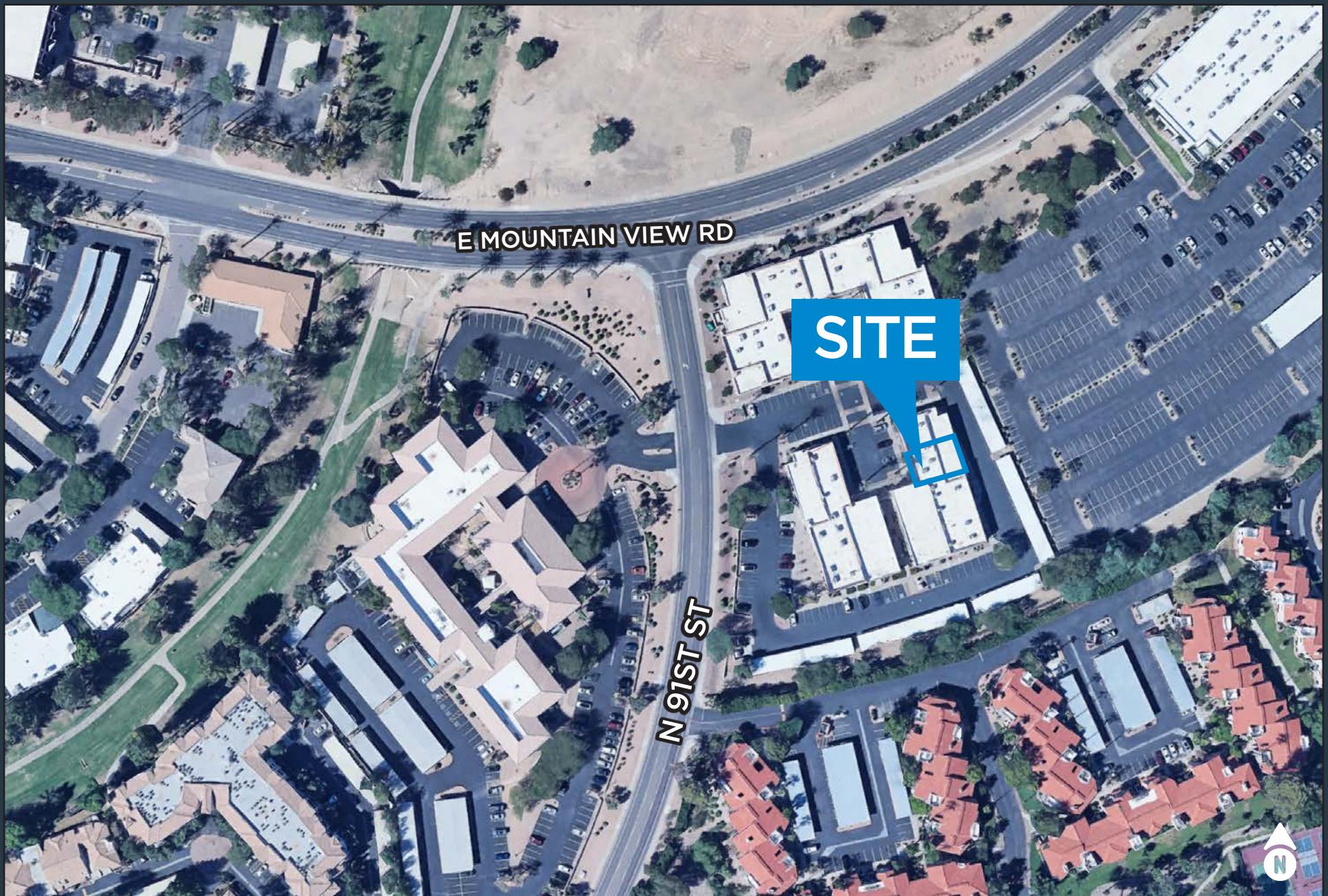


[VIRTUAL TOUR](#)





# SITE OVERVIEW





SHEA BLVD



LSHT 96

HONOR HEALTH™

SCOTTSDALE  
PUBLIC LIBRARY

SITE

## LOCATION HIGHLIGHTS



IMMEDIATE ACCESS TO  
LOOP 101 FREEWAY



40 RESTAURANTS &  
5 GROCERY STORES  
WITHIN 1 MILE



30 RETAIL STORES  
WITHIN 1 MILE



10 MINUTES FROM  
SCOTTSDALE AIRPORT



## DRIVE TIMES TO MAJOR HOSPITALS

**1**

Minutes To Scottsdale Shea Medical Center

**12**

Minutes To Scottsdale Thompson Peak Medical Center

**14**

Minutes To Mayo Clinic Hospital

**16**

Minutes To Scottsdale Osborn Medical Center

# SCOTTSDALE OVERVIEW

## City of Scottsdale Statistics



**over 64,000**  
EMPLOYEES IN A 3-MILE RADIUS



**265,000**  
POPULATION IN SCOTTSDALE



**\$168,679**  
AVERAGE HOUSEHOLD INCOME



**over \$2.4 billion**  
SPENT A YEAR WITHIN TRAVEL MARKET

## Major Events & Attractions

NUMBER OF ANNUAL VISITORS



**3,000,000**



**719,434**



**500,000**



**1,700,000**



**435,000**



**600,000**



**138,175**



**2,000,000**

## Major Employers

NUMBER OF EMPLOYEES

**HONORHEALTH™**

**7,459**



**Vanguard®**

**3,133**



**2,753**



**2,719**

**GENERAL DYNAMICS**

**2,565**

**AXON**

**1,752**

**MAYO CLINIC  
HEALTH SYSTEM**

**1,559**

**Fairmont  
SCOTTSDALE PRINCESS**

**1,410**

# DEMOGRAPHICS

| POPULATION               |           |           |           |
|--------------------------|-----------|-----------|-----------|
|                          | 1 MILE    | 3 MILES   | 5 MILES   |
| 2024                     | 8,719     | 68,892    | 152,895   |
| 2029                     | 9,671     | 75,352    | 167,796   |
| HOUSEHOLDS               |           |           |           |
|                          | 1 MILE    | 3 MILES   | 5 MILES   |
| 2024                     | 4,626     | 32,280    | 70,273    |
| HH Growth 2024-2029:     | 1.7%      | 1.2%      | 1.8%      |
| AVERAGE HOUSEHOLD INCOME |           |           |           |
|                          | 1 MILE    | 3 MILES   | 5 MILES   |
| 2024                     | \$119,716 | \$133,393 | \$139,552 |





# EXCLUSIVELY LISTED BY

**ZAK KOTTLER**  
Partner  
480.272.1493  
zkottler@levrose.com

**HUNTER CHASSE**  
Vice President  
480.421.8822  
hchasse@levrose.com

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