

9777 N 91ST. STREET



FOR SALE
MEDICAL INVESTMENT | MOUNTAIN VIEW OFFICE SUITES

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

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL 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



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



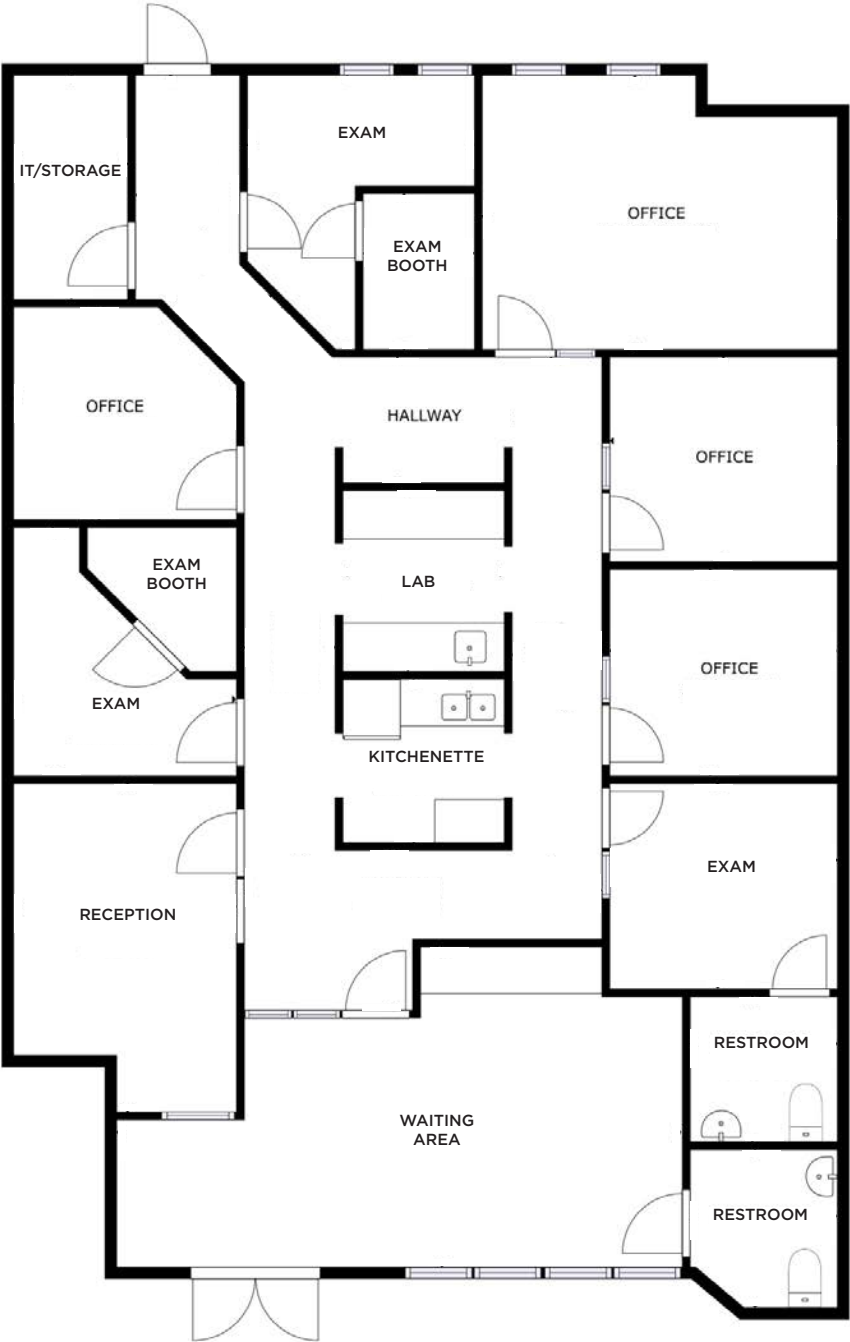
±4.00/1,000 SF
PARKING

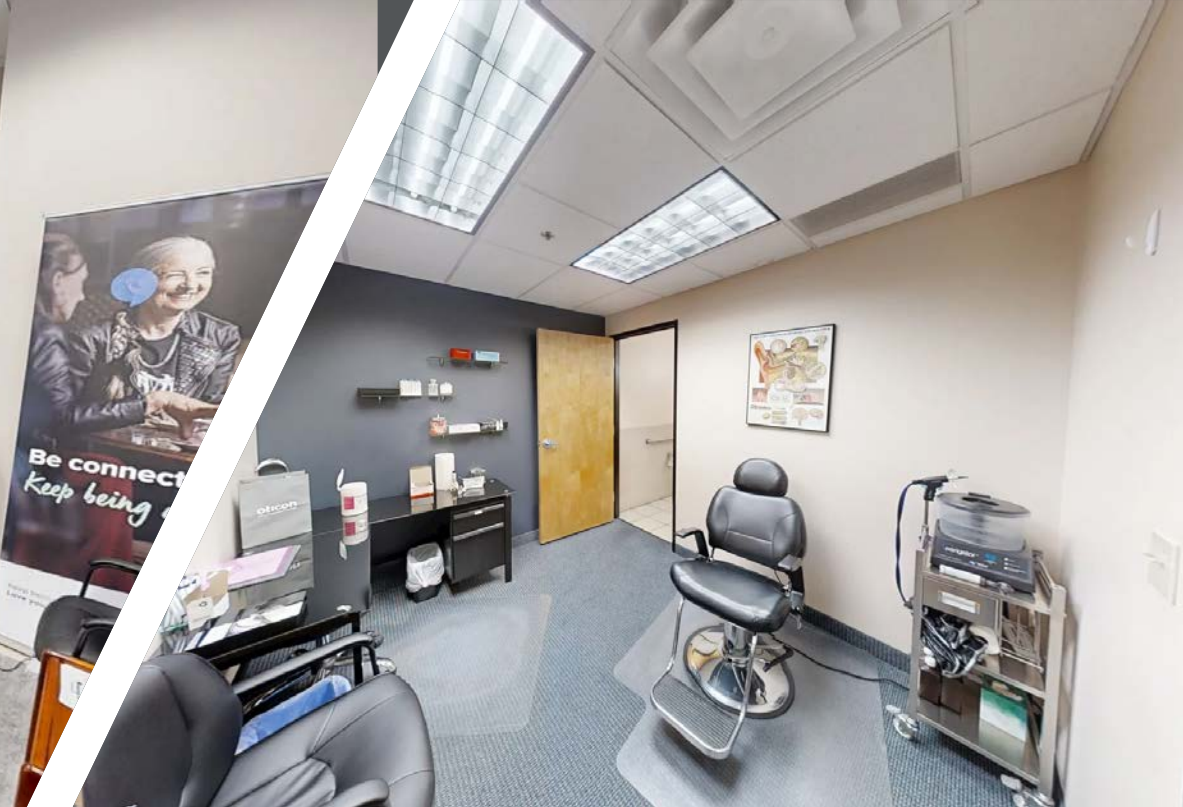


\$4,025.02
2024 TAXES

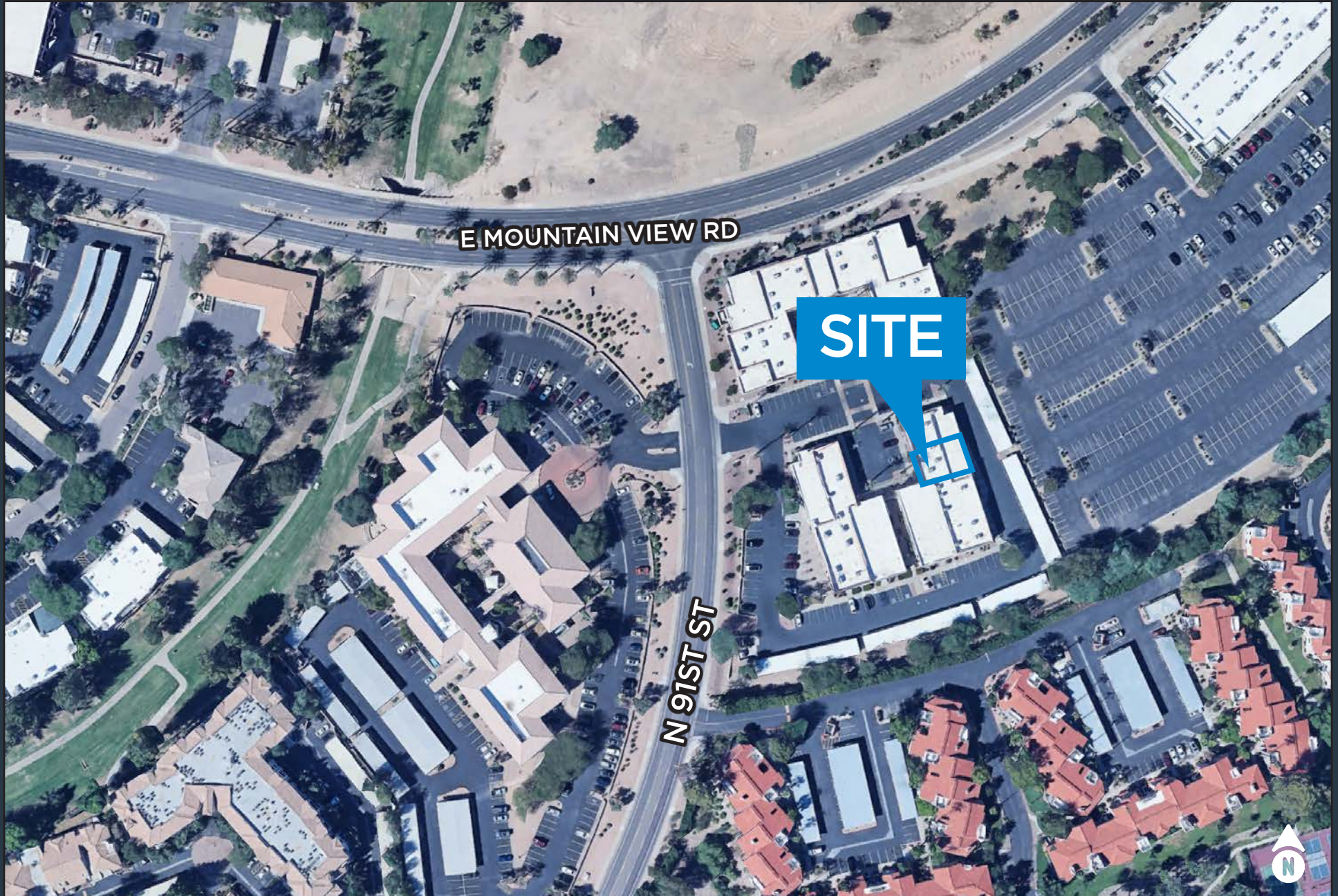


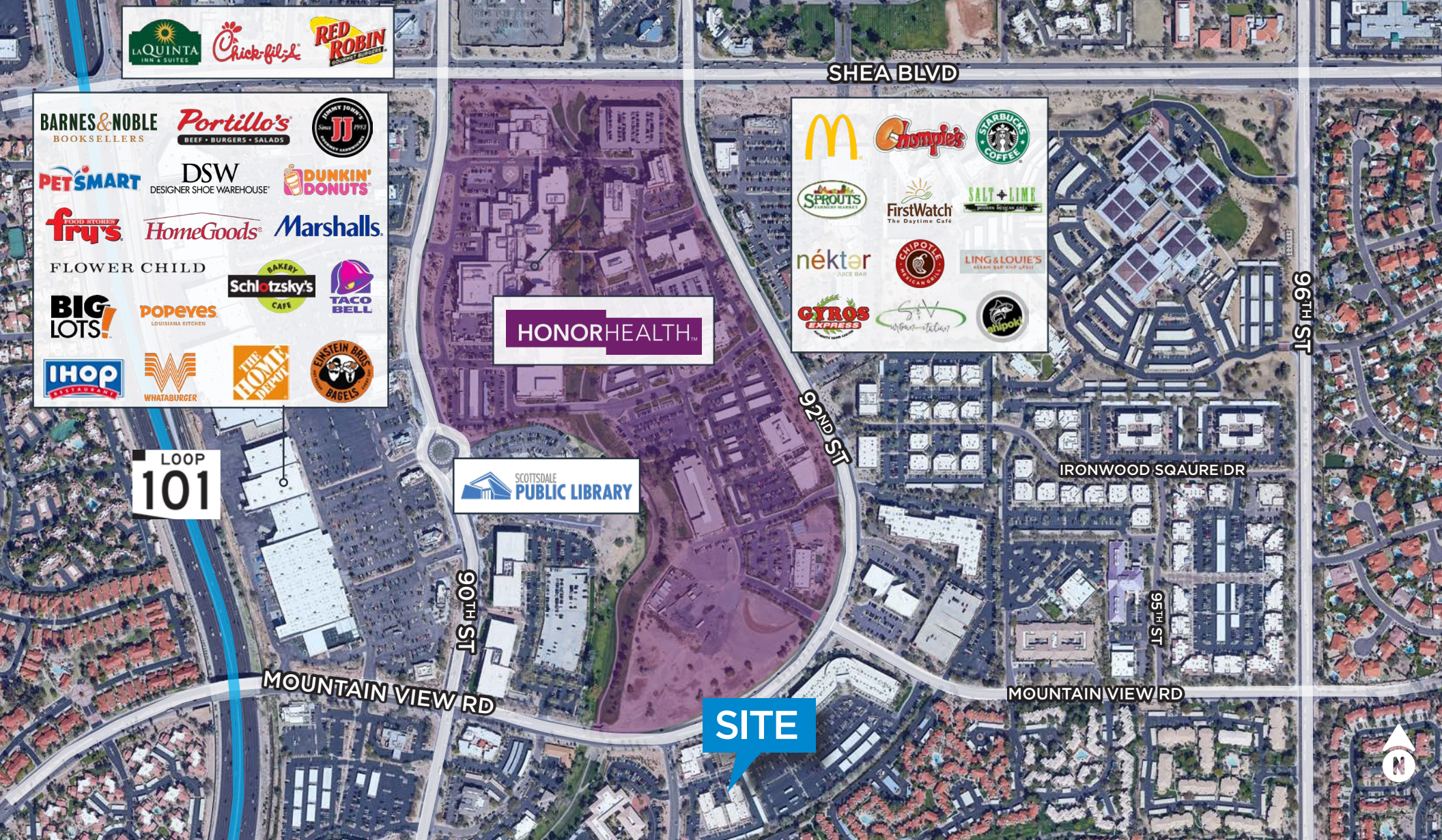
FLOOR PLAN ±2,036 SF





SITE OVERVIEW





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



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



Johnston Engineering Company

9777

EXCLUSIVELY LISTED BY

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