



MULTI-TENANT DENTAL / MEDICAL / RETAIL BUILDING OWNER USER WITH INCOME OPPORTUNITY

8040 E INDIAN SCHOOL RD | STE 101, 105, 110 | SCOTTSDALE, AZ 85251

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. COBPA

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SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



About the Property

ADDRESS	8040 E Indian School Rd Scottsdale, AZ 85251
TOTAL BUILDING SIZE	±5,718 SF
RECENT BUILDING IMPROVEMENTS	\$135,000 Invested on Cap Ex this year
SALE PRICE	Contact Broker
EXPENSES	\$7.39/SF
YEAR FORWARD NOI	\$20,539.57
YEAR BUILT/REMODELED	2005/2026
ZONING	C-1, Scottsdale
PARKING RATIO	7.00/1,000
TENANCY	Multiple

Building Floor Plan

Suite 101

±1,453 SF

Layout Includes:
Reception, Waiting Area,
2 Exam Rooms, Office,
X-Ray, Kitchen, Restroom

Suite 105

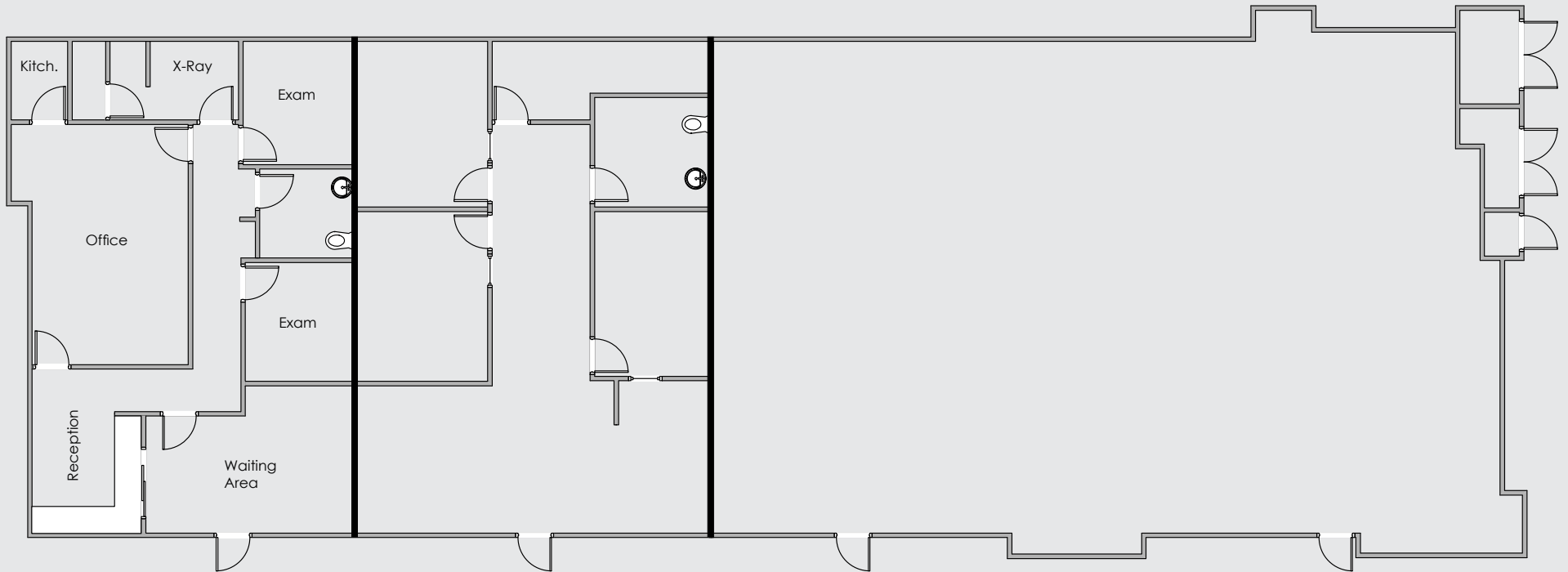
±1,236 SF

Layout Includes:
Reception, 3 Offices, Restroom

Suite 110 (Currently in Shell Condition)

±3,029 SF

Layout:
Shell Condition



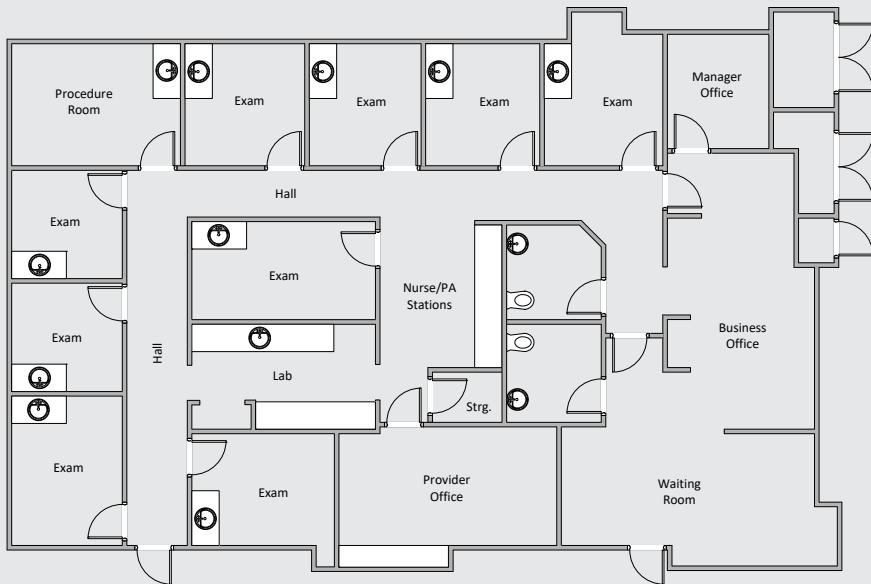
Suite 110 Conceptual Floor Plans

±3,029 SF

Conceptual Medical Build-Out

Layout:

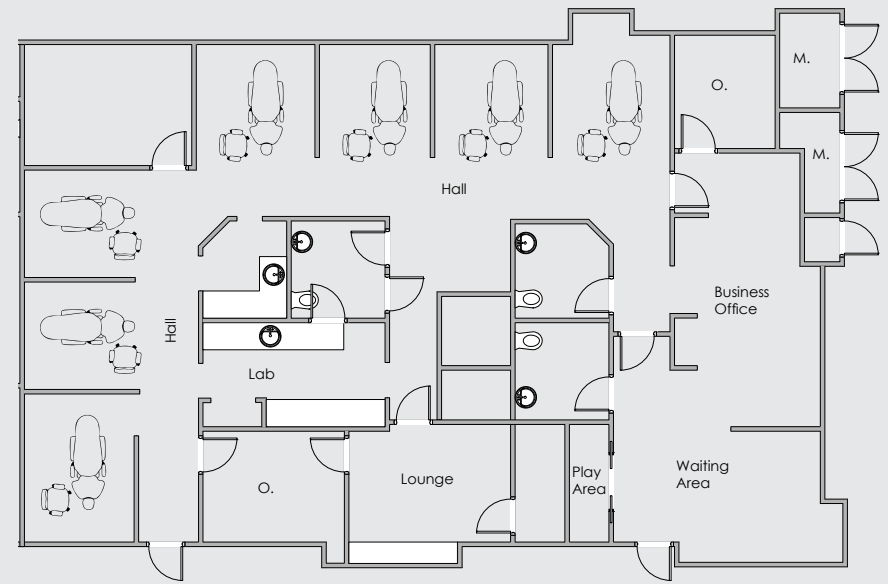
9 Exams, Procedure Room, Provider Office, Nurse Station Storage



Prior Dental Build-Out *All Plumbing & Electrical is in Place

Layout:

7 Operatories, Lab, 3 Offices, Sterile Area, X-Ray/Pano Area, Break Room, Consult Rooms, Equipment Rooms, Restroom



Tenant Overviews



Better Health Solutions | Chiropractic Care

Suite 101

A premier chiropractic clinic dedicated to improving overall wellness and providing effective pain relief. Specializing in spinal adjustments, auto accident injury rehabilitation, and holistic patient care, their experienced team helps a diverse clientele achieve optimal health, mobility, and quality of life.

drkhayami.com



Mac Masters | Mac & iPhone Repair

Suite 105

The go-to local expert for professional Apple product repair. They offer reliable and efficient service for iPhones, iPads, and Mac computers, handling everything from screen replacements and battery swaps to complex data recovery. Their technicians provide high-quality solutions to keep personal and business devices running smoothly.

macmasterservice.com

Financial Summary

2025 Expenses

Property Tax	\$16,038.94
Insurance	\$3,963.00
Utilities	\$2,821.00
Landscaping	\$6,000.00
Repairs/ Maint	\$8,920.08
Mng Fee	\$4,500.00
Total Expenses	\$42,243.02

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 05 08 26



Tenant:	Better Health Solutions
Suite:	101
Lease Commencement:	6/1/2016
Renewal Commencement:	11/1/2024
Square Footage:	1,453
Lease Expiration:	10/31/2030
Lease Type:	MG

Months	MG Lease Rate	Payment/Month
11/01/24 - 10/31/25	\$23.92	\$2,895.73
11/01/25 - 10/31/26	\$23.92	\$2,895.73
11/01/26 - 10/31/27	\$24.63	\$2,982.60
11/01/27 - 10/31/28	\$24.63	\$2,982.60
11/01/28 - 10/31/29	\$25.37	\$3,072.08
11/01/29 - 10/31/30	\$25.37	\$3,072.08

Tenant:	Mac Masters
Property:	105
Lease Commencement:	5/1/2012
Renewal Commencement:	9/1/2022
Square Footage:	1,236
Lease Expiration:	8/31/2027
Lease Type:	MG

Months	MG Lease Rate	Payment/Month
09/01/22 - 08/31/23	\$22.05	\$2,271.00
09/01/23 - 08/31/24	\$22.05	\$2,271.00
09/01/24 - 08/31/25	\$22.05	\$2,271.00
09/01/25 - 08/31/26	\$22.05	\$2,271.00
09/01/26 - 08/31/27	\$22.05	\$2,271.00
Security Deposit:	\$1,275	
Renewal Option:	No	
Personal Guaranty:	Yes	

MULTI-TENANT DENTAL/RETAIL BUILDING



MULTI-TENANT DENTAL/RETAIL BUILDING



SITE



Bashas'

HAYDEN RD

INDIAN SCHOOL RD



Site Map





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STE 101, 105, 110
SCOTTSDALE, AZ 85251

For more Information, Please Contact an
Exclusive Listing Agent

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This Offering is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property (the "Property").

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering or any materials, statements or information contained herein or otherwise provided.

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