


one

SCOTTSDALE RETAIL

NNEC LOOP 101 & SCOTTSDALE RD | SCOTTSDALE, AZ



 [CLICK TO VIEW DRONE VIDEO](#)

NEWMARK

2024 CONSTRUCTION IN \$173,000 AVERAGE
HOUSEHOLD INCOME DEMOGRAPHIC LOCATION

OFFERING MEMORANDUM



Drive-Thru End Cap for Panera Bread



Rendering of Building





THE OFFERING

Newmark Capital Markets, as exclusive advisor, is pleased to present the opportunity to acquire One Scottsdale located north of the northeast corner of Loop 101 and Scottsdale Road, (the Property), a 10,616 square foot retail strip in Scottsdale, Arizona.

Built in 2024, the building is 100% occupied, consisting of five tenants. The property is part of a larger project with frontage on Scottsdale Road. In addition, the asset is located south of Honor Health Scottsdale Thompson and north of a variety of shopping centers and golf resorts. One Scottsdale Retail is located in the heart of the Grayhawk Neighborhood, an area with over \$10B of new development projects in a 5-mile radius.

The shops are less than one mile north of the Loop 101, 10 minutes from the Scottsdale Airport and less than 30 minutes from Phoenix Sky Harbor Airport. One Scottsdale offers an investor the rare opportunity to acquire a newly constructed, stable asset in a rapidly growing part of Scottsdale, Arizona.

INVESTMENT HIGHLIGHTS



QUALITY 2024 CONSTRUCTION

Block walls, steel posts
and awnings, large
windows, tall ceilings



NATIONAL TENANT MIX

Panera (corporate), QDoba
(corporate), Alloy (national
franchise), etc



LESS THAN ONE MILE FROM LOOP 101 FREEWAY

160,000 VPD along the freeway
and an additional 57,000 VPD
along Scottsdale Road



HIGHEST AVERAGE HOUSEHOLD INCOME IN THE PHOENIX MSA

\$173,269 in a 3 mile radius
from the subject property



NORTH SCOTTSDALE LOCATION

The most desired city to
live and work in the entire
southwest



PROPERTY SUMMARY

ONE SCOTTSDALE

NNEC Loop 101 & Scottsdale Rd
Scottsdale, AZ 85255

10,616 SF

Total Building Area

2024

Year Built/Remodeled

PRC Scottsdale

Zoning

1.97

Acres

85,773 SF

Lot Size

73

Parking Stalls

100%

Occupancy

215-05-306

Parcel Number

OFFERING SUMMARY

OFFERING PRICE **\$11,380,000**

CAP RATE **5.25%**

NOI **\$597,445**



INTERSECTION SNAPSHOT

State Land
Auction forthcoming.
Projected to be mixed use
entertainment/sports

DISCOUNT TIRE
Corporate Headquarters

HONORHEALTH.

HOME2
SUITES BY HILTON

one
SCOTTSDALE RETAIL

AVION
OF LEGACY

FOUR SEASONS
HOME SERVICES

SCOTTSDALE RD 57,892 VPD

LEGACY BLVD

The Beverly

osaic

E6S FITNESS
PGA TOUR SUPERSTORE

HOBBY LOBBY
ETHAN ALLEN
MERLE NORMAN cosmetics
ASHLEY Butters

ILUME
\$20 Million Renovation
370,000 SF
Full Lab-Enabled
Life Science Facility

CAVASSON
1.8 Million SF Office
1,600 Multifamily Units
\$30 Million Infrastructure Inv.
Nationwide Insurance HQ
134 Acres

101

DICK'S
OFFICIAL SPORTING GOODS RETAIL
SUPPORTER OF TEAM USA

CAMDEN

Harkins

Travis

Carlos O'Brien's
Mexican Restaurant & Bar

LOOP 101 FREEWAY 160,086 VPD

optima
\$1 Billion Luxury Community
1,330 Condos & Apartments
36,000 SF Retail Space

N 68TH ST

RELIANCE

Starbucks

Red Robin

pressed

THE WHITE CHOCOLATE GRILL

LEXUS

BELL LEXUS NORTH SCOTTSDALE

Freddy's STEAKBURGERS

NATURAL DENTAL PARTNERS

FELTEN GROUP

HYATT PLACE

Banner Health
Coming 2026
\$400 Million Hospital Campus
48 Acres
106 Licensed Beds
20 Observation Beds
2,500 Employees

FINE ART

E MAYO BLVD

HAYDEN RD

ONE SCOTTSDALE

MCDOWELL MOUNTAINS

NORTH SCOTTSDALE/
GRAYHAWK

Scottsdale Grayhawk Center

DUTCH BROS
 HONORHEALTH
 THE UPS STORE
 Walgreens CIRCLE K

HONORHEALTH
 120 Beds

ONE NORTH SCOTTSDALE
 388 Units

Grayhawk™
 Community Association
 Two Neighborhoods
 3,800 Homes
 \$173,000 Avg HH Income

DISCOUNT
 TIRE
 Corporate
 Headquarters

City of Hope
 exalt health

AVION
 ON LEGACY
 332 Units

Starbucks

HOME2
 SUITES BY HILTI

QT

ILUME
 INNOVATION CENTER
 \$20 Million Renovation
 370,000 SF
 Full Lab-Enabled
 Life Science Facility

State Land
 Auction forthcoming.
 Projected to be mixed use
 entertainment/sports



SCOTTSDALE RD
 57,892 VPD



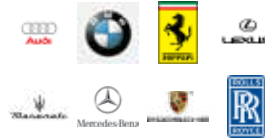
CAVASSON
1.8 Million SF Office
1,600 Multifamily Units
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Nationwide Insurance HQ
134 Acres

Scottsdale Airport



Banner Health
Coming 2026
\$400 Million Hospital Campus
48 Acres
106 Licensed Beds
20 Observation Beds
2,500 Employees

Penske Auto Dealerships



Scottsdale 101 Shopping Mall

DICK'S SPORTS & OUTDOORS, HOBBY LOBBY, ASHLEY, STARBUCKS, E55 FITNESS, HARKINS THEATRES, PGA TOUR SUPERSTORE

optima
\$1 Billion Luxury Community
1,330 Condos & Apartments
36,000 SF Retail Space

ILUME
\$20 Million Renovation
370,000 SF
Full Lab-Enabled
Life Science Facility

CHAUNCEY SOCIAL



The Beverly



LOOP 101 FREEWAY 160,086 VPD

ONE NORTH SCOTTSDALE



SCOTTSDALE RD 57,892 VPD



State Land
Auction forthcoming.
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entertainment/sports

THOMPSON PEAK PKWY 5,371 VPD

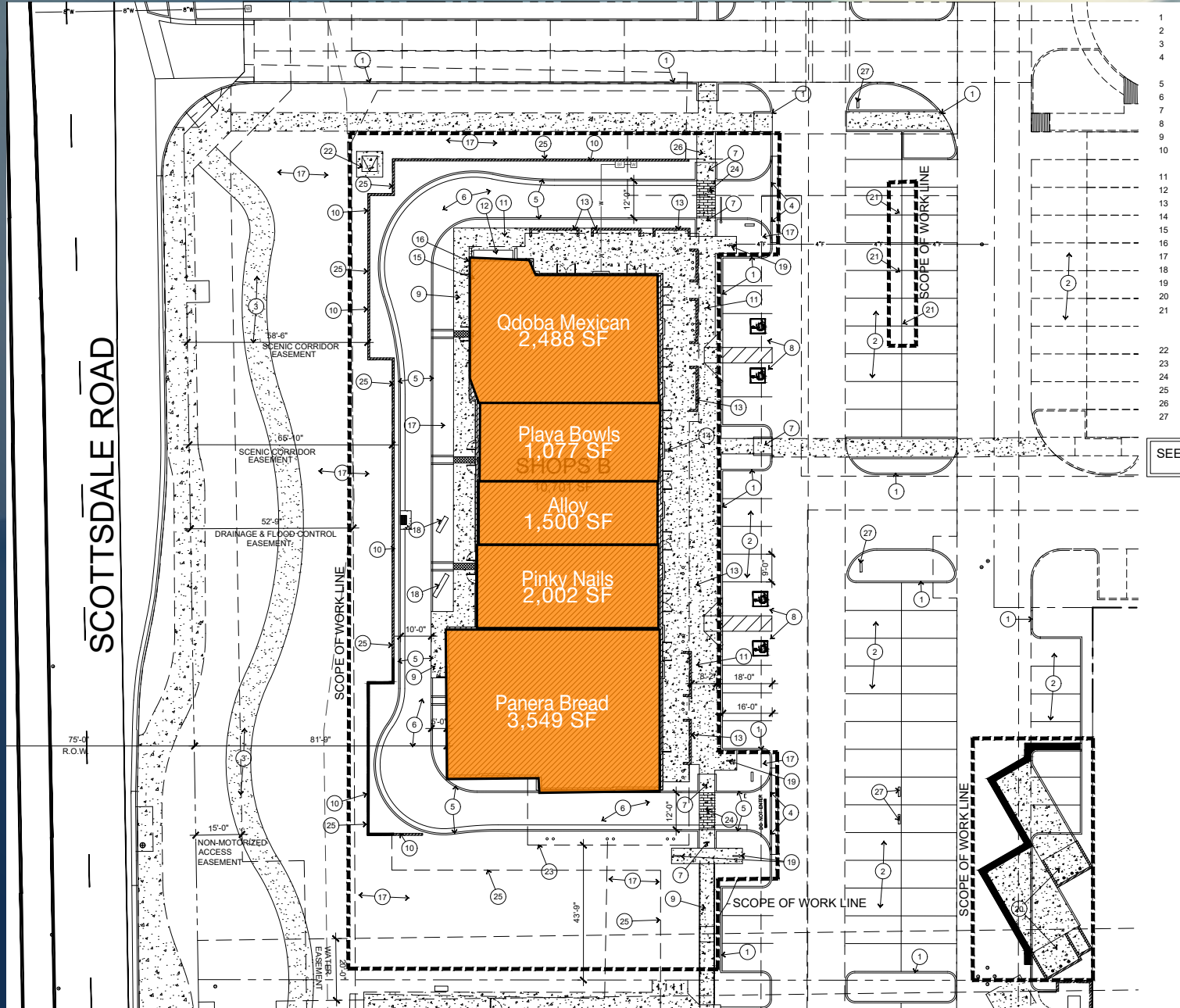
DISCOUNT TIRE
Corporate Headquarters



DEVELOPMENT SITE PLAN



SITE PLAN



TENANT OVERVIEWS



panerabread.com

Panera Bread had humble beginnings as St. Louis Bread Company in 1987. Servicing customers through mobile ordering, catering, curbside pick-up, delivery, and restaurant dining, Panera Bread has over 2,100 locations in 48 states. This location has a corporate 15 year lease.



pinkynailsandspaphoenix.com

Pinky's offers a variety of pampering services including manicures, pedicures, and nail enhancements. This location has a personal guarantee on a 10 year lease with the salon owner has great financials and operates 8 locations in the Phoenix area.



qdoba.com

The restaurant was founded in Denver, CO in 1995 and became Qdoba in 1999. Nearly 30 years later, the brand has over 750 restaurants in the United States, Puerto Rico, and Canada. This Qdoba location is the sixth in Arizona and has a ten year corporate lease.



alloypersonaltraining.com

Alloy Personal Training was founded in 1992. With over 2,000 franchised locations worldwide. This location has a personal guaranty on a 10 year lease. The franchisee operates 7 other fitness and wellness franchise locations.



playabowls.com

Playa Bowls was founded in 2014. It has rapidly grown to 250 locations in 22 states. The superfruit bowl shop franchise was recently acquired by Sycamore Partners in September 2024. Looking forward to future growth, this brand is the most recent addition to the tenants at One Scottsdale Retail.

NOI ANALYSIS

SUMMARY	CURRENT
List Price:	\$11,380,000
Current CAP Rate:	5.25%
Rentable Square Feet:	10,615
Occupancy:	100%

ANNUALIZED OPERATING DATA	ACTUAL	PSF
GROSS REVENUE		
Base Rental Revenue	\$604,293	\$56.92
Reimbursement Revenue	\$149,288	\$14.06
Total Gross Revenue	\$753,581	\$70.99
EXPENSES (2024 BUDGET)		
Common Area Maint.	\$53,080	\$5.00
Property Taxes	\$74,312	\$7.00
Insurance	\$10,616	\$1.00
Property Management	3.0% \$18,129	\$1.71
Total Operating Expenses	\$(156,137)	\$(14.71)
Net Operating Income	\$597,445	\$56.28



RENT ROLL

SUITE	TENANT NAME	SQUARE FEET	% OF SPACE	MONTHLY RENT	ANNUAL RENT	RENT PER SQ. FT.	TYPE OF LEASE	EST. MONTHLY NNN	EST. ANNUAL NNN	ANNUAL NNN PSF	LEASE BEGIN	TERM	NEXT INCREASE DATE	NEXT INCREASE AMOUNT	COMMENTS
100	Panera Bread (Corporate) with DRIVE-THRU	3,549	33.4%	\$18,000.00	\$216,000	\$60.86	NNN	\$3,918.69	\$47,024	\$13.25	TBD late 2024	15.00	Years 6, 11	10% every 5 yr	Drive-thru. Corporate lease. Expected occupancy late October.
101	Pinky Nails (Local with 8 locations)	2,002	18.9%	\$8,341.67	\$100,100	\$50.00	NNN	\$2,578.86	\$30,946	\$15.46	TBD late 2024	10.00	Annual	2% Annually	High end buildout, proven operator. Expected occupancy late October.
102	Alloy Personal Training (Franchisee with 8 stores/concepts)	1,500	14.1%	\$6,875.00	\$82,500	\$55.00	NNN	\$1,932.21	\$23,187	\$15.46	TBD late 2024	10.00	Fixed for 3, then annual	After fixed period, then 3% annual.	Experienced operators. Expected occupancy late December.
103	Playa Bowls (Franchisee)	1,077	10.1%	\$5,115.75	\$61,389	\$57.00	NNN	\$1,243.04	\$14,916	\$13.85	TBD early 2025	10.00	Annual	3% Annually	Franchisee's 2nd location in Arizona, PE Equity just acquired franchisor.
104-105	Qdoba Fresh Mexican (Corporate)	2,488	23.4%	\$12,025.33	\$144,304	\$58.00	NNN	\$2,767.90	\$33,215	\$13.35	TBD early 2025	10.00	Year 6	10% every 5 yr	End cap with patio. Corporate lease. Expected occupancy 1st qtr 2025.
TOTAL		10,616	100%	\$50,358	\$604,293	\$56.92		\$12,441	\$149,288	\$14.06					WALT
OCCUPIED		10,616	100%												11.67
AVAILABLE		0	0%												

State Land
Auction forthcoming.
Projected to be mixed use
entertainment/sports

MAYO CLINIC
Discovery Oasis
Biotech Corridor
\$139 Million Purchase Price
120 Acres Hospital & Research
108 Acres Future Development

Scottsdale Grayhawk Center
DUTCHBROS HONORHEALTH
UPS THE UPS STORE CHIPOTE
Walgreens CIRCLE K

HOBBY LOBBY
ASHLEY

DICK'S
SPORTING GOODS

Banfield PET HOSPITAL | bhere

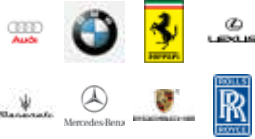
WHOLE FOODS
MARKET

optima

Banner Health

CHAUNCEY
'SOCIAL

Penske Auto Dealerships



CVS pharmacy

fray's

GRAYHAWK GOLF CLUB
36 Holes Tour Testnet. Open to Everyone.

TDI
The Country Club

one
SCOTTSDALE RETAIL

CAVASSON

ILUME

SCOTTSDALE ANIMAL HEALTHCARE

verizon

McDonald's

101

MIC METRO INFUSION CENTER

Erwitte
Medical Center

The Promenade Scottsdale Shopping Mall

NORDSTROM **FIVE BELOW** **verizon**
WORLD MARKET **BUFFALO WILD WINGS** **UPS** **THE UPS STORE**
OLD NAVY **ULTA** **IN-N-OUT BURGER** **LOWE'S**

TRADER JOE'S

Sonora Village Shopping Mall

BEST BUY **McDonald's** **Wendy's** **AT&T**
MATTRESS FIRM **Party City**

The Westin Kierland Golf Club

Scottsdale Quarter Shopping Mall

TRUE FOOD KITCHEN **lululemon** **west elm**
Bath & Body Works
URBAN OUTFITTERS **SEPHORA**

Scottsdale Airport

Scottsdale Towne Center

GNC LIVE WELL **UPS** **THE UPS STORE**
TACO BELL **target** **SUBWAY** **TJ-maxx**

Kierland Commons Shopping Mall

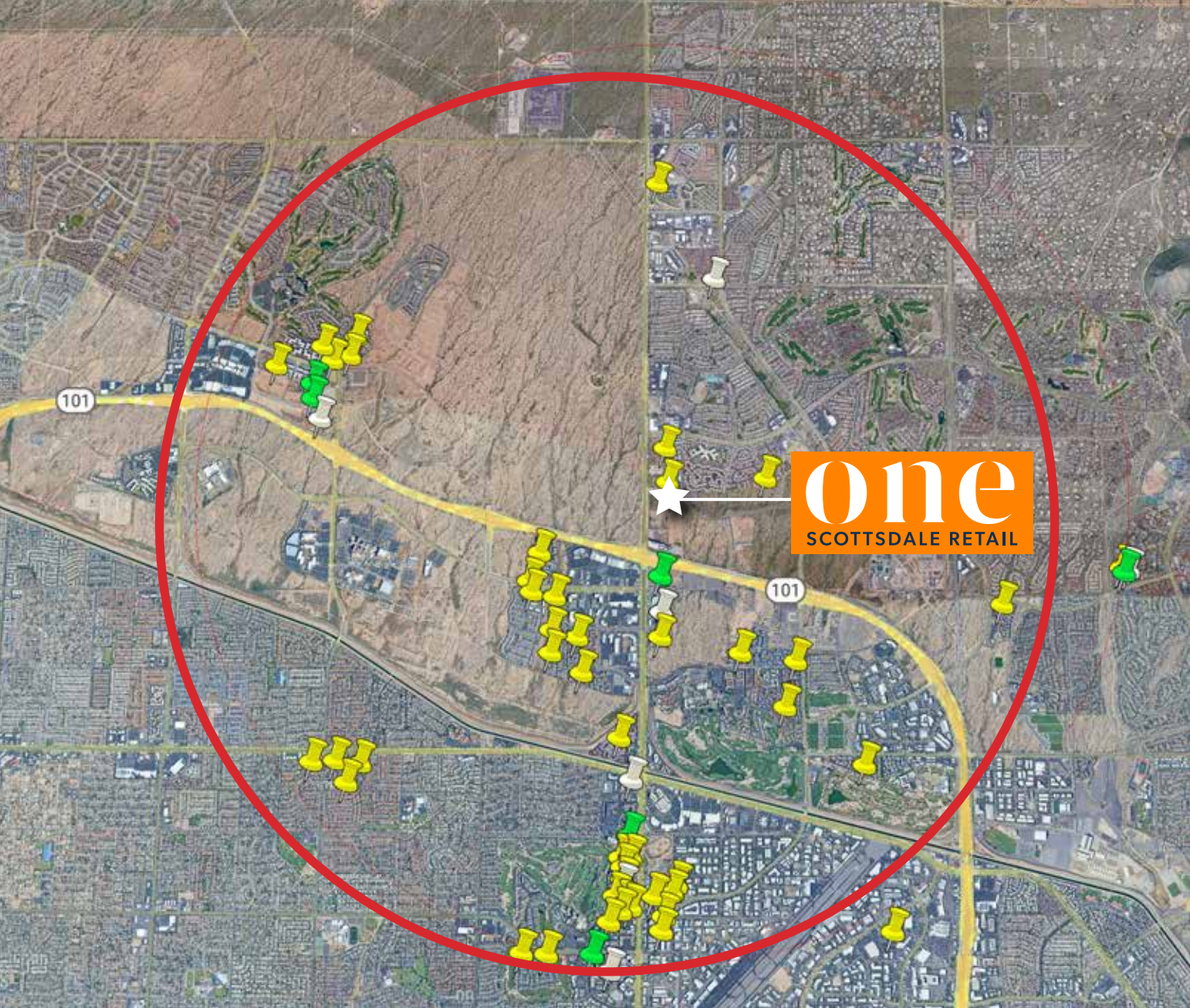
cheesecakeFactory **SHAKE SHACK** **VICTORIA'S SECRET**
Crate&Barrel **LOVESAC** **P.F. CHANG'S**
ANTHROPOLOGIE

Walmart

COSTCO WHOLESALE

Banner Health

3 MILE MULTIFAMILY STATISTICS



EXISTING MULTIFAMILY PROJECTS

Yellow Pins
48 Properties
13,457 Units

MULTIFAMILY PROJECTS UNDER CONSTRUCTION

Green Pins
6 Properties
3,602 Units

PROPOSED MULTIFAMILY PROJECTS

White Pins
8 Properties
3,363 Units



3 MILE RADIUS | AT-A-GLANCE

49,759

Residents

43.6

Median Age

23,711

Households

\$173,269

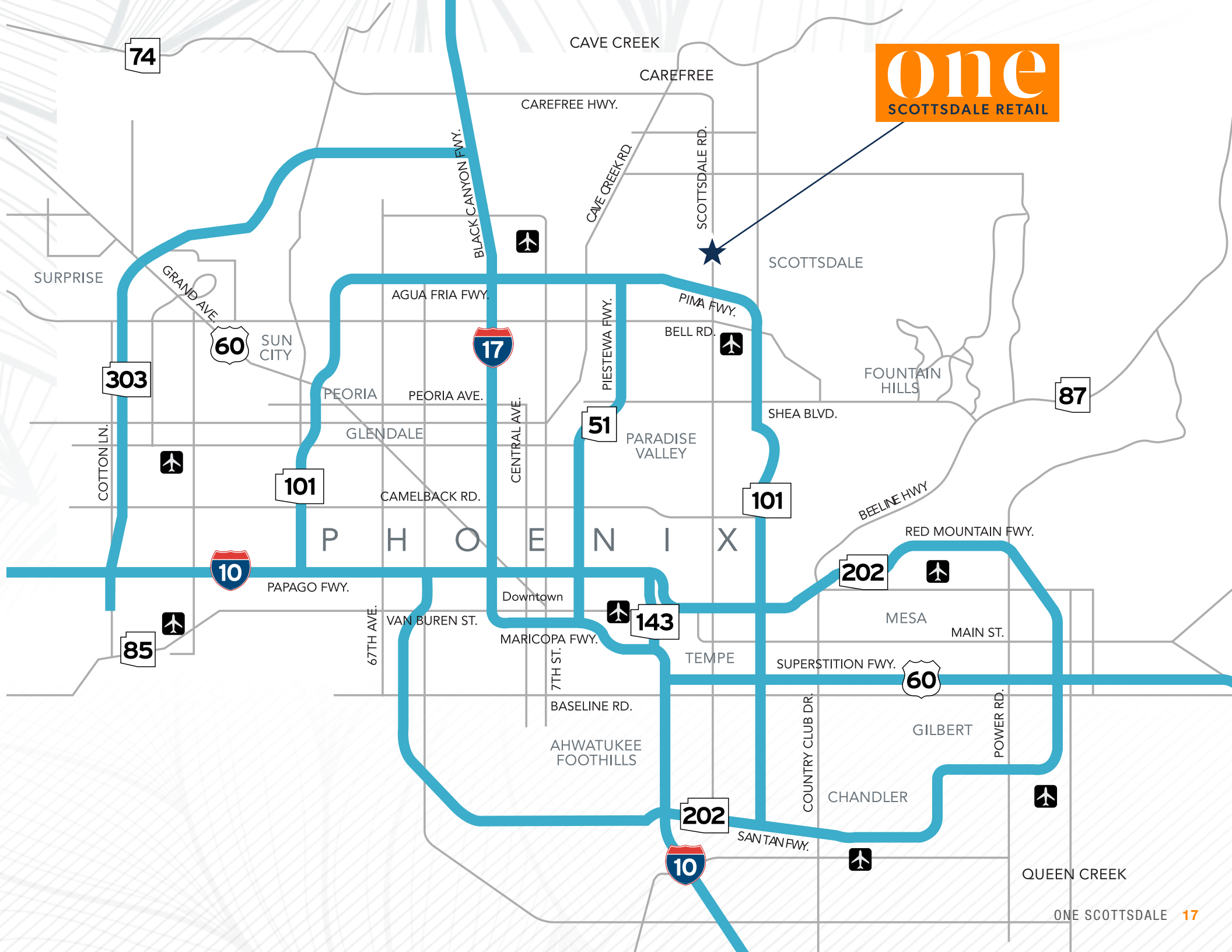
Average Income

AREA OVERVIEW: SCOTTSDALE, ARIZONA

Located in one of Metro Phoenix's most prominent submarkets, North Scottsdale, the subject property is conveniently positioned just off the Loop-101 freeway that circulates all throughout the Valley. A 9-minute drive south lies Scottsdale Airport that saw over 178,000 take-offs in 2023, making it the busiest corporate jet facility in Arizona. This city continues to grow and thrive with new job opportunities and construction projects breaking ground by the day. The state of Arizona ranks in at third for highest job growth and fifth for highest growth in skilled jobs.

The area is up and coming with a median age of 43, daytime population of 49,759 and projected annual growth rate of 1.9% over the next five years within a 3-mile radius of the property. Another growth indicator is evident with the 11,345 apartment units within that same radius and an additional 2,696 units currently under construction. Retail assets proved to be resilient and have dropped down to a 3.6% vacancy rate among 5.8M square feet. Office space has been on a steady incline with 312,800 square feet of new space under construction.

Major companies in the area include HonorHealth with over 6,323 employees and Vanguard with over 3,365 employees. Known as the "The West's Most Western Town", Scottsdale offers a distinctive mix of modern sophistication and Old West charm. This area is home to a plethora of high-end resorts, world class restaurants and upscale shopping districts like the Scottsdale Quarter and Scottsdale Fashion Square. Another notable attraction nearby is TPC Scottsdale, home of the annual Phoenix Open Golf Tournament, that brought in over 700,000 attendees and generates nearly half a billion dollars into the state of Arizona's economy every year.



EXCLUSIVELY LISTED BY

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NEWMARK

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