

SALE/LEASEBACK INVESTMENT | 7.25% CAP RATE

15330 NORTH HAYDEN ROAD | SCOTTSDALE, ARIZONA

FOR SALE



FEATURES: SUITE 100 / 105

- Individual 20,467 SF Suite
- Concrete Tilt Construction
- 22' Clear Height
- C - 4 Scottsdale Zoning
- 3,500 SF Office Area
- Second Floor Office with Balcony
- 11,000 SF A/C Showroom
- 6,116 SF EVAP Cooled Warehouse
- (2) 12 X 14 Rollup Truckdoors
- Attractive Landscaping
- 2014 Property Taxes: \$29,484 / Year
- Estimated Cam Charges \$22,537 Per Year
- **Sales Price \$4,750,000 | \$232.00/SF**
- **Lease Rate: \$28,697/Mo. NNN**
- Three (3) Year Leaseback: Painted With Oil
- \$345,000 NNN Per Annum 7.25% Cap Rate



3200 E. Camelback Rd.
Suite #100
Phoenix, Arizona, 85018
ph: 602.956.7777 fx:
602.954.0510
www.leeearizona.com

RICK ROBERTSON
PRINCIPAL
602.954.3748
robertson@leeearizona.com

BOB KLING
PRINCIPAL
602.954.3751
bking@leeearizona.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SALE/LEASEBACK INVESTMENT | 7.25% CAP RATE

15330 NORTH HAYDEN ROAD SCOTTSDALE, ARIZONA

FOR SALE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

3200 E. Camelback Rd.
Suite #100
Phoenix, Arizona, 85018
ph: 602.956.7777 fx:
602.954.0510
www.leeazona.com

RICK ROBERTSON
PRINCIPAL
602.954.3748
robertson@leeazona.com

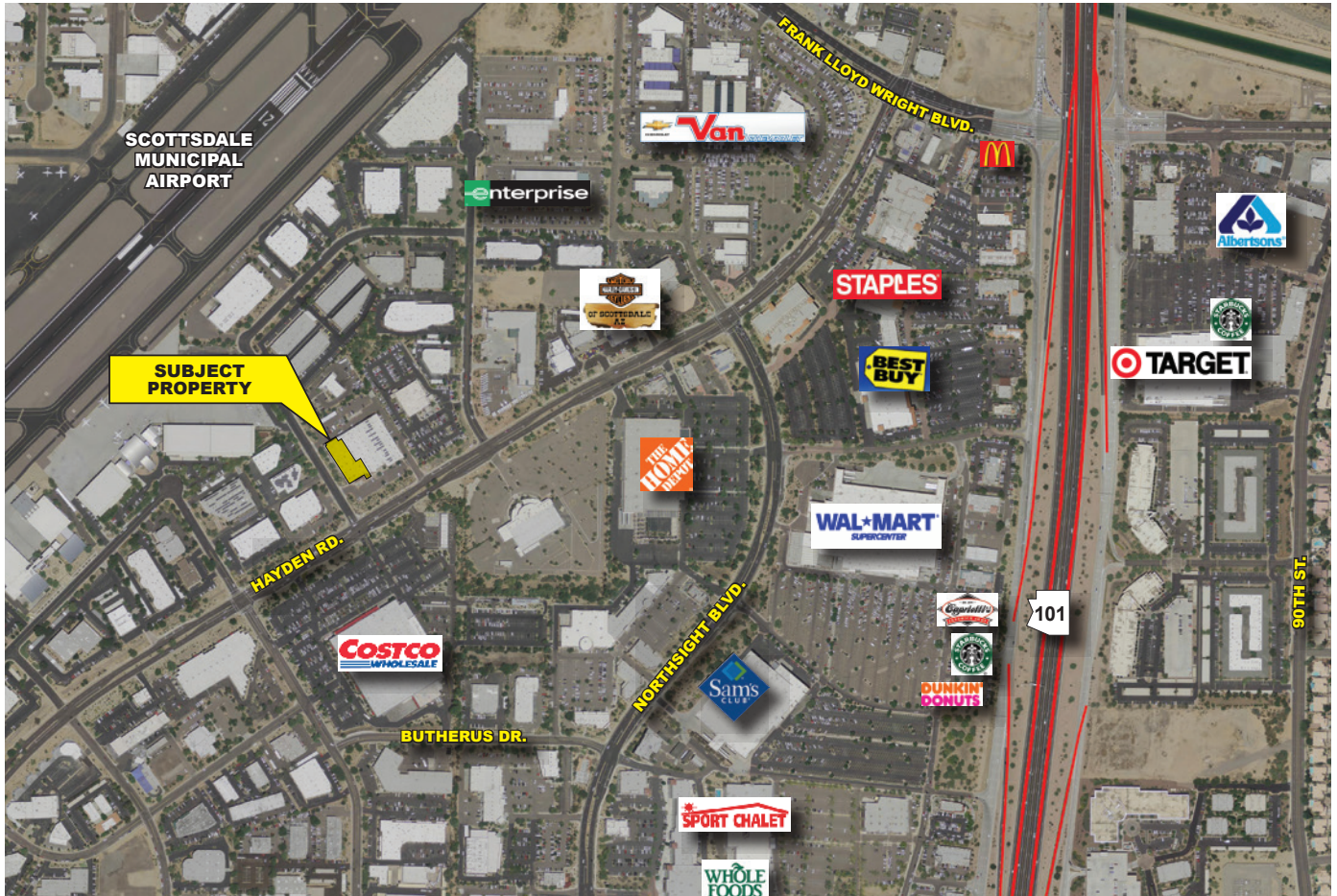
BOB KLING
PRINCIPAL
602.954.3751
bkling@leeazona.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SALE/LEASEBACK INVESTMENT | 7.25% CAP RATE

15330 NORTH HAYDEN ROAD | SCOTTSDALE, ARIZONA

FOR SALE



LEE & ASSOCIATES®
COMMERCIAL REAL ESTATE SERVICES

3200 E. Camelback Rd.
Suite #100
Phoenix, Arizona, 85018
ph: 602.956.7777 fx:
602.954.0510
www.leeazona.com

RICK ROBERTSON
PRINCIPAL
602.954.3748
robertson@leeazona.com

BOB KLING
PRINCIPAL
602.954.3751
bking@leeazona.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

SALE/LEASEBACK INVESTMENT | 7.25% CAP RATE

15330 NORTH HAYDEN ROAD | SCOTTSDALE, ARIZONA

FOR SALE



20,467 SF | \$4,750,000 | \$232.00/SF

INVESTMENT INFORMATION

20,467 SF Leased to Painted With Oil - 3 Years After Close of Escrow
 \$28,697 Per Month NNN
 \$345,000 Per Annum

DEMOGRAPHIC SNAPSHOT

Description	0.00 - 1.00 Miles		0.00 - 3.00 Miles		0.00 - 5.00 Miles	
	Radius 1	%	Radius 2	%	Radius 3	%
2019 Projection	2,556		68,208		164,859	
2014 Estimate	2,530		64,107		157,368	
2010 Census	2,531		61,028		152,325	
2000 Census	3,070		54,135		144,379	



3200 E. Camelback Rd.
 Suite #100
 Phoenix, Arizona, 85018
 ph: 602.956.7777 fx:
 602.954.0510
 www.leeearizona.com

RICK ROBERTSON
 PRINCIPAL
 602.954.3748
 robertson@leeearizona.com

BOB KLING
 PRINCIPAL
 602.954.3751
 bklings@leeearizona.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

15330 HAYDEN DESIGN CENTER

The Hayden Design Center is a 65,000 sq. ft. retail condominium project in a superb North Scottsdale location at the NWC of Hayden Road and 83rd Way. The building is directly across the street from Costco and adjacent to numerous automotive and motorcycle dealerships.

There are six (6) suites that are individually owned by end-users who are actively involved with high-end furniture and home décor furnishings.

- **PAINTED WITH OIL** – Paintings and picture frames
- **FEATHERS** – Custom furnishings to luxury home market
- **BUNGALOW** – Unique home furnishings
- **TOH DESIGN STUDIO** – Home accessory design studio
- **TIERRA DEL LARGO** – Furniture from Morocco, India and Turkey

All of these retailers purchased their condominium units in 2006 for over \$200 per sq. ft. shell and have had successful operations despite the slowdown in custom home construction between 2008 and 2012. These highly coveted units have additional interior tenant improvements that initially cost an additional \$40 to \$100 per sq. ft. plus extensive showroom fixturing. Now that custom home construction has rebounded, these retailers should continue to flourish.

The 20,467 sq. ft. suite being offered for sale is located in a prominent corner of the building and is occupied by Painted with Oil, Spirit Pony Rustic Furniture and Feathers Interiors. To facilitate the daily management of the suite, the principal owners of Painted with Oil will sign a 3-year master lease with a full personal guaranty that will ensure that the property will be fully occupied and well-maintained.

The owners of this property are proposing a sale-leaseback scenario at a monthly lease rate of \$28,697 per month NNN for three (3) years after close of escrow. The annual net income will be \$345,000, which creates a 7.25% capitalization rate.

There is an existing non-recourse loan with Wells Fargo Bank with a current loan balance of approximately \$3,568,000, which must be assumed by the Buyer. The loan has a maturity date of July 1, 2017 and an interest rate of 6.32%. The monthly principal, interest and reserve payment is \$26,087.

RICK ROBERTSON

Principal
602.954.3748

rrobertson@leearizona.com

BOB KLING

Principal
602.954.3751

bkling@leearizona.com

