

Raintree Office Park II

9300 E. Raintree Drive, Suite 130 | Scottsdale, AZ

Offering Memorandum



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COMMERCIAL PROPERTIES INC

Locally Owned. Globally Connected. 

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SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

Table of Contents

Executive Summary.....	3
Investment Details.....	4
Tenant Information.....	5
Interior Photos.....	7
Floor Plan.....	8
Nearby Amenitis.....	9
Bird's Eye View.....	10
Demographics.....	11
Scottsdale Market.....	12



Price: \$1,636,153.84 | NOI: \$106,350.00 | CAP RATE: 6.5%

Address	9300 E. Raintree Dr. Suite 130 Scottsdale, AZ 85260
Offering	±4,254 SF Investment
Sale Price	\$1,636,153.84
SF For Sale (Rentable)	Approx. 4,254
Year Built	2004
Zoning	CO, Scottsdale
Parcel #	217-15-984





NOI: \$106,550.00

Cap Rate: 6.5%

Sale Price: \$1,636,153.84

Investment Opportunity

±4,254 SF

Brand New 10-year lease term

Lease / Term Commencement: 10 Years From Closing Date

2, Five (5) year options

\$25 psf NNN

10% Rental Rate Increases Every 5 years

Options to Terminate: No

Options to Purchase: No

Right of First Refusal: No

APN: 217-15-984

6 covered spaces

Multiple signage options

America's Health Center located in suite

Located at E Raintree Dr & N 92nd St with excellent visibility

Nearby amenities include North Valley Surgery Center, GNC,

Target, Mayo Clinic, Walgreens, Safeway, Starbucks, Massage

Envy & More





America's Health Center licenses premier office spaces to health care providers from different disciplines at a low cost. America's Health Center bundles rent, internet, and utilities into one low price allowing providers to keep a lower monthly overhead. Additionally, having providers from different disciplines leads to increased synergy.

Premium Locations

All AHC locations are specifically selected for ease of access, conveniently located and often surrounded by numerous other health care providers. With new locations being added on a regular basis, for providers you will be sure to find a well equipped and designed facility near patients.

Electronic Check-in

Patient/client walks into the front door, clicks which provider they are there to see on a tablet, then they type in their name.

Modern Features

Water feature, upgraded flooring, iPad virtual receptionist in the waiting room, quartz counters in office with sinks.

Fully Equipped Kitchen Area

Kitchenette. Refrigerator, dishwasher, microwave, sink, washer and dryer, Keurig.

Lease Details

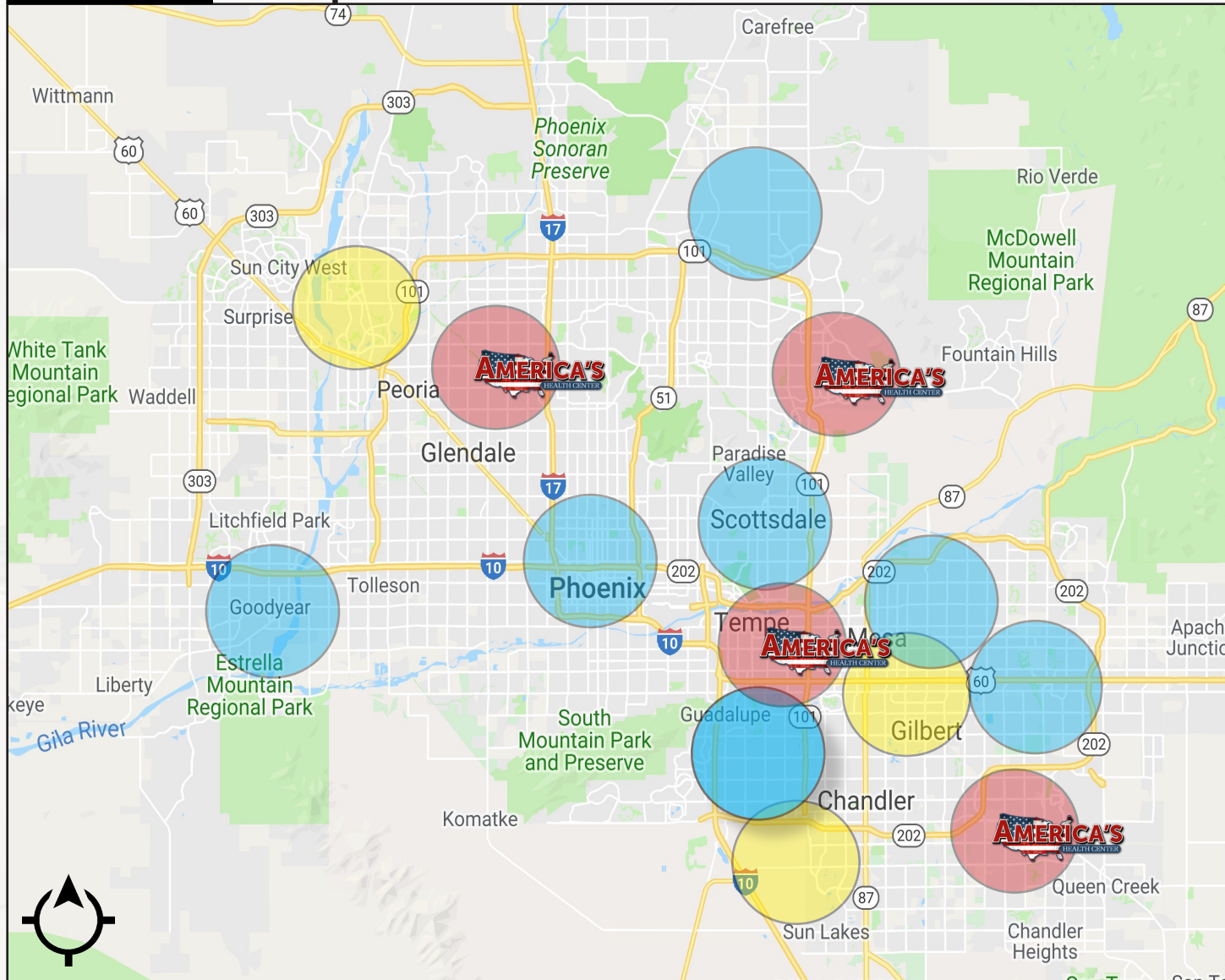
- Brand New 10-year lease term
- Lease / Term Commencement: Immediately Upon Closing
- 2, Five (5) year options
- \$25 PSF NNN
- 10% increases every 5 years
- Options to Terminate: No
- Options to Purchase: No
- Right of First Refusal: No

Rent

Years 1 to 5	\$106,350.00
Years 6 to 10	\$116,985.00
First Option Period	\$128,685.50
Second Option Period	\$141,551.85



Metropolitan Phoenix Area



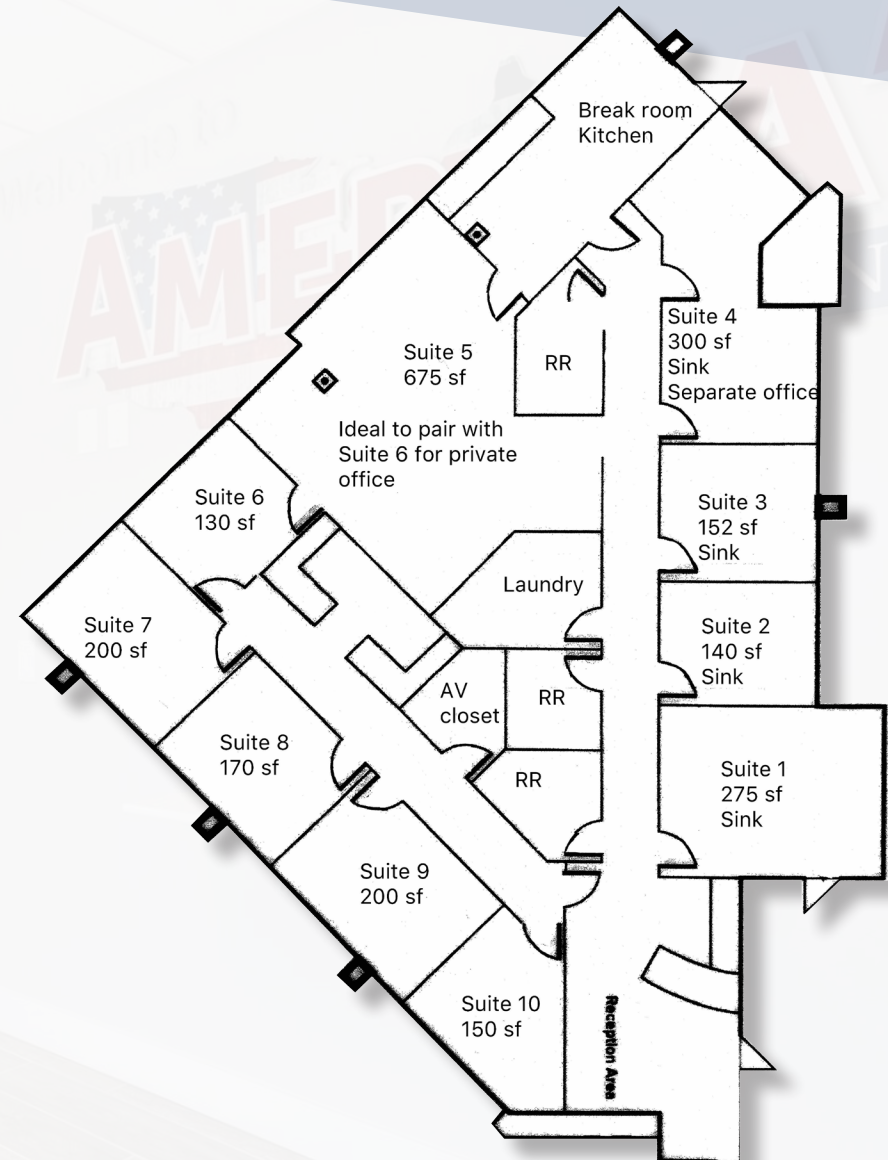
Premier Full Service Medical Office Suites

- CURRENT LOCATIONS**
- CURRENT NEGOTIATIONS**
- FUTURE TARGET AREAS**



Private Office Suites include $\pm 1,862$ SF of shared common area:

- Waiting Room with Virtual Receptionist
- Break Room
- Laundry Facility
- Rest Rooms
- Plumbing in Most Suites



Note: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.

Raintree Office Park II
9300 East Raintree Drive, Suite 130 | Scottsdale, AZ 85260

Bird's Eye View



Key Facts

149,979

Population



67,308

Households

47.4

Median Age

\$77,884

Median Disposable Income

Employment



83%

White Collar



7%

Blue Collar



10%

Services

3.2%

Unemployment Rate

Income



\$97,013

Median Household Income



\$64,759

Per Capita Income



\$359,756

Median Net Worth

Education

2%

No High School Diploma



12%

High School Graduate



25%

Some College



61%

Bachelor's/Grad/Prof Degree

Business



11,258

Total Businesses



140,207

Total Employees

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Scottsdale Market

DISCOVER Scottsdale

Scottsdale, Arizona is located in the beautiful Sonoran Desert at the foot of the scenic McDowell Mountains. It is bordered by Phoenix to the West, the Tonto National Forrest to the North, the McDowell Mountains to the East, and the Salt River to the South.

Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in.

Scottsdale's vibrant Old Town is considered the finest urban center in Arizona. It is home to more than 90 restaurants, 320 retail shops and more than 80 art galleries.

Scottsdale's McDowell Sonoran Preserve, in the city's northern reaches, is the largest urban wilderness area in the United States and features more than 60 miles of trails through diverse and scenic desert terrain.

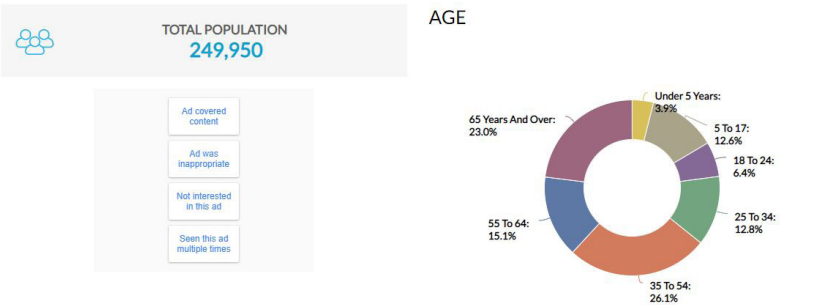
DATA SOURCE:
SCOTTSDALEAZ.COM



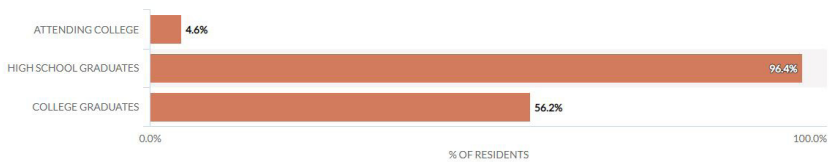
Scottsdale

BY THE NUMBERS

SCOTTSDALE POPULATION & AGE DISTRIBUTION



EDUCATIONAL ATTAINMENT OF ADULTS



INCOME

PER CAPITA INCOME



MEDIAN HOUSEHOLD INCOME



DATA SOURCE:
NEIGHBORHOODSCOUT.COM



SCOTTSDALE
ARIZONA



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exclusively represented by:

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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 price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 07.12.19



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