



2339 N Hayden Rd

SCOTTSDALE, AZ | 85257

FOR SALE



Prime Scottsdale Location with Great Visibility

- SINGLE** tenant investment offering
- LONG** term lease with 10 years of term remaining
- STABLE** long time tenant, First Steps Preschool

BRET ISBELL
 Senior Vice President
 602.300.4112
bret.isbell@kidder.com

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PROPERTY OVERVIEW

Price	\$660,000 (\$211/SF)
Cap	7.5%
NOI	\$49,440/yr
Property Taxes	\$3,722 (2019)
Building Size	±3,120 SF
Land Size	.41 AC
Year Built	1969
Zone	R-5 Scottsdale
APN	131-02-110K
Parking	Ample
Intersection	N, NEC Hayden & Oak
Contingency	Tenant has 30 day right of first refusal



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96,179

POPULATION (2019)

\$83,098

AVERAGE HH INCOME (2019)

78,755

DAYTIME EMPLOYMENT

RENT ROLL

Original Lease Commencement
Jan 1, 2011

Current Lease Expiration - Dec 31, 2030

Thru Dec 31, 2020 \$4,120/mo

Thru Dec 31, 2025 \$4,250/mo

Thru Dec 31, 2030 \$4,500/mo

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