



**EXCLUSIVELY LISTED BY**

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ORION Investment Real Estate  
7328 East Stetson Drive | Scottsdale, AZ  
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# PROPERTY SUMMARY



SALE PRICE	\$2,225,000
PRICE/ SF	\$246.10
CAP RATE	6.50%
BUILDING SIZE	9,041 SF
OCCUPANCY	100%
PARCEL SIZE	.20 Acres
YEAR BUILT	2003
ZONING	C-3, Scottsdale
CROSS STREETS	94th St & Bahia Dr
TRAFFIC COUNT	+/- 17,400 VPD (Bell Rd)

## OVERVIEW

The following is an opportunity to own a stabilized, single tenant AquaSafe Swim School. This is a premier location in Scottsdale, Arizona with a state-of-the-art facility, and a strong clientele to support year round classes. AquaSafe is a recognizable brand in the Phoenix Market with a proven track record.

## HIGHLIGHTS

- » AquaSafe Swim School Sales Leaseback (10 Years from COE)
- » Well Established Scottsdale Location
- » Occupied Property Since 2004
- » Close to WestWorld of Scottsdale
- » Strong Scottsdale Demographics



# TENANT PROFILE



- » Locations Spread Across the Valley and Growing
- » State of the Art Salt Sanitation Pool System
- » Full-Service Swim School

**AquaSafe Swim School** provides Scottsdale, North Phoenix, Cave Creek, Fountain Hills, Gilbert, Chandler, Queen Creek, and Mesa families with an alternative to 'typical' swim lessons. They proudly provide year-round, small group instruction in their warm indoor swimming pool where parents can watch their children's progress from the comfortable viewing gallery. AquaSafe's instructors are experienced, caring professionals who have a passion for teaching swimming and water safety.

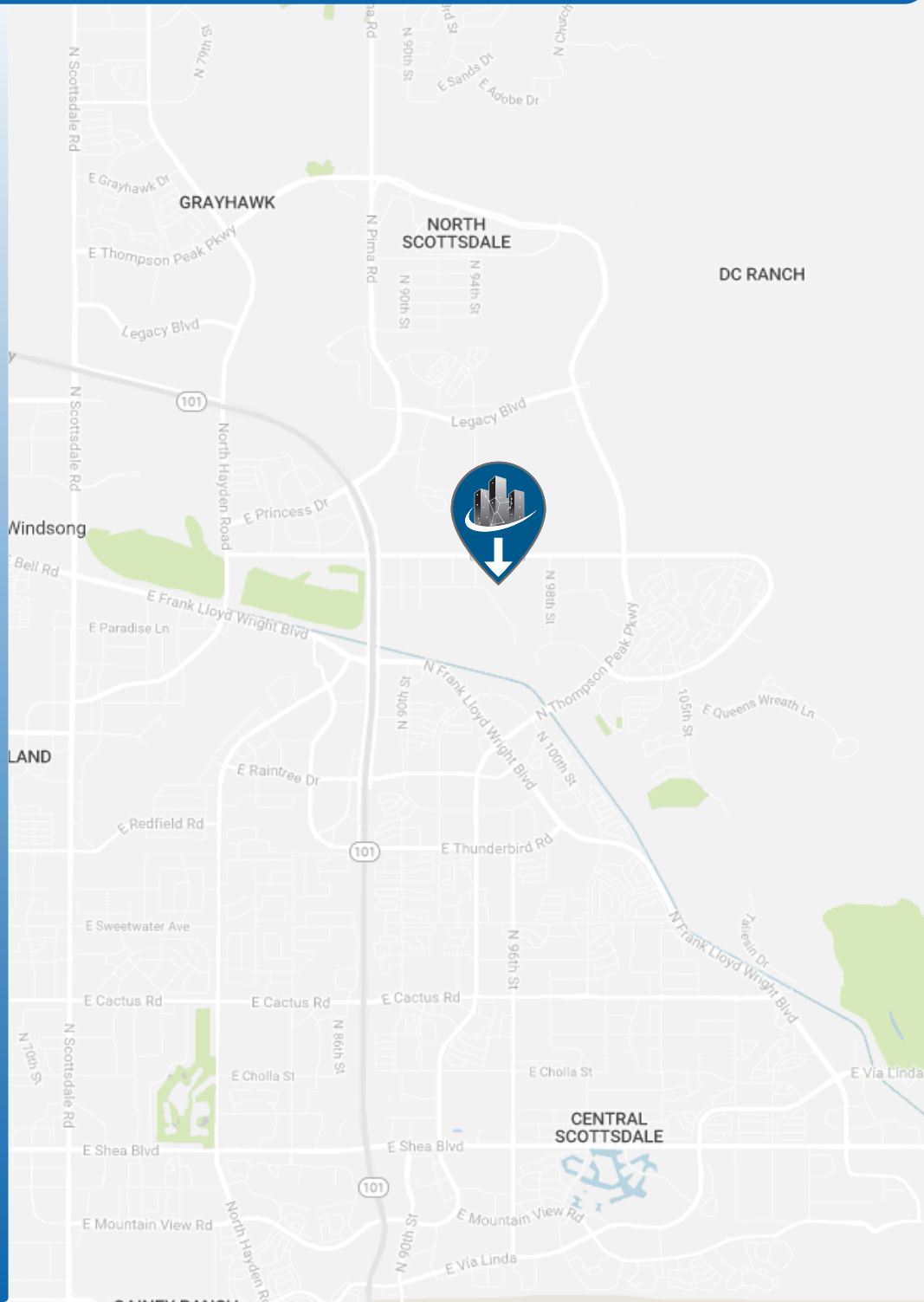
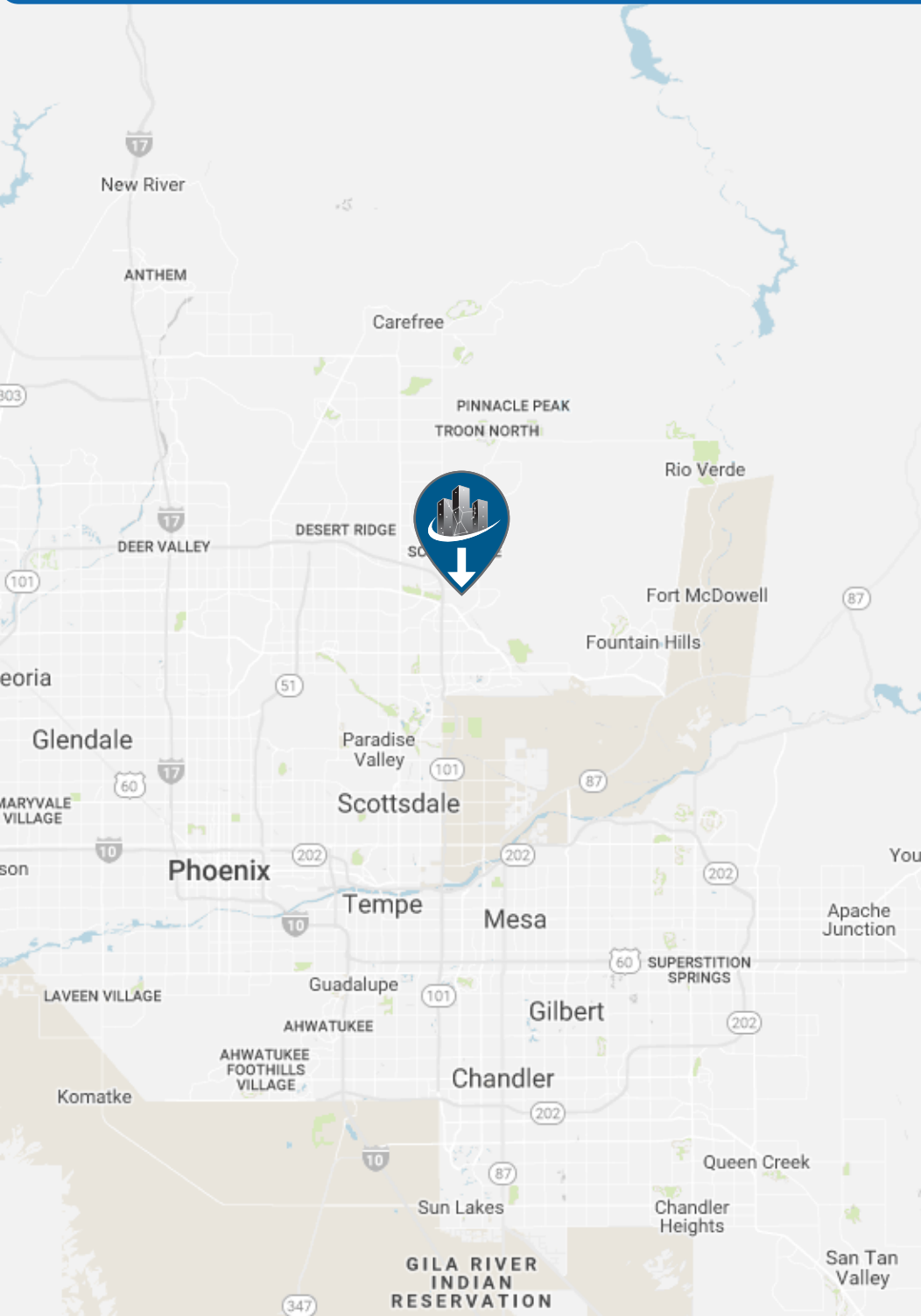
AquaSafe Swim School's state-of-the-art salt sanitation system lets your child swim in a sparkling-clean pool without the chlorine effects of red eyes, itchy skin, green hair, or sensitivity to chlorine in the air.

Gail Spivey, the school's owner, has assembled a team whose combined experience, training, and enthusiasm are unequalled in the Valley.

[www.aquasafeswim.com](http://www.aquasafeswim.com)



# LOCATION MAPS



**PARCEL MAP**

Parcel #: 217-13-349  
Taxes (2018): \$13,548

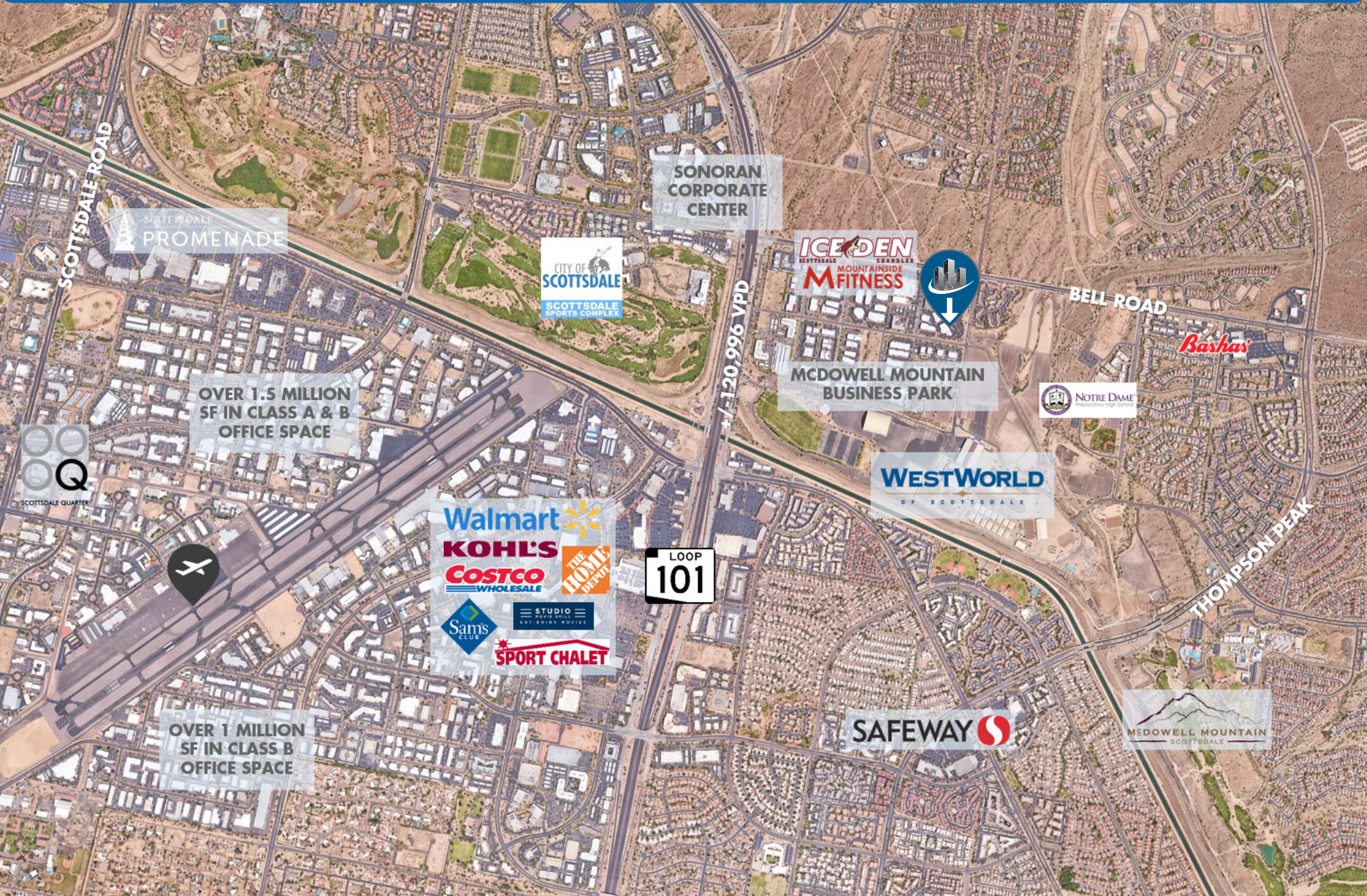


**217-13-349**

**BAHIA DRIVE**

**94TH ST**

# AERIAL MAP





# AREA OVERVIEW

**North Scottsdale** is currently the most actively developed area of Scottsdale, as it was historically the least built up. This portion of the city also claims many of the most expensive houses in Arizona, with many  $\pm$ \$5 million in value. The city's borders are rapidly expanding to the east and west in this area, containing the McDowell Mountain range.

Much of the residential boom in North Scottsdale is driven by available land to build coupled with the fast growth of Scottsdale Airpark, the second largest employment center in the Phoenix metropolitan. A record number of businesses and employees have moved into Scottsdale's bustling Airpark corridor, which is emerging as a one of the Phoenix area's major hubs for urban growth. More than 55,000 employees work for about 3,000 companies within the Scottsdale Airpark area, which covers about 5 square miles in north Scottsdale and Phoenix's Kierland neighborhood.



**Scottsdale Airport** is a general aviation reliever facility with no commercial commuter or airline service, and is home to many of the Valley's corporate aircraft. It's located nine miles north of Scottsdale's downtown area and in close proximity to a wide range of world-class resorts, hotels, restaurants, and golf courses. It is one of the premier corporate jet facilities in the state. Scottsdale Airport and its surrounding Commerce Airpark is a major economic asset for the City of Scottsdale. Centrally located in Scottsdale's only industrial-zoned area, the Airport and Commerce Airpark are primary sources of employment.



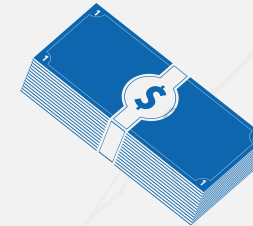
**TPC Scottsdale:** Home of the largest-attended tournament in the world, the fan-favorite Waste Management Phoenix Open, TPC Scottsdale is a masterful blend of challenge and playability – compelling the sport's top players and recreational golfers alike. Set in the rugged Sonoran Desert and surrounded by the stunning McDowell Mountains, TPC Scottsdale two championship courses to enjoy – the world famous Stadium Course and the stunning Champions Course. As Arizona's only PGA TOUR property, you'll experience the standards of quality and service normally reserved for the TOUR professionals. TPC Scottsdale has been named "one of America's best courses" by Golfweek Magazine, "one of the Top 50 Golf Resort Destinations in the World" by Condé Nast Traveler, and is consistently named one of the top courses in Arizona.

# DEMOGRAPHICS

## DEMOGRAPHIC HIGHLIGHTS



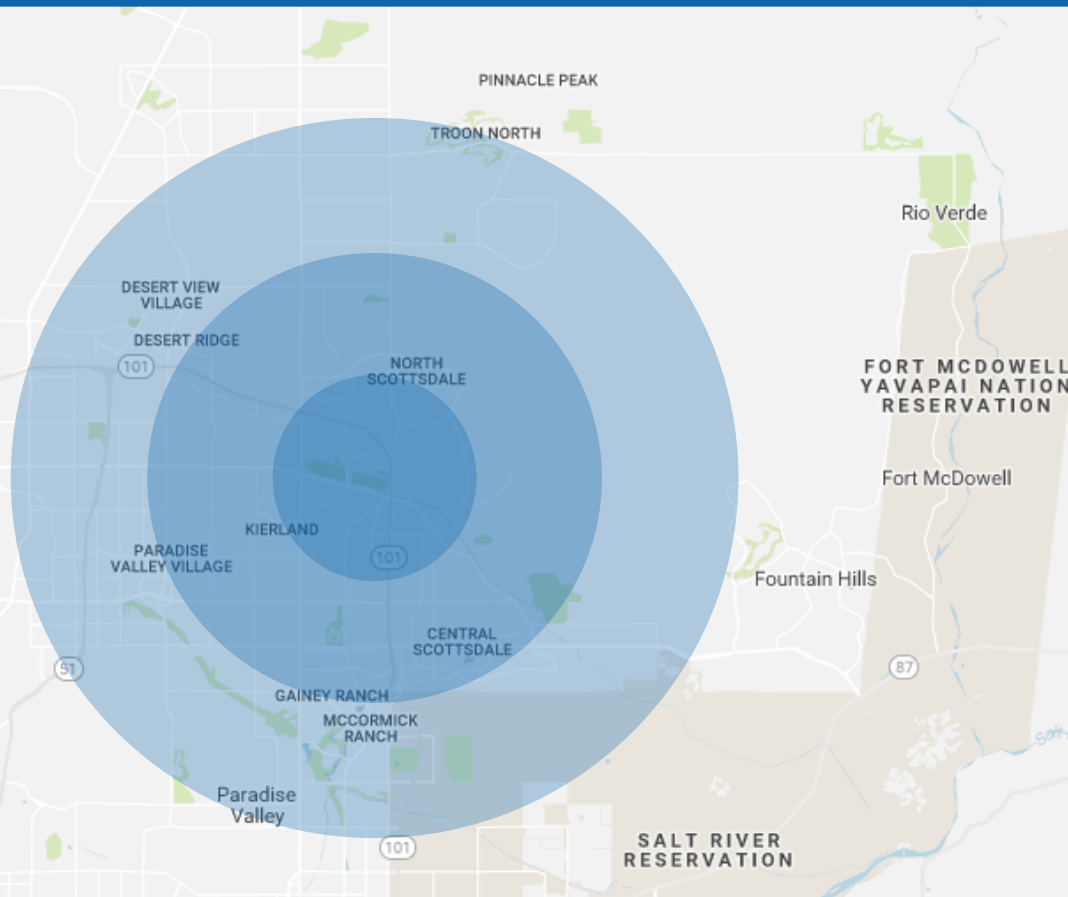
DAYTIME POPULATION  
**256,948**  
\*5 Mile Radius



AVERAGE HOUSEHOLD INCOME  
**\$133,626**  
\*3 Mile Radius



MEDIAN AGE  
**38.7**  
\*1 Mile Radius



2017 SUMMARY	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	17,211	120,319	256,948
POPULATION	8,805	51,638	131,988
AVG HOUSE SIZE	2.21	2.22	2.23
AVG HOUSEHOLD INCOME	\$117,236	\$133,626	\$128,463
MEDIAN AGE	38.7	44.1	46.2



# FINANCIAL ANALYSIS

Tenant	Square Footage	Lease Start Date	Lease End Date	Rental Rate per Month	Rental Rate per Year	Monthly Rent	Annual Rent	CAM/SF	CAM Total
Aqua Safe	9,041	COE	10 Years	\$ 1.33	\$ 16.00	\$ 12,054.67	\$ 144,656.00	\$ -	
*10% Rental Increase Year 5									
Totals	9,041 SF			\$ 1.33	\$ 16.00	\$ 12,054.67	\$ 144,656.00		\$ -

INCOME/EXPENSE INFORMATION		Actual Occupancy
Base Rent		\$ 144,656
CAM & Insurance Reimbursement		\$ -
Total Revenue		\$ 144,656
Less Vacancy (Actual)		<u>Actual</u>
Adjusted Gross Revenue		\$ 144,656
Less Operating Expenses	\$0.00 psf	\$ -
Net Operating Income		\$ 144,656

Pricing Analysis:	Pricing	\$/PSF	Actual Cap Rate
List Price Of:	\$2,225,000	\$246.10	6.50%



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