

LENDER OWNED | USER OR INVESTMENT OPPORTUNITY VILLAGES AT PINNACLE PEAK

10428 E. Jomax Road, Scottsdale, Arizona 85262



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PROPERTY HIGHLIGHTS:

- Prestigious North Scottsdale location
- 2005 Class-A quality construction
- Highly affluent area demographics
- Suitable for investment or owner-occupant
- Priced significantly below replacement cost
- Purchase at today's historically low SBA rates



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BUILDING “A” DETAILS:

- 7,510 Square Feet
- Available suites: A-103: 1,726 SF, A-106: 1,100 SF
- 62% Occupied

Additional Information: Pinnacle Grille is a 3,420 SF restaurant featuring Traditional American fare with a focus on gourmet burgers. The restaurant has been a stable tenant in the center since 2010 and is a popular spot for the community and features a welcoming patio. Buddah Brothers Cigars is a 1,264 SF private cigar club and operated by a group of volunteer owners.



BUILDING “B” DETAILS:

- 4,661 Square Feet
- 100% Occupied by single tenant
- Investment opportunity

Additional Information: Gianfranco Ristorante has been a Tenant since 2007, features a Classic Italian fare and is only open for dinner.



BUILDING “D” DETAILS:

- 7,510 Square Feet
- Full building available for occupancy
- Available suites: D-100: 1,843 SF, D-101: 2,710 SF, D-102: 1,173 SF, D-103: 1,784 SF

Additional Information: Several tenants are actively looking to lease space in the building.

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Villages At
Pinnacle Peak



Jomax Road

Jomax Road

Jomax Road

Alma School Road (6,500 VPD)



DEMOGRAPHICS			
2013	1 Mile	3 Mile	5 Mile
Population	1,478	11,171	30,184
AVG HH Income	\$136,088	\$127,110	\$112,362
Households	660	4,848	12,213

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