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DRONE VIDEO

# ABSOLUTE NNN INVESTMENT FOR SALE IN NORTH SCOTTSDALE

AquaSafe  
SWIM SCHOOL

AQAUSAFE SWIM SCHOOL | 9380 E. BAHIA DRIVE | SCOTTSDALE | AZ

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Bell Road

Bahia Road

94th Street



5

**INVESTMENT  
SUMMARY**

Investment Summary  
Investment Highlights

6

**AREA  
OVERVIEW**

Property Overview  
Scottsdale Snapshot

8

**TENANT  
SUMMARY**

Tenant Profile  
Locations

9

**DEMOGRAPHICS**

1-3-5 Demos



**AquaSafe**  
SWIM SCHOOL



McDowell Mountains

DC Ranch  
3,000 Homes

Windgate Ranch  
700 Homes

**The Thumb**  
Just your average gas station...

**WESTWORLD**  
OF SCOTTSDALE



Bell Road

94th Street

Bahia Road



# INVESTMENT SUMMARY

9380 E. Bahia Drive, Scottsdale AZ 85260

Offering Price:	\$2,143,000
Cap Rate:	7%
Current NOI:	\$150,010.00
Occupancy:	100%
Total Building Area:	9,041 SF
Total Land Area:	8,760 SF
Year Built:	2003
Zoning:	C-3
APN #:	217-13-349

## INVESTMENT HIGHLIGHTS

- Absolute NNN ten year lease to be signed by AquaSafe Swim School at close of escrow
- No deferred maintenance
- Strong financials with personal guarantee
- AquaSafe is a locally owned and operated swim school with two locations that have been operating since 2003 in Scottsdale location and 2008 in Gilbert.
- AquaSafe Swim School is a strong tenant that has survived the recession in 2008 and most recently the pandemic
- Located in the heart of North Scottsdale off Bell Road and the Loop 101, across the street from Westworld of Scottsdale
- Westworld is a 386-acre multi-use events facility that is home to major events like Barrett-Jackson Classic Car Auction as well as conventions, trade shows, concerts, equestrian events and more and draws large crowds annually.
- Excellent demographics with an average household income of \$126,356 within 1 mile and more than 138,075 people within 5 miles.
- Within 3 miles there are more than 6,000 homes in well-established, high end communities like DC Ranch, Windgate Ranch and McDowell Mountain Ranch



# PROPERTY OVERVIEW

## LOCATION:

9380 E. Bahia Drive, Suite A104  
Scottsdale, Arizona 85260

## SITE:

The Property is located on Bahia Road, just west of 94th Street in Scottsdale, AZ. The major cross streets are Bell Road and 94th Street.

## LAND AREA:

The Property consists of one parcel (APN 217-13-349) totalling 8,760 SF.

## BUILDING AREA:

The Property consists of one pad building totalling approximately 9,041 SF.

## FRONTAGE & ACCESS:

The center has excellent access along Bahia Road and is accessible from Bell Road.

## TRAFFIC COUNTS:

Bell Road: 17,108  
Loop 101: 136,559

## YEAR BUILT:

The Property was built in 2003.

## ZONING:

The Property is zoned by the City of Scottsdale as C-3.



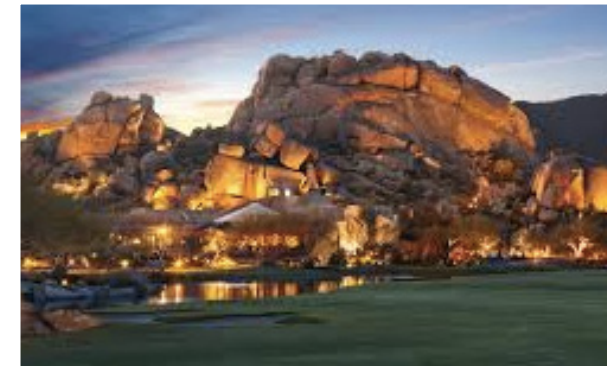
# AREA OVERVIEW

## SCOTTSDALE SNAPSHOT

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 is one of the state's leading job centers with a robust economy anchored by bio-life science companies, high-tech innovation, financial services, tourism and corporate headquarters. More than 22,000 companies do business in Scottsdale, supplying roughly 200,000 jobs.

Every January through March, Scottsdale captures the national spotlight with an eclectic mix of sport and cultural events that draw hundreds of thousands of spectators and millions of television viewers. Scottsdale resorts annually host Fiesta Bowl teams and Old Town becomes a focal point for pep rallies and fan parties. The Barrett-Jackson Collector Car Auction headlines a week of automotive attractions and becomes the star of more than 40 hours of live television coverage. The Waste Management Phoenix Open unfolds at TPC Scottsdale, featuring more national TV coverage and the largest, loudest galleries in golf. The Scottsdale Arabian Horse Show — among the largest horse shows in the nation — and Scottsdale's festive Parada del Sol Parade and Rodeo follow later.



## CITY OF SCOTTSDALE TOP ATTRACTIONS

1. McDowell Sonoran Preserve
2. Old Town Scottsdale
3. Frank Lloyd Wright's Taliesin West
4. Scottsdale Museum of Contemporary Art
5. Sonoran Desert Adventures
6. Wonderspaces Arizona
7. Scottsdale Museum of the West
8. Museum Instrument Museum
9. Desert Botanical Gardens
10. Scottsdale Golf

CITY	»	METRO	»	COUNTY
Scottsdale		Phoenix		Maricopa

**Population  
of Scottsdale**  
**265,249**

# TENANT SUMMARY

## ABOUT US:

AquaSafe Swim School was founded in Scottsdale in 2003 and has remained family owned and operated since inception. They currently have two locations: one in North Scottsdale and the other in Gilbert, just 1.5 miles from Downtown Gilbert.

AquaSafe Swim School provides year-round swimming lessons. As with any progressively-learned skill, success does not come in two weeks or even eight weeks of lessons. Learning to swim is a life-long skill. At AquaSafe, the classes are on-going and most students attend one, often two days a week, all year long. AquaSafe also offers swim team to students 5 to 17 to train for competition.

## WEBSITE:

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



## 2 LOCATIONS

9380 E. Bahia Dr,  
Suite A104  
Scottsdale | AZ

82 W. Ray Road  
Gilbert | AZ







Bell Road

East 94th Street

Bahia Road

### PROPERTY DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2020 Population:	6,489	55,088	138,075
2025 Population:	7,017	59,304	148,294
2020 Total HH:	2,906	23,637	59,877
Median HH Income:	\$126,356	\$142,829	\$136,549

SOURCE: COSTAR DEMOGRAPHICS 2021

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