



# *Freestanding McCormick Ranch Office Building*

FOR SALE | 8686 E SAN ALBERTO DR | SCOTTSDALE, AZ 85258

# OFFERING SUMMARY

LevRose Commercial Real Estate is pleased to present the opportunity to acquire 8686 E. San Alberto Drive; a fee simple, single story, garden style office building. Consisting of approximately ±7,222 square feet, the property was built in 1999 and renovated in 2016. The Seller will be executing a brand new five (5) year lease for Suite 100 at close of escrow, which will provide stable long term income for the new owner. Suite 200, which is available for a user, has an abundance of natural light and high-end finishes throughout, creating a bright and vibrant atmosphere suitable for a variety of uses.

Nestled within the highly sought-after McCormick Ranch Submarket with direct access to the Loop 101, the property has countless retail and restaurant amenities within a short drive or walk. Highlights include Talking Stick Pavilions, Gainey Village & The Mercado Del Lago Shopping. This offering presents an attractive opportunity to a wide array of Investors or Users looking to establish themselves within the Scottsdale Office Market.



# OFFERING DETAILS

---



## PRICE

\$2,299,000 (\$318.33/SF)

---



## BUILDING SIZE

±7,222 SF

---



## LOT SIZE

±0.56 Acres (±24,360 SF)

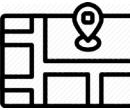
---



## PARKING

3.10/1,000 SF  
(22 Total Spaces, 8 Covered Spaces)

---



## ZONING

C-O, City of Scottsdale  
([View Code of Ordinances](#))

---



## PARCEL NUMBER

174-04-938A

---



## YEAR BUILT/RENOVATED

1999/2016

---



## FURNITURE

Negotiable

---



## 2020 TAXES

\$14,467.70 (\$2.04/SF)

---

# PROPERTY HIGHLIGHTS

---

- Incredible Owner/User Opportunity
- Amenity-Rich Central Scottsdale Location within McCormick Ranch
- Easy Freeway Access off of Via de Ventura and Loop 101
- Secured On-Site Garage with Roll-Up Door
- Effortless Pull Up Parking Throughout the Property
- Efficient Floor Plan Consisting of Tasteful Interior Finishes
- Tremendous Glass Line



# AERIAL OVERVIEW

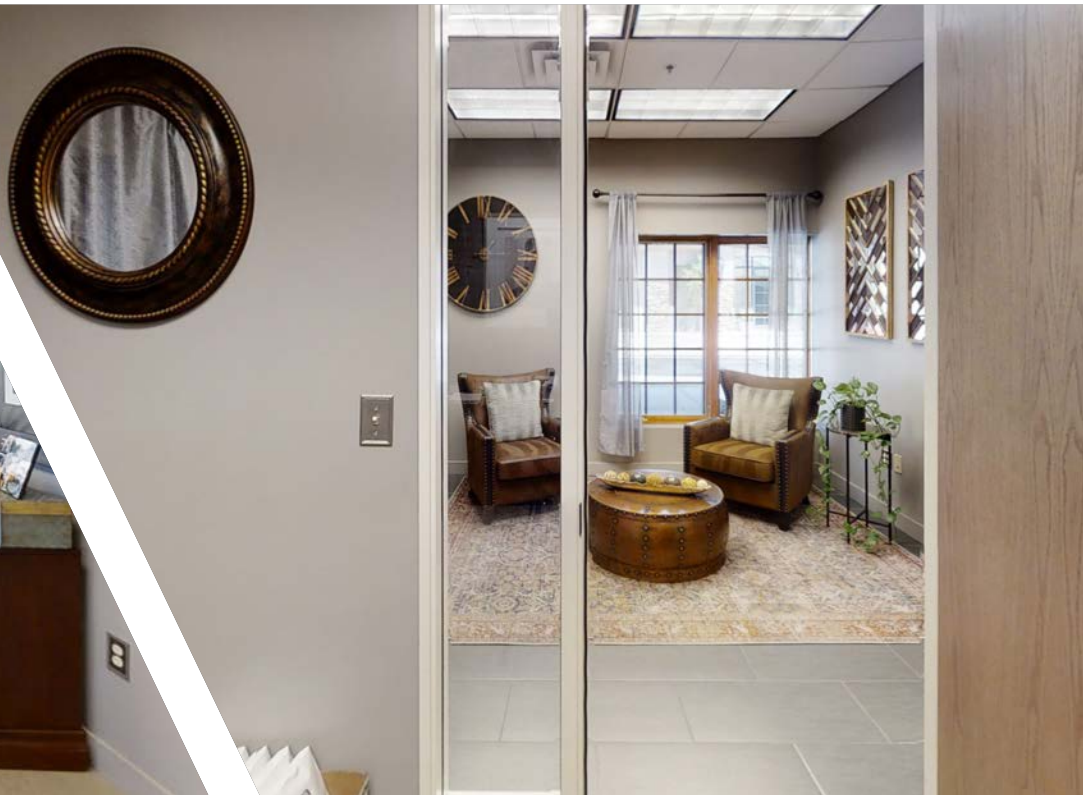
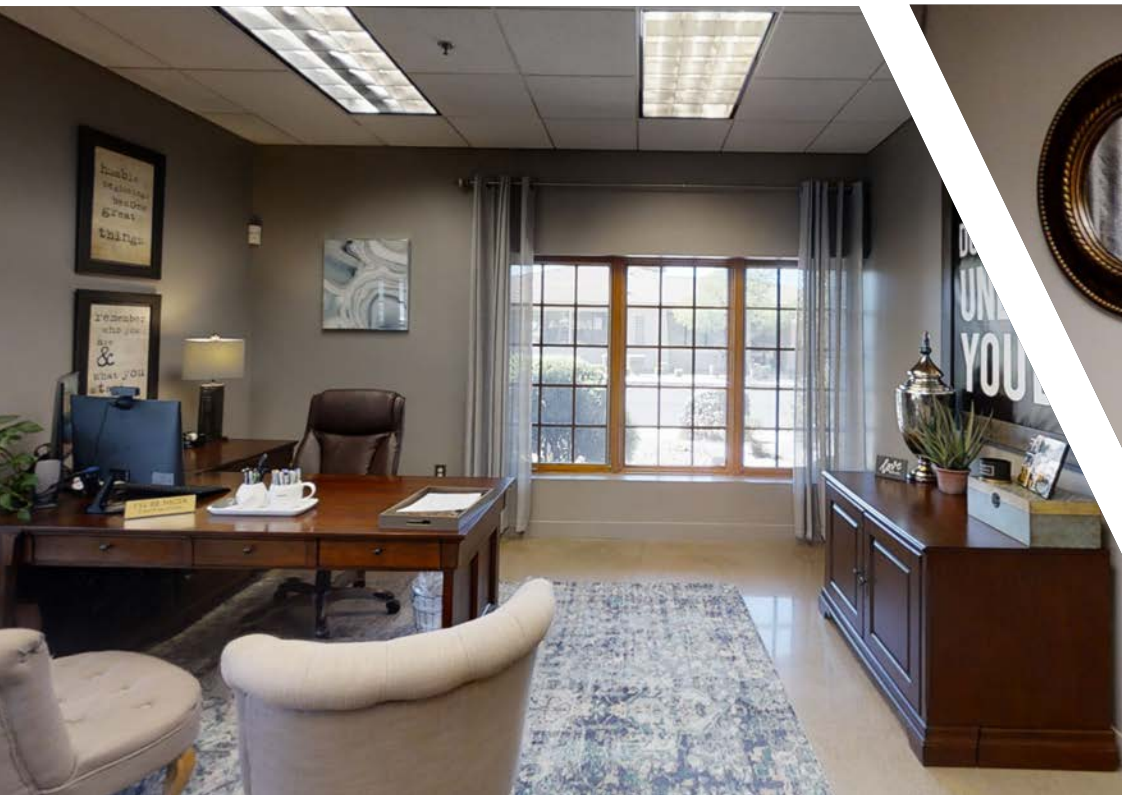


# FLOOR PLAN

LEASED: SUITE 100 (±2,364 SF)

AVAILABLE: SUITE 200 (±4,858 SF)



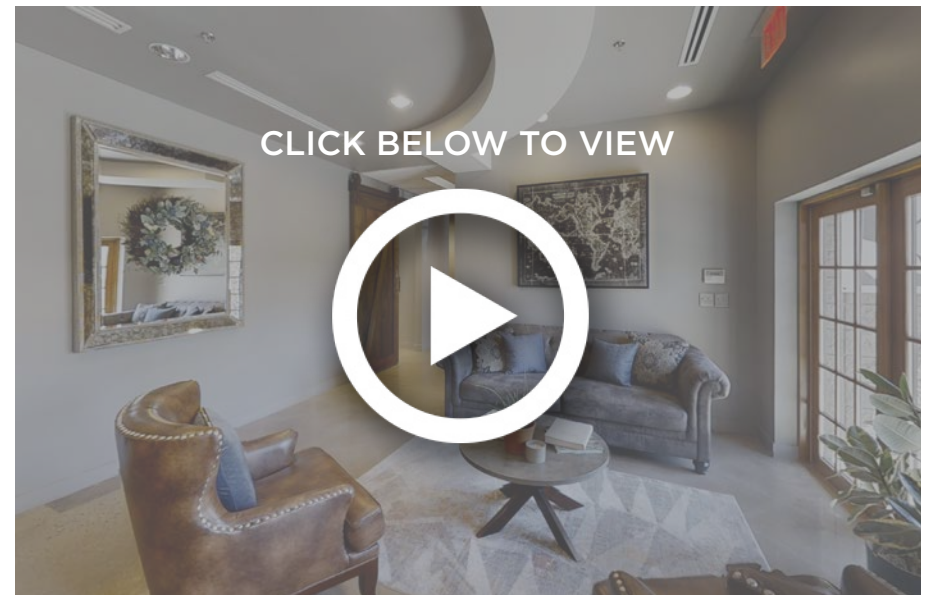


# VIRTUAL TOURS

## SUITE 100: ±2,364 SF



## SUITE 200: ±4,858 SF



# ESTIMATED EXPENSES

	ANNUAL	MONTHLY	PSF
Real Estate Taxes (2020)	\$14,467.70	\$1,205.64	\$2.00
Electric <sup>(2)</sup>	\$10,327.46	\$860.62	\$1.43
Repairs & Maintenance <sup>(1)</sup>	\$6,021.63	\$501.80	\$0.83
Association (2021)	\$4,082.21	\$340.18	\$0.57
Janitorial <sup>(2)</sup>	\$4,044.32	\$337.03	\$0.56
Trash/Water/Sewer	\$3,334.21	\$277.85	\$0.46
Landscaping	\$2,100.00	\$175.00	\$0.29
Insurance	\$1,647.00	\$137.25	\$0.23
<b>TOTAL EXPENSES</b>	<b>(\$46,024.53)</b>	<b>(\$3,835.38)</b>	<b>(\$6.08)</b>

<sup>(1)</sup> This is an annualized amount as averaged over the past 5 years

<sup>(2)</sup> Averages are based on the usage for Suite 200

Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice. If you have received this e-mail in error, please immediately notify me by reply e-mail and destroy the original transmission and its attachments without reading or saving in any manner. If anything in this email references terms of a transaction, please note that nothing is binding until a contract is fully signed by all of the required parties. Thank you.

# LEASEBACK TERMS

At close of escrow, Seller will execute a brand new five (5) year Modified Gross Lease based on the following terms.

## Leaseback Summary - Suite 100

<b>Initial Term:</b>	<b>60 Months</b>
<b>Lease Type:</b>	<b>Modified Gross</b>
<b>Tenant Responsibility:</b>	<b>Electric/Janitorial</b>
<b>Annual Escalations:</b>	<b>\$0.50/SF</b>
<b>Square Footage:</b>	<b>2,364</b>

DATE	PER SF	PER MONTH	# OF MONTHS	BASE RENT VALUE
1 to 12	\$18.00	\$3,545.71	12	\$42,548.55
13 to 24	\$18.50	\$3,644.20	12	\$43,730.46
25 to 36	\$19.00	\$3,742.70	12	\$44,912.36
37 to 48	\$19.50	\$3,841.19	12	\$46,094.27
49 to 60	\$20.00	\$3,939.68	12	\$47,276.17
<b>LEASE VALUE</b>				<b>\$224,561.82</b>

# TENANT OVERVIEW

## Manolio & Firestone

Manolio & Firestone was founded on the idea that the partners wanted to provide superior legal representation to their clients without the pressures and politics of a large downtown law firm. Merrick Firestone and Veronica Manolio knew they could provide better, more reliable, and more personable services than larger firms in a smaller firm setting.



APPEALS



EMPLOYMENT & LABOR LAW



BUSINESS & COMMERCIAL LAW



INTELLECTUAL PROPERTY LITIGATION



CIVIL LITIGATION



CRIMINAL DEFENSE



GENERAL COUNSEL SERVICES



ESTATE AND PROBATE LITIGATION

Our firm concentrates on business-centered representation, offering experienced legal counsel to a variety of businesses. However, we also handle general civil litigation for individuals as well as providing criminal defense. The firm has vast experience in contract negotiation and contract litigation, tort litigation, complex and commercial litigation, all types of employment law, insurance disputes, and matters involving trademark/copyright infringement and other intellectual property rights.

[CLICK HERE TO VIEW WEBSITE: www.mf-firm.com](http://www.mf-firm.com)



TARGET  
BURLINGTON COAT FACTORY  
HOME DEPOT  
CONN'S HOMEPLUS  
MATTRESS FIRM  
BATH & BODY WORKS  
ROSS

CHIPOTLE  
YC'S MONGOLIAN  
OCTANE RACEWAY  
HOBBY LOBBY  
WORLD OF DRUGS  
BUFFALO WILD WINGS  
FAMOUS FOOTWEAR

SWEET TOMATOES  
STARBUCKS  
DENNY'S  
5 & DINER  
MOUNTAIN INSIDE FITNESS  
GUITAR CENTER  
PETCO

DOMINO'S PIZZA  
ALBERTSON'S  
SAKANA  
SUBWAY  
CHINA LITE  
PET FOOD DEPOT  
MATTRESS FIRM

THE VIG MCCORMICK RANCH  
QWIK CHINESE  
LOX STOCK AND BAGEL  
LA FITNESS  
WALGREENS  
STARBUCKS  
SHELL

SALT RIVER FIELDS  
AT TALKING STICK

**SITE**

**VIA DE VENTURA**

PLEXUS WORLDWIDE  
SAFEGUARD SECURITY  
ALL CARE PHARMACY  
SCOTTSDALE CENTER FOR WOMENS HEALTH  
YARDI-MATRIX  
PIMA CENTER WAREHOUSE  
CROSSFIT INFINITE STRENGTH  
RANCHO SOLANO PREP SCHOOL

BUTTERS PANCAKES & CAFE  
TANDOORI TIMES INDIAN BISTRO  
TWISTED GROVE PARLOR + BAR  
THE MELTING POT  
ALTITUDE COFFEE LAB  
GRASSROOTS KITCHEN & TAP  
VILLAGE COFFEE ROASTERY

LOOP  
**101**

IHOP  
MANUEL'S MEXICAN  
PETSMART  
BUYBUY BABY  
OFFICEMAX  
DSW SHOEWAREHOUSE  
BIG LOTS  
MARSHALLS

HOMEGOODS  
FRYS  
BARNES & NOBLE  
PORTILLO'S  
DUNKIN DONUTS  
TACO BELL  
WHATABURGER  
SCHLOTZKY'S

FRYS  
BRUNSWICK ZONE  
HIRO SUSHI  
CHA DA THAI  
RED HOUSE  
ANDREOLI ITALIAN GROCER  
AKITA SUSHI  
AJO'S ALS

PAPA MURPHEY'S  
ALOHA CAKES  
SUBWAY  
TAVERN GRILLE  
CLEAN FREAK  
SUN DEVIL AUTO  
WENDY'S  
HERTZ

HONORHEALTH SCOTTSDALE  
SHEA MEDICAL CENTER

STORAGE WEST  
PSYCHO JOCK EMBROIDERY  
CHANEY ELECTRONICS  
CONTINENTAL FLOORING CO.  
LAFESAFAER INTERLOCK  
AZ RIDE MOTORCYCLE RENTALS  
SCOTTSDALE GYMNASTICS

SUSHI KO  
STARBUCKS  
QUIZNOS  
CHOMPIES  
SPROUTS  
S & V URBAN ITALIAN  
LING & LOUIE'S  
GYROS EXPRESS

LIQUOR VAULT  
NEKTER JUICE BAR  
CHIPOTLE  
BIKRAM YOGA  
SALT + LIME  
BLO BLOW DRY HAIR  
DIAMOND HOUSE  
PET CLUB

**DRIVE TIMES**

**12 MIN**

To Old Town  
Scottsdale

**16 MIN**

To Phoenix  
Sky Harbor

**18 MIN**

To ASU  
Tempe Campus

**22 MIN**

To Downtown  
Phoenix



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2021	7,639	56,312	152,897
2026	8,160	59,936	163,351



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2021	3,805	26,850	70,433
HH Growth 2021-2026:	1.2%	1.2%	1.3%



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2021	\$125,148	\$132,377	\$132,748





**ZAK KOTTLER**  
Partner  
480.294.6003  
zkottler@levrose.com

**JOE COSGROVE**  
Partner  
480.294.6013  
jcosgrove@levrose.com

**HUNTER CHASSE**  
Advisor  
480.289.4225  
hchasse@levrose.com

**AARON COOK**  
Advisor  
480.289.4509  
acook@levrose.com