

NET LEASED INVESTMENT IN SCOTTSDALE, AZ

3001 N. Hayden Road - Scottsdale, Arizona 85251



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PROPERTY OVERVIEW

List Price: \$1,830,000

NOI: \$109,924

Cap Rate: 6%

Initial Lease Term: 10 Years

Lease Expiration Date: 06/2030

Lease Type: NNN

Landlord Responsibilities: Roof & Structure

Increases: 3% Annually

Next Increase: July 2025

Next Increase Monthly Rent: \$9,341.72

Renewal Options: None

Tenant: Adalberto's Mexican Food
Local Business with 2 Locations

Building Size: ± 734 SF

Lot Size: ± 20,952 SF



HIGHLIGHTS

- This triple net leased investment in South Scottsdale is a great opportunity for an investor looking for a well located property with excellent visibility, traffic counts, and a well-established tenant with multiple locations. The property recently had the roof recoated in 2024.
- The property has a drive-thru with an outdoor patio providing for today's requirements for QSR Tenants. The property also allows for property signage and a monument sign that are highly desirable amenities from QSR Tenants. With almost 40K vehicles per day, these signs will only strengthen the desirability of this property long term.
- The immediate area has seen significant investment by national and local retailers to serve the highly desirable and growing area of South Scottsdale. This location is just a short distance away from Old Town Scottsdale, Scottsdale Fashion Square Mall and several new apartments, condos, and other new commercial developments.

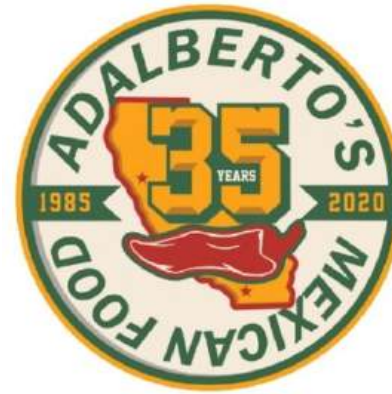
Adalberto's Mexican Food

"At Adalbertos Mexican Food, we are passionate about bringing authentic Mexican cuisine to our customers. Our journey began over 35 years ago when our founder, The Davila Brothers, immigrated to the United States and started working in various Mexican restaurants. He eventually saved up enough money to open his own restaurant, and Adalbertos Mexican Food was born.

We believe that fresh ingredients are key to making delicious food. That's why we use only the freshest and highest quality ingredients in all of our dishes. Our meats are sourced from local farms and our produce is delivered daily. Come taste the difference at Adalbertos Mexican Food.

We want our customers to feel like they are part of our family when they dine with us. That's why we've created a warm and inviting atmosphere that is perfect for family dinners, date nights, and everything in between. Come experience the ambiance at Adalbertos Mexican Food."

- adalnertosaz.com



PROPERTY PHOTOS

3001 N. Hayden Road - Scottsdale, Arizona 85251



AERIAL MAP *Scottsdale, Arizona*



DISTANT AERIAL MAP *Scottsdale, Arizona*



ABOUT SCOTTSDALE, AZ



The city is loosely divided into four areas: South Scottsdale (McKellips Road north to Thomas Road), Old Town (Downtown) Scottsdale, Central Scottsdale (also known as the “Shea Corridor,” extending from Camelback Road north to Shea Boulevard), and North Scottsdale.



South Scottsdale & Old Town Scottsdale have always been among the most vibrant and unique urban downtown centers in the American Southwest. Its pedestrian-friendly streets are home to world class art galleries, museums, restaurants, churches and retail shops.

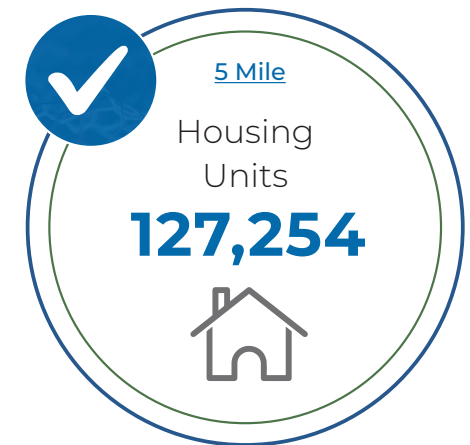
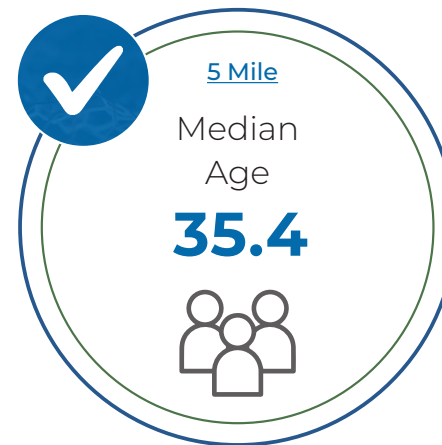
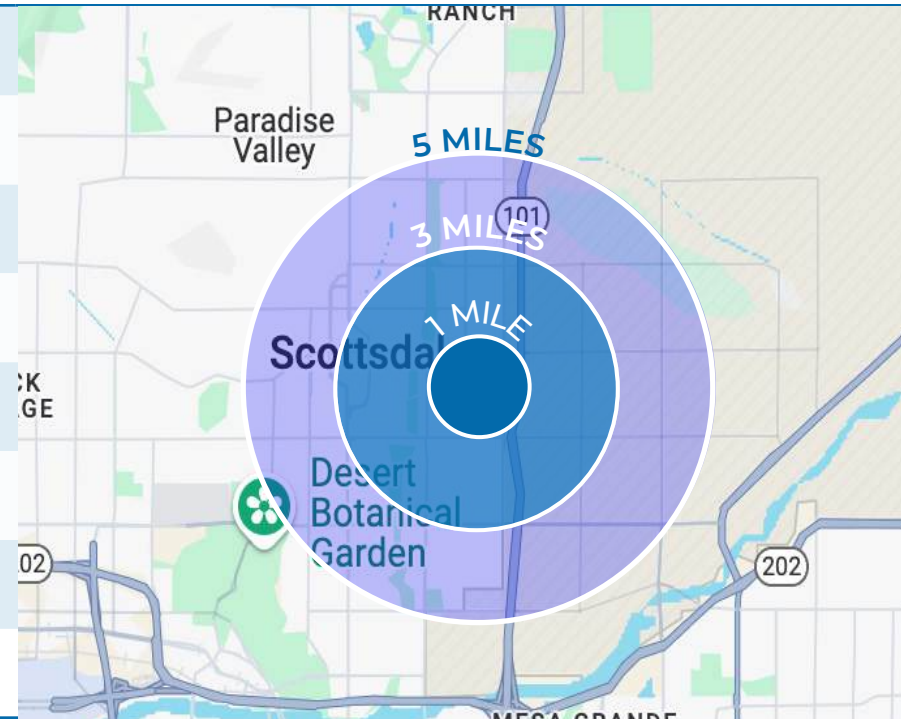
Old Town Scottsdale is nestled within nine walkable neighborhoods you'll find a unique collection of shops, restaurants, art galleries and nightclubs, as well as contemporary public art installations, world-class museums and historic sites from the late 1880s. It's this effortless blend of urban chic and Old West charm that gives our city's downtown its one-of-a-kind flair and makes it a can't-miss stop on any Scottsdale itinerary!

DEMOGRAPHICS *1, 3, 5 MILE RADIUS OF SITE*

2023 SUMMARY (SitesUSA)

	1 Mile	3 Mile	5 Mile
Daytime Population:	26,298	160,510	400,568
Estimated Population:	16,852	99,773	245,310
2028 Proj. Residential Population:	17,175	104,566	252,960
Average Household Income:	\$133,262	\$146,289	\$131,638
Total Employees:	9,446	60,737	155,258
Median Age:	38.2	39.5	35.4
Housing Units:	9,465	56,596	127,254
Total Households:	8,561	51,195	115,409

DEMOGRAPHIC RADIUS RINGS





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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.
