

FOR SALE: \$6,025,846

INVESTMENT SALE

Scottsdale Surgical Center

Fully Occupied with 10 Year Lease

10611 N. Hayden Rd. + 7% Cap Rate
+ \$415,654 NOI





Executive Summary

SALE PRICE: \$6,025,846

Keyser is pleased to offer this opportunity to acquire a 6,396 SF, two-suite medical condo investment fully leased on a long-term basis to an established surgery center operator with multiple locations across the Valley. The space is purpose-built for outpatient surgical use, featuring operating rooms and comprehensive clinical support areas, creating high barriers to tenant replacement and long-term income stability.


Located at 10611 N. Hayden Road in Scottsdale, the property offers exceptional regional access less than one mile from Loop 101 and sits within a highly desirable medical and professional corridor. This offering presents a rare combination of stabilized cash flow, specialized medical improvements, and prime Scottsdale location fundamentals.

10611 N. Hayden Road - Suites 102 & 103

 Long term NNN lease
(Over 9 years of term remaining)

 6,396 SF

 \$64.98 PSF starting Rent
(\$34,638 per month)

 2% Annual Increases

 \$415,654 starting NOI

 7% Cap Rate

 **\$6,025,846 Sale Price**



Suites 102 & 103

10611 N Hayden Road, Building D,
Scottsdale, AZ 85260



APN	175-30-269, 175-30-270
Square Footage	6,396 SF
Parking Ratio	5.0/1000
Year Built	1986
Condition	Excellent
Zoning	S-R

NNN Lease Provisions

- Tenant bears all costs related to the Tenant's use and occupancy of the Premises
- Tenant is responsible for all maintenance and repairs related to plumbing, HVAC, electrical, ceilings, floors, windows, doors, etc.
- Tenant is responsible for maintaining the premises in a clean and orderly condition including finishes and fixtures

Description And Location Of Property

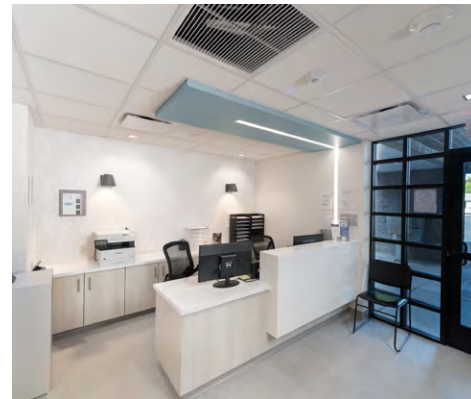
The building was constructed in 1986 and is a well maintained masonry building. The subject property is located at the northeast corner of Hayden and Shea in Scottsdale in the Hayden Park Office Complex, a medical condo project. The project includes 16 buildings and the subject property consists of two units: Suites 102 & 103 within building D. The project is located across the street from Scottsdale Country Club in an affluent area just one mile west of the 101, with a full diamond interchange on Shea. The property has ingress and egress on both Hayden and Shea, making it easy to enter the property.

About the Tenant

The tenant for the properties focuses on pain relief with 9 locations in the Phoenix Area and is in the midst of national expansion.

The tenant has a unique integrated team approach that combines expertise in various disciplines to develop a treatment plan that works best for each individual patient.

The team includes Board Certified medical doctors specializing in interventional pain and anesthesia, nurse practitioners, physical therapists, and chiropractors. Examples of areas of treatment include back pain, neck pain, sciatica pain, joint pain, knee pain, and neuropathy.





CENTRAL SCOTTSDALE

Market Overview

Central Scottsdale combines the area's oldest and newest homes with high-end shopping and restaurants along with some of Scottsdale's best outdoor entertainment sports and classy resorts. McCormick Ranch, which is one of Central Scottsdale's first large developments, is located within Central Scottsdale. There are new condos being built throughout the area, which helps draw in both empty nesters and millennials. The Arizona Canal has been redeveloped into a great spot for both living and going out.

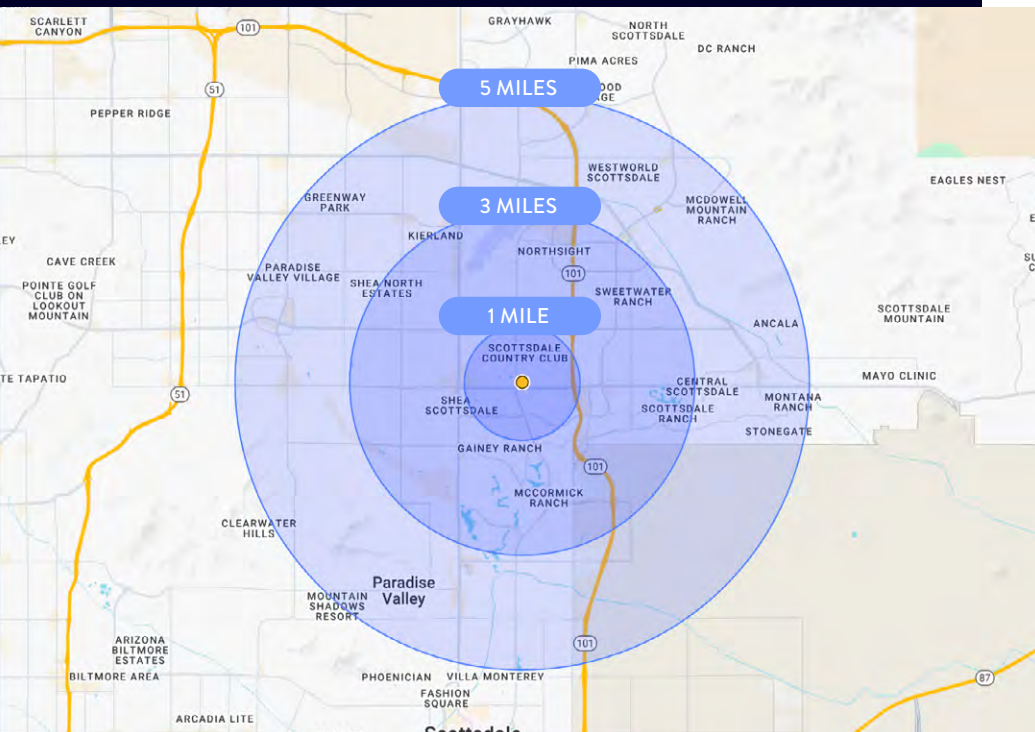
QUICK FACTS ON CENTRAL SCOTTSDALE

- Median home prices in Central Scottsdale are \$855,000.
- There are not many land parcels left to further develop the area.
- Many of the area's older homes have been renovated, attracting higher household income residents.
- Most of the new condo projects are in Old Town and South Scottsdale. Home prices in those areas have been climbing the fastest.
- Rents throughout Central Scottsdale are higher than the average for metro Phoenix.



Central Scottsdale

The Central Scottsdale submarket boasts an attractive location in an affluent area of the Valley. The Loop 101 provides strong connectivity to the rest of the metro and luxury residential communities like McCormick Ranch support the area's well-educated and highly skilled population base. As a result, investors are attracted to the submarket's office assets and consistently place capital here. Over the past 12 months about \$143 million worth of office properties have traded, in line with the recent five-year average of \$145 million annually.



DEMOGRAPHICS

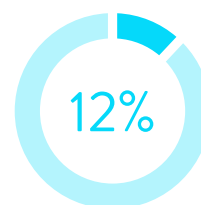
Distance from 10611 N. Hayden Rd.	1 Mile	3 Mile	5 Mile
Current Population (2024)	7,471	69,746	180,231
Projected Annual Growth (2029)	0.8%	0.3%	0.3%
Estimated Households (2024)	3,441	33,295	85,598
Estimated Median Household Income (2024)	\$148,131	\$122,049	\$120,906
Total Businesses	916	10,612	21,273
Total Employees	4,116	92,892	185,368

Consumer Expenditure

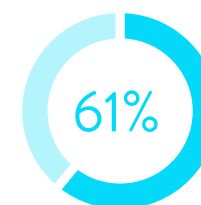
Total Household Expenditure	\$479.78 M	\$4.17 B	\$10.62 B
Health Care	\$24.38 M	\$229.05 M	\$580.14 M
Personal Care	\$4.98 M	\$630.64 M	\$1.61 B

EDUCATION DATA

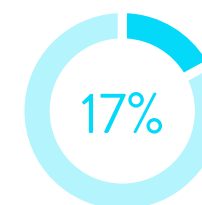
5 Mile Radius



High School Graduate



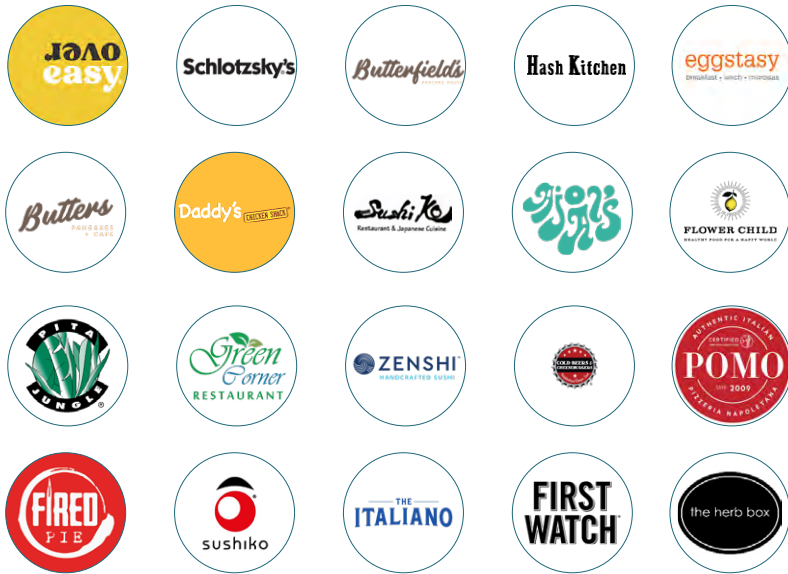
Bachelor's & Higher



At Least Some College

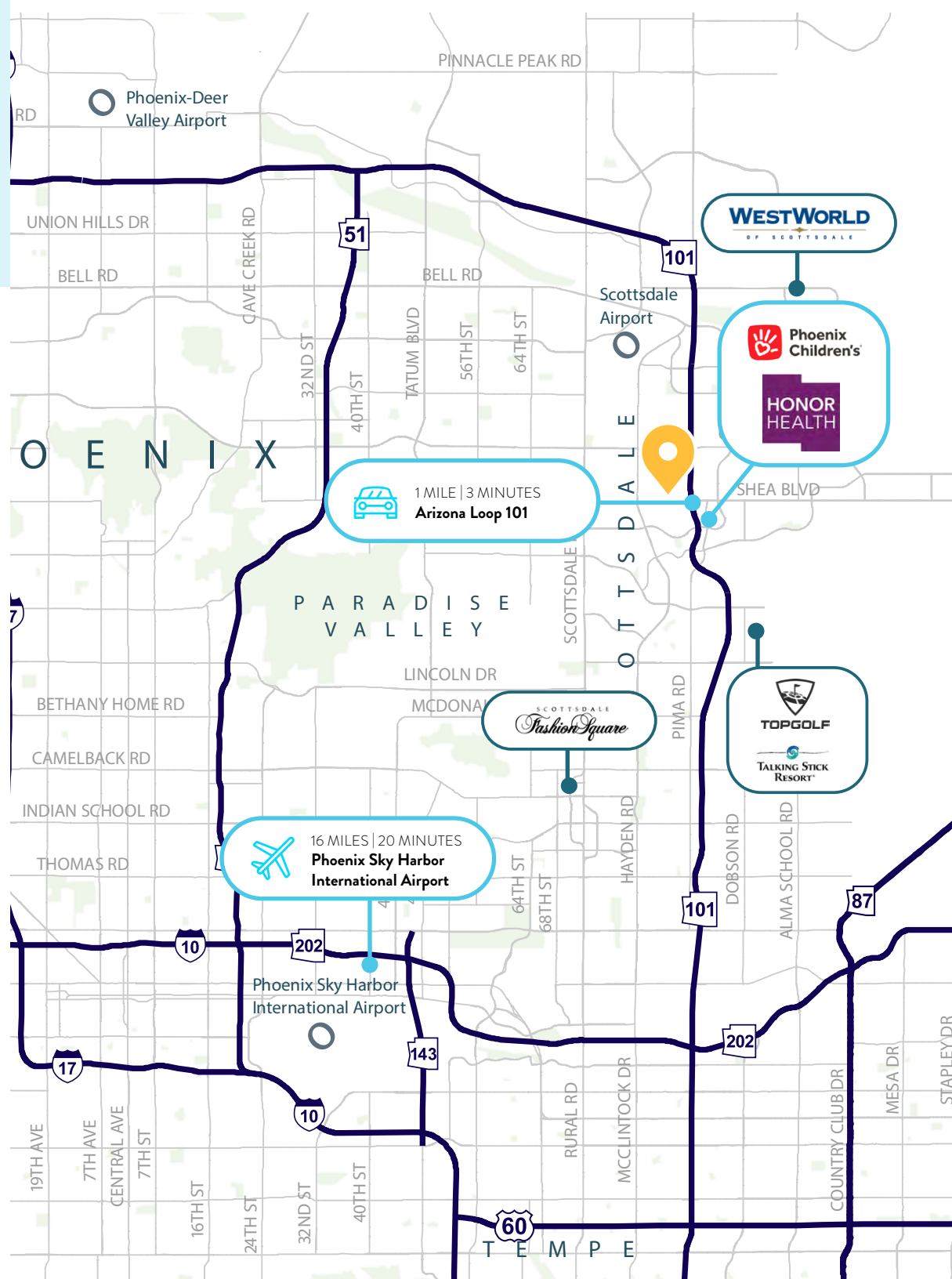
Nearby Amenities & Entertainment

50+ Nearby Restaurants Including:



Vehicle Counts per Day:

Shae Blvd	25.6K EB 25.6K WB
Loop 101	159K SB 173K NB
Hayden Rd	13K SB 10.2K NB





For additional information on this outstanding investment opportunity, please contact:

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Thank You.

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