

# AVAILABLE FOR LEASE

AUTOMOTIVE SHOWROOM/WAREHOUSE  
SCOTTSDALE AIRPARK



**8420 EAST BUTHERUS DRIVE**  
**(Adjacent to Costco in the Scottsdale Airpark)**

**8,903 SQUARE FEET**  
**FUNCTIONAL FLOOR PLAN**  
**SECURED FENCED YARD**

**HARD TO FIND C-3 ZONING**  
**RENTAL RATE: \$24.00/SF NNN**  
**AVAILABLE: JUNE 1, 2023**

***SHOWINGS BY APPOINTMENT ONLY:***

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## SHOWROOM AREA

- WOOD FLOORS
- PRIVATE BATHROOM
- TWO PRIVATE OFFICES
- LARGE SHOWROOM AREA
- LARGE COUNTER DESK
- OPEN FLOOR PLAN
- PRIVATE WAITING AREA





**REAR VIEW OF THE BUILDING**

**THERE IS COVERED PARKING  
ALONG EAST SIDE OF PROPERTY  
INSIDE THE FENCED YARD**



**SERVICE BAY AREA**

## PROPERTY FACTS

|                    |                                                                                                                                                                                                                                                                                                                                          |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROPERTY ADDRESS:  | 8420 East Butherus Drive<br>Scottsdale, Arizona 85260                                                                                                                                                                                                                                                                                    |
| BUILDING SIZE:     | 8,903 Square Feet                                                                                                                                                                                                                                                                                                                        |
| YEAR BUILT:        | 1995                                                                                                                                                                                                                                                                                                                                     |
| CONSTRUCTION TYPE: | Masonry                                                                                                                                                                                                                                                                                                                                  |
| ZONING:            | C-3; City of Scottsdale                                                                                                                                                                                                                                                                                                                  |
| LOT SIZE:          | 35,307 Square Feet (0.81 Acres)                                                                                                                                                                                                                                                                                                          |
| BUILDING HEIGHT:   | 22 Feet                                                                                                                                                                                                                                                                                                                                  |
| OVERHEAD DOORS:    | Three (3)                                                                                                                                                                                                                                                                                                                                |
| PARKING:           | 33 Spaces Total<br>Inside the Fenced Yard <ul style="list-style-type: none"><li>• 6 Covered Spaces</li><li>• 7 Uncovered Spaces</li><li>• Additional Room in Rear to park more vehicles</li></ul> Outside of the Fenced Yard <ul style="list-style-type: none"><li>• 18 Uncovered Spaces</li><li>• 2 Uncovered Handicap Spaces</li></ul> |
| LOCATION:          | Prime North Scottsdale location within the Scottsdale Airpark.<br>Minutes from the Loop 101 Freeway and all major arterials.<br>Situated adjacent to Costco and close to a majority of the automotive and motorcycle dealerships in the area including Harley Davidson. Large retail and automotive industry in this submarket.          |
| AVAILABLE:         | June 1, 2023 (Current Tenant will be vacating on May 31, 2023)                                                                                                                                                                                                                                                                           |



## RENTAL COMPARABLES

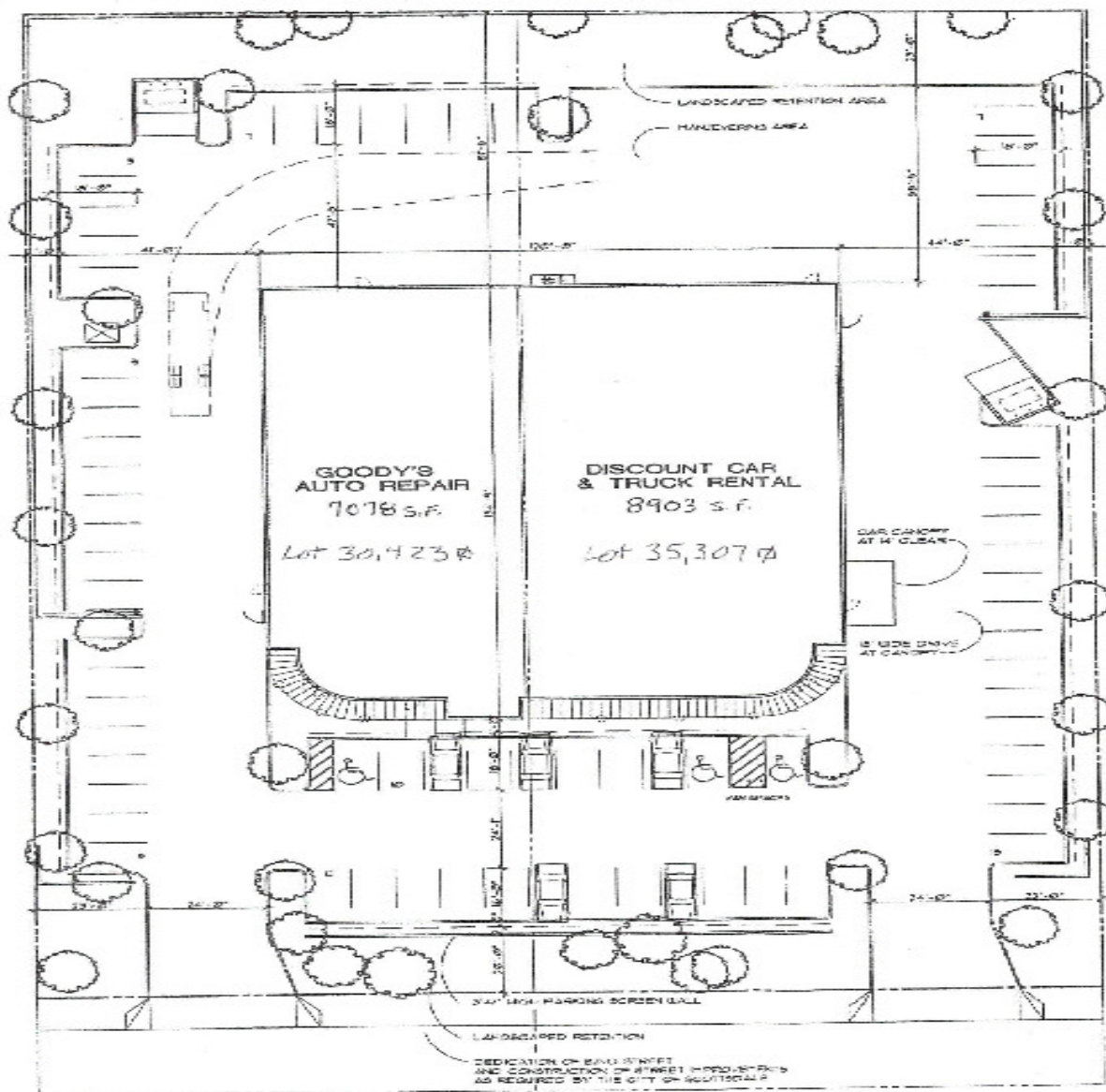
**AVAILABLE AUTOMOTIVE SPACE  
FOR LEASE**  
(Automotive Zoned, 3000-15,000SF, Greater Scottsdale Area)

| PROPERTY ADDRESS                                                         | BUILDING SIZE | ZONING     | LEASE RATE     | LEASE TYPE |
|--------------------------------------------------------------------------|---------------|------------|----------------|------------|
| 2650 North Scottsdale Road<br>Tempe, Arizona                             | 7,749         | CSS        | \$24.00        | NNN        |
| 8355 East Butherus Drive<br>Scottsdale, Arizona                          | 3,570         | C-4        | \$23.40        | NNN        |
| <b>SUBJECT PROPERTY:<br/>8420 East Butherus Drive<br/>Scottsdale, AZ</b> | <b>8,903</b>  | <b>C-3</b> | <b>\$24.00</b> | <b>NNN</b> |

**Note: All data was obtained from CoStar/Comps as of April 1, 2023.**

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## BUILDING PLAN



**\* Goody's Auto Repair (Mercedes Repair) is not a part of the offering**

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## DEMOGRAPHICS

### Population

|                             | 2 mile | 5 mile  | 10 mile |
|-----------------------------|--------|---------|---------|
| 2010 Population             | 28,583 | 145,187 | 458,752 |
| 2022 Population             | 31,847 | 170,832 | 551,377 |
| 2027 Population Projection  | 35,409 | 191,212 | 618,707 |
| Annual Growth 2010-2022     | 1.0%   | 1.5%    | 1.7%    |
| Annual Growth 2022-2027     | 2.2%   | 2.4%    | 2.4%    |
| Median Age                  | 43.2   | 45.7    | 43.9    |
| Bachelor's Degree or Higher | 56%    | 58%     | 49%     |

### Population By Race

|                             | 2 mile | 5 mile  | 10 mile |
|-----------------------------|--------|---------|---------|
| White                       | 27,628 | 151,464 | 484,854 |
| Black                       | 719    | 3,604   | 15,251  |
| American Indian             | 164    | 973     | 9,334   |
| Asian                       | 2,470  | 10,463  | 26,857  |
| Hawaiian & Pacific Islander | 38     | 164     | 771     |
| Two or More Races           | 829    | 4,164   | 14,311  |
| Hispanic Origin             | 2,231  | 10,879  | 71,565  |

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## DEMOGRAPHICS

### Housing

|                   | 2 mile    | 5 mile    | 10 mile   |
|-------------------|-----------|-----------|-----------|
| Median Home Value | \$479,630 | \$570,479 | \$458,301 |
| Median Year Built | 1993      | 1991      | 1989      |

### Households

|                                        | 2 mile   | 5 mile | 10 mile |
|----------------------------------------|----------|--------|---------|
| 2010 Households                        | 13,354   | 64,228 | 200,245 |
| 2022 Households                        | 13,883   | 73,644 | 236,054 |
| 2027 Household Projection              | 15,278   | 82,096 | 264,042 |
| Annual Growth 2010-2022                | 0%       | 0.4%   | 0.6%    |
| Annual Growth 2022-2027                | 2.0%     | 2.3%   | 2.4%    |
| Owner Occupied Households              | 8,967    | 54,150 | 176,140 |
| Renter Occupied Households             | 6,311    | 27,946 | 87,902  |
| Avg Household Size                     | 2.2      | 2.2    | 2.3     |
| Avg Household Vehicles                 | 2        | 2      | 2       |
| Total Specified Consumer Spending (\$) | \$530.2M | \$3B   | \$9B    |

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## DEMOGRAPHICS

### Income

|                         | 2 mile    | 5 mile    | 10 mile   |
|-------------------------|-----------|-----------|-----------|
| Avg Household Income    | \$122,797 | \$136,035 | \$121,174 |
| Median Household Income | \$95,289  | \$105,473 | \$90,184  |
| < \$25,000              | 1,062     | 6,339     | 26,222    |
| \$25,000 - 50,000       | 1,960     | 9,428     | 37,769    |
| \$50,000 - 75,000       | 2,277     | 9,964     | 35,550    |
| \$75,000 - 100,000      | 2,025     | 9,322     | 30,437    |
| \$100,000 - 125,000     | 1,530     | 8,078     | 24,164    |
| \$125,000 - 150,000     | 1,157     | 6,293     | 18,521    |
| \$150,000 - 200,000     | 1,762     | 8,534     | 22,298    |
| \$200,000+              | 2,112     | 15,685    | 41,094    |

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## LOCATION MAP



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