



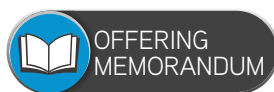
HAYDEN DESIGN CENTER AT 83RD

Feathers Fine Custom Furnishings

Prime NNN Leased Investment
15330 North Hayden Road | Scottsdale, AZ

INVESTMENT HIGHLIGHTS:

- Prime retail location - North Scottsdale
- Rare 7-year NNN sale/leaseback
- Strong award winning tenant
- Price: \$3,990,000 (6.62% cap rate)
- Excellent demographics with over 172,327 residents within 5 mile radius with \$127,404 average household income
- Excellent showroom parking: 2.80/1,000
- Strategically located across the street from a high volume Costco and Home Depot, and minutes to Kierland Commons, Scottsdale Quarter, Scottsdale Promenade, TPC Scottsdale, Scottsdale Airport and Westworld of Scottsdale.
- Scottsdale world-class community:
 - Ranked No. 1 in the US for Job Seekers (source: Wallethub)
 - Top 10 City to Launch Start-up (source: Datafox)
 - Best City to Raise Children (source: MyLife.com)
 - No. 7 Safest City in the US (source: Law Street Media)
- Excellent access to Loop 101 Pima Freeway
- Located in the Hayden Design Center at 83rd, co-anchored by Creative Leather Furniture, Patio Furniture Arizona Iron, DH Davis Home Furnishings, Bungalow of Scottsdale and Tierra Del Lagarto.



Shown by appointment only.

FOR MORE INFORMATION

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