

For Sale > Investment Opportunity



Alamos Building > North Scottsdale

8787 E. PINNACLE PEAK RD. • SCOTTSDALE, ARIZONA



COLLIERS INTERNATIONAL
8360 E. Raintree Dr. Suite 130
Scottsdale, AZ 85260
480 596 9000
www.colliers.com/arizona

PRESENTED BY

Philip Wurth, CCIM
Executive Vice President
480 655 3310
philip.wurth@colliers.com

Michael Milic
Vice President
602 222 5050
michael.milic@colliers.com

Investment Summary > Alamos Building

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Overview

Colliers International is pleased to be retained as the exclusive advisor for the marketing and sale of the Alamos Building, an approximate 21,731 gross square foot, two-story office building located in Scottsdale, Arizona. Constructed in 1985, the property is situated on a 1.22-acre site, zoned C-2, Commercial Office/Retail, City of Scottsdale.

THE OPPORTUNITY

The Alamos Building represents the ideal opportunity for an owner who seeks to own an office property located in the prestigious North Scottsdale submarket at the geographic center of Scottsdale, Arizona. Well below of replacement cost, this opportunity will ensure positive future value to the investor with great upside potential. The property's timeless design and recent improvements minimize the need for maintenance and management which should ensure lower expense costs into the future.

Please consult the exclusive listing broker for more details. All property showings must be coordinated by and through Michael Milic and Philip Wurth.



PRICE

\$3.6M

\$167.98/sf | 7.1% CAP RATE

OCCUPANCY

94%

NOI (PROJECTED 2019)

\$256,585

BUILDING SIZE

±21,731 SF

LAND SIZE

±1.22 acres

YEAR BUILT/REFURBISHED

1985/2013

PARKING

4.3/1,000

91 total spaces of which 30 are covered

ZONING

C-2

City of Scottsdale

TAX ASSESSOR PARCEL NUMBER

212-01-589

Property Information > Alamos Building

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The Location

Prestigious Area

SWC of Pinnacle Peak and Pima with high-end commercial properties on each corner

Prime Frontage

±255' on Pima

±205' on Pinnacle Peak

Amenity Rich

Mastro's & Preston's Steakhouses, My Sister's Closet, AJ's Fine Foods, National Banks, Etc.

85255

Favored Zip Code

\$173,387

Average HH Income (within 1 mile radius)

Scottsdale Road

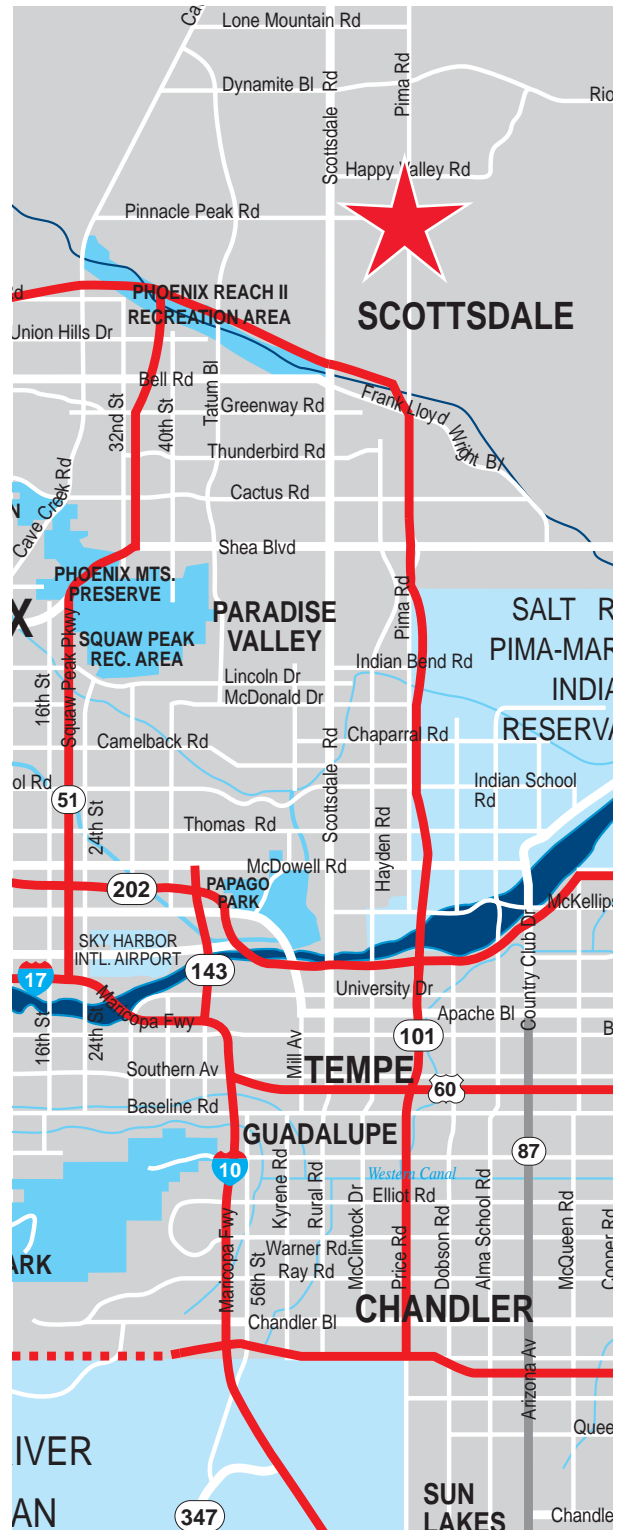
Sprouts, Jalepeno Inferno, JJ's Deli and Eddie Merlot's
Scottsdale – a 5 minute drive from the Alamos Building

Golf Communities

DC Ranch, Silverleaf, Desert Highlands, TPC and Kierland

\$19.50/sf - \$26.00/sf

Area Market Rates



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Amenities Map - Northern View



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