



# MULTI-TENANT DENTAL / MEDICAL / RETAIL BUILDING OWNER USER WITH INCOME OPPORTUNITY

8040 E INDIAN SCHOOL RD | STE 101, 105, 110 | SCOTTSDALE, AZ 85251

**MATT ZACCARDI**

D: 480.966.7625  
M: 602.561.1339  
mzaccardi@cpiaz.com

**KATY HAUG**

D: 480.623.2328  
M: 816.808.7347  
khaug@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. COBPA

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com



# About the Property

|                                     |   |
|-------------------------------------|---|
| <b>ADDRESS</b>                      | 8040 E Indian School Rd<br>Scottsdale, AZ 85251 |
| <b>TOTAL BUILDING SIZE</b>          | ±5,718 SF                                       |
| <b>RECENT BUILDING IMPROVEMENTS</b> | \$135,000 Invested on<br>Cap Ex this year       |
| <b>SALE PRICE</b>                   | Contact Broker                                  |
| <b>EXPENSES</b>                     | \$7.42/SF                                       |
| <b>YEAR FORWARD NOI</b>             | \$20,539.57                                     |
| <b>YEAR BUILT/REMODELED</b>         | 2005/2026                                       |
| <b>ZONING</b>                       | C-1, Scottsdale                                 |
| <b>PARKING RATIO</b>                | 7.00/1,000                                      |
| <b>TENANCY</b>                      | Multiple  |

# Building Floor Plan

## Suite 101

±1,453 SF

Layout Includes:  
Reception, Waiting Area,  
2 Exam Rooms, Office,  
X-Ray, Kitchen, Restroom

## Suite 105

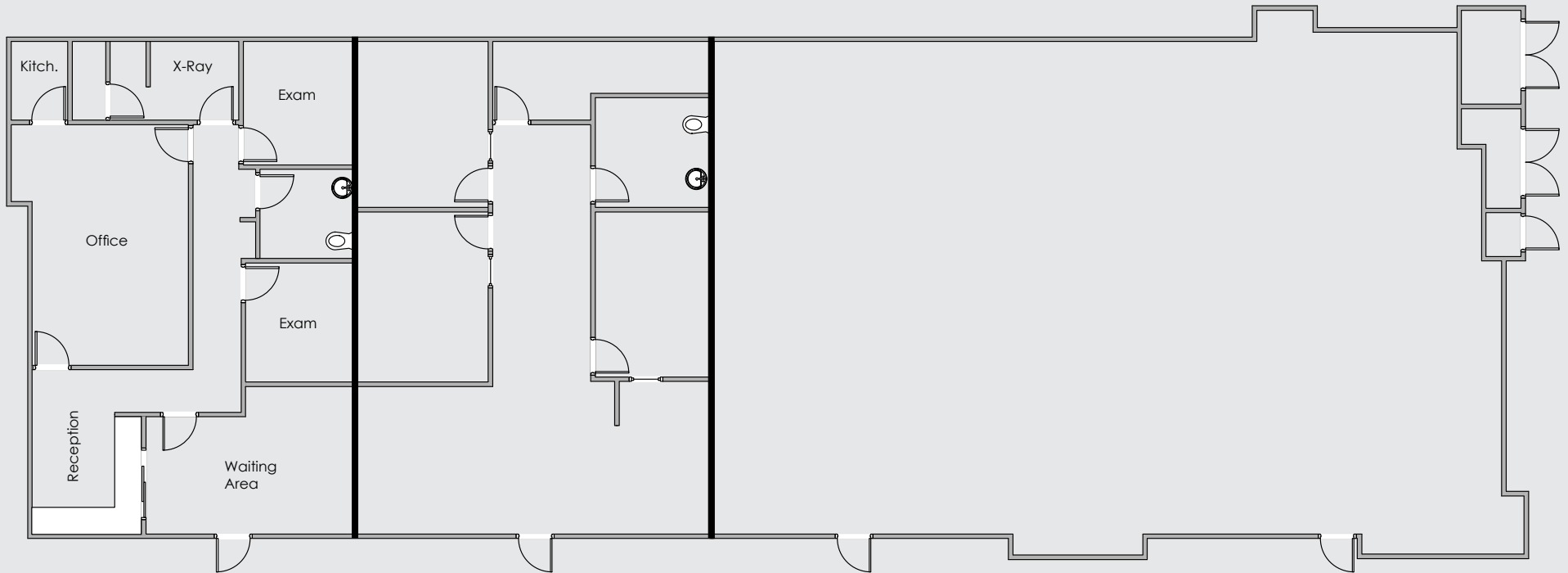
±1,236 SF

Layout Includes:  
Reception, 3 Offices, Restroom

## Suite 110 (Currently in Shell Condition)

±3,029 SF

Layout:  
Shell Condition



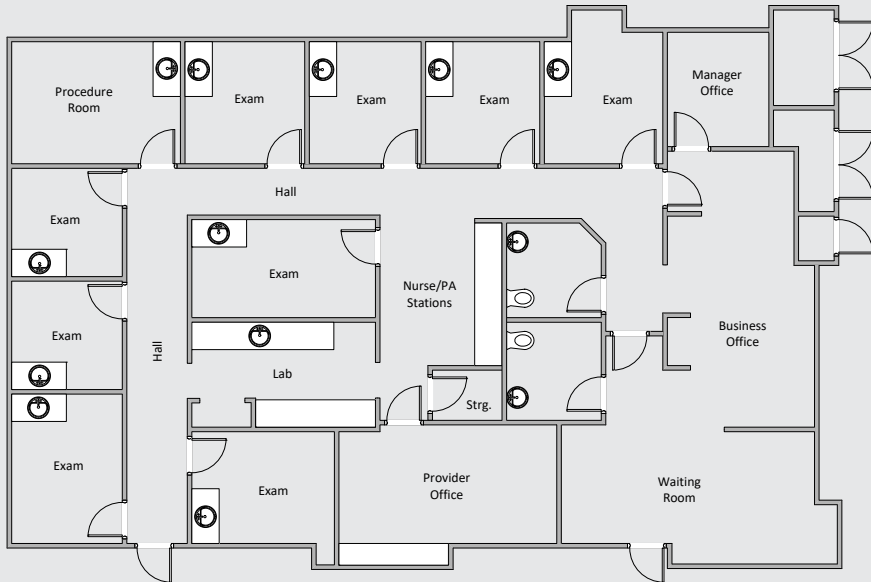
# Suite 110 Conceptual Floor Plans

±3,029 SF

## Conceptual Medical Build-Out

Layout:

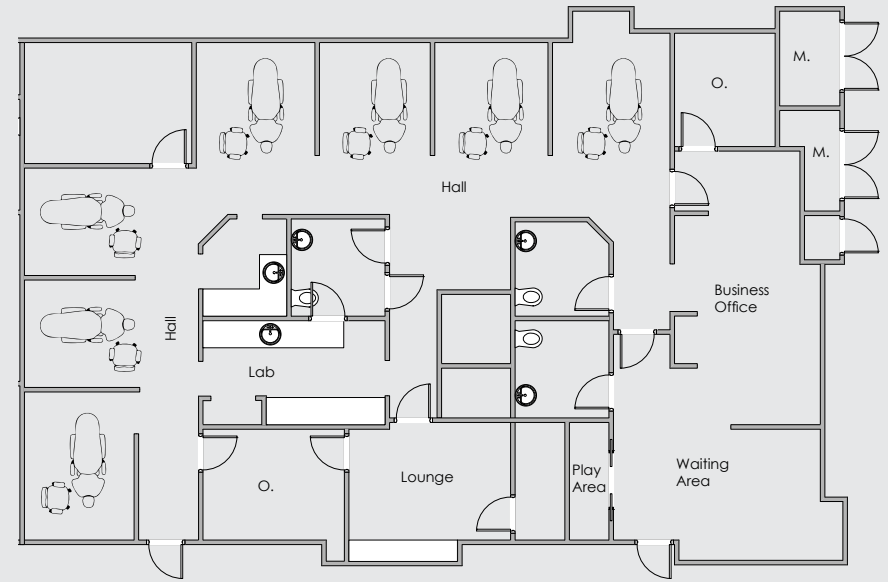
9 Exams, Procedure Room, Provider Office, Nurse Station Storage



## Prior Dental Build-Out \*All Plumbing & Electrical is in Place

Layout:

7 Operatories, Lab, 3 Offices, Sterile Area, X-Ray/Pano Area, Break Room, Consult Rooms, Equipment Rooms, Restroom



# Tenant Overviews



## **Better Health Solutions | Chiropractic Care**

Suite 101

A premier chiropractic clinic dedicated to improving overall wellness and providing effective pain relief. Specializing in spinal adjustments, auto accident injury rehabilitation, and holistic patient care, their experienced team helps a diverse clientele achieve optimal health, mobility, and quality of life.

[drkhayami.com](http://drkhayami.com)



## **Mac Masters | Mac & iPhone Repair**

Suite 105

The go-to local expert for professional Apple product repair. They offer reliable and efficient service for iPhones, iPads, and Mac computers, handling everything from screen replacements and battery swaps to complex data recovery. Their technicians provide high-quality solutions to keep personal and business devices running smoothly.

[macmasterservice.com](http://macmasterservice.com)

# Financial Summary

## 2025 Expenses

|                       |                    |
|-----------------------|--------------------|
| Property Tax          | \$16,233.60        |
| Insurance             | \$3,963.00         |
| Utilities             | \$2,821.00         |
| Landscaping           | \$6,000.00         |
| Repairs/ Maint        | \$8,920.08         |
| Mng Fee               | \$4,500.00         |
| <b>Total Expenses</b> | <b>\$42,438.00</b> |

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 05 28 26



|                       |                         |
|-----------------------|-------------------------|
| Tenant:               | Better Health Solutions |
| Suite:                | 101                     |
| Lease Commencement:   | 6/1/2016                |
| Renewal Commencement: | 11/1/2024               |
| Square Footage:       | 1,453                   |
| Lease Expiration:     | 10/31/2030              |
| Lease Type:           | MG                      |

| Months              | MG Lease Rate | Payment/Month |
|---------------------|---------------|---------------|
| 11/01/24 - 10/31/25 | \$23.92       | \$2,895.73    |
| 11/01/25 - 10/31/26 | \$23.92       | \$2,895.73    |
| 11/01/26 - 10/31/27 | \$24.63       | \$2,982.60    |
| 11/01/27 - 10/31/28 | \$24.63       | \$2,982.60    |
| 11/01/28 - 10/31/29 | \$25.37       | \$3,072.08    |
| 11/01/29 - 10/31/30 | \$25.37       | \$3,072.08    |

|                       |             |
|-----------------------|-------------|
| Tenant:               | Mac Masters |
| Property:             | 105         |
| Lease Commencement:   | 5/1/2012    |
| Renewal Commencement: | 9/1/2022    |
| Square Footage:       | 1,236       |
| Lease Expiration:     | 8/31/2027   |
| Lease Type:           | MG          |

| Months              | MG Lease Rate | Payment/Month |
|---------------------|---------------|---------------|
| 09/01/22 - 08/31/23 | \$22.05       | \$2,271.00    |
| 09/01/23 - 08/31/24 | \$22.05       | \$2,271.00    |
| 09/01/24 - 08/31/25 | \$22.05       | \$2,271.00    |
| 09/01/25 - 08/31/26 | \$22.05       | \$2,271.00    |
| 09/01/26 - 08/31/27 | \$22.05       | \$2,271.00    |
| Security Deposit:   | \$1,275       |               |
| Renewal Option:     | No            |               |
| Personal Guaranty:  | Yes           |               |

MULTI-TENANT DENTAL/RETAIL BUILDING



SCOTTSDALE OSBORN  
MEDICAL CENTER

HONORHEALTH

SCOTTSDALE  
CIVIC CENTER



Old  
Town  
SCOTTSDALE

SCOTTSDALE  
Fashion Square

CONTINENTAL  
SCOTTSDALE, AZ



HAYDEN RD

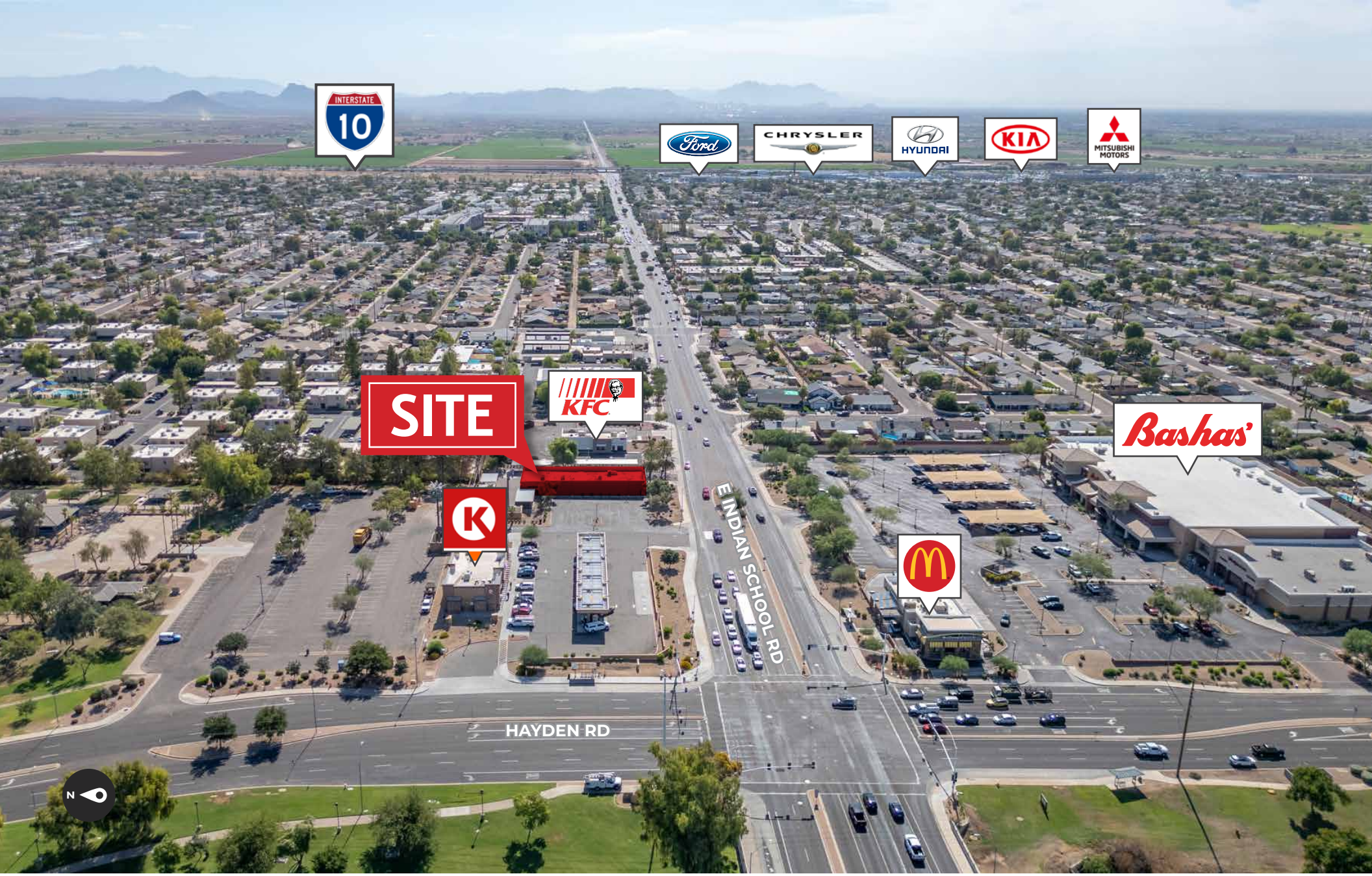
Bashas'

SITE



E INDIAN SCHOOL RD

MULTI-TENANT DENTAL/RETAIL BUILDING



**SITE**



*Bashas'*

HAYDEN RD

INDIAN SCHOOL RD



# Site Map





---

**8040 E INDIAN SCHOOL RD**  
STE 101, 105, 110  
**SCOTTSDALE, AZ 85251**

---

For more Information, Please Contact an  
Exclusive Listing Agent

**MATT ZACCARDI**

D: 480.966.7625  
M: 602.561.1339  
mzaccardi@cpiaz.com

**KATY HAUG**

D: 480.623.2328  
M: 816.808.7347  
khaug@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

This Offering is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property (the "Property").

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering or any materials, statements or information contained herein or otherwise provided.

Neither J & J Commercial Properties, Inc, nor any of its partners, directors, officers, employees and agents ("Agents"), make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this Offering or the Property or any materials, statements (including financial statements and projections) or information contained herein or relating thereto, or as to the accuracy or completeness of such materials, statements or information, or as to the condition, quality or fitness of the Property, or assumes any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside sources, and have not been tested or verified. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given.

This Offering is provided subject to errors, omissions, prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice. The contents hereof are confidential and are not to be reproduced or distributed to any person or entity without the prior written consent of Agents or used for any purpose other than initial evaluation as indicated above.