



**NNN**

## **Investment Opportunity**

**2955 N HAYDEN RD  
SCOTTSDALE, AZ 85251**



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# PROPERTY OVERVIEW



Outcast Doughnuts at 2955 N Hayden Road in Scottsdale, Arizona is a  $\pm 1,628$  SF freestanding, drive-thru restaurant on an approximately 20,670 SF (0.47 acre) lot, zoned C-2 and supported by 18 parking spaces. Built in 1972 and formerly operated as a national QSR, the building underwent over \$475,000 in renovations in 2025 and 2026, more than \$400,000 of it funded by the Tenant. Additional benefits come from strong visibility and signage along Hayden Road near the signalized intersection with Thomas Road, a busy South Scottsdale arterial corridor that feeds commuters, local residents, and visitors traveling to and from Old Town and Loop 101.

The surrounding trade area is a dense, established infill neighborhood with solid growth projections and strong household incomes, with median household income in the immediate 1-mile radius over \$138,000 (ESRI, 2026, 1-mile radius) and still above \$130,000 by 5 miles, supporting daily demand for coffee, donuts, and quick-service food. The combination of drive-thru functionality, ample parking, proven QSR history, and affluent, growing demographics makes this site well-positioned for an operator seeking high-exposure, high-demand infill in Scottsdale.

# KEY HIGHLIGHTS

|                                  |                   |
|----------------------------------|-------------------|
| <b>List Price:</b>               | \$2,770,000       |
| <b>Cap Rate:</b>                 | 6.50%             |
| <b>Unleveraged IRR (5 year):</b> | 8.26%             |
| <b>Rental Income:</b>            | \$180,000         |
| <b>Rental Increases:</b>         | 2.5% Annually     |
| <b>Building Size:</b>            | $\pm 1,628$ SF    |
| <b>Lot Size:</b>                 | $\pm 20,670$ SF   |
| <b>Lease Term:</b>               | Twenty (20) Years |
| <b>Lease Type:</b>               | Absolute NNN      |
| <b>Lease Start Date:</b>         | October 15, 2025  |



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