



Investment Opportunity

2955 N. HAYDEN ROAD
SCOTTSDALE, AZ 85251



NICK MINER, CCIM
SENIOR VICE PRESIDENT
NICK@NICKMINER.COM
M: (480) 226-8037
D: (480) 612-0384



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

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



NICK MINER, CCIM
SENIOR VICE PRESIDENT
NICK@NICKMINER.COM
M: (480) 226-8037
D: (480) 612-0384

