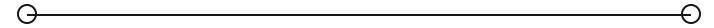


FOR SALE

NNN MEDICAL INVESTMENT

SAN RAFEL MEDICAL CENTER

6560 E Carondelet, Bldg G
Tucson, AZ 85710



PRESENTED BY:

JUSTIN HORWITZ, SIOR

O: 480.425.5518

justin.horwitz@svn.com

RICHARD LEWIS JR.

O: 480.425.5536

richard.lewis@svn.com

AARON GUTIERREZ

O: 480.425.5517

aaron.gutierrez@svn.com

SEAN ALDERMAN

O: 480.425.5520

sean.alderman@svn.com



DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY

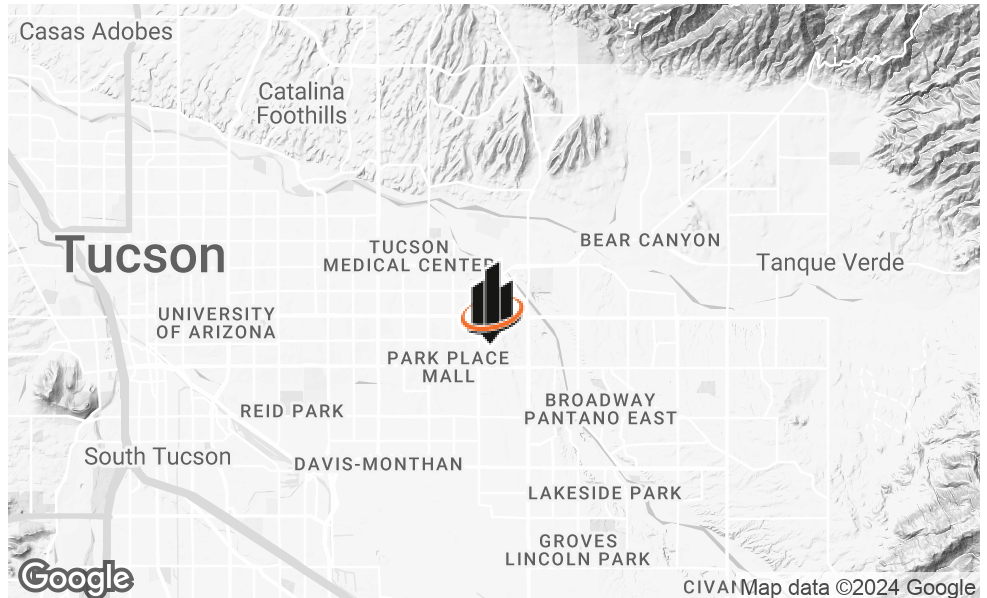
OFFERING SUMMARY

SALE PRICE	\$659,555
PRICE/SF	\$312 PSF
UNIT SIZE	±2,112
CAP RATE	6.50%
NOI	\$42,871
YEAR BUILT	1977
APN	133-17-0300
ASSOCIATION	San Rafael Medical Center



LEASE ABSTRACT

LEASE TERM	5 Yrs. 8/2024 to 9/2029
LEASE TYPE	NNN
RENT	\$20.12 PSF w/ 3% annual increases
OPTIONS TO EXTEND	One 5 Year Option Continued 3% annual increases
PROPERTY TAXES	\$4,032.43/Yr. (Reimbursed by Tenant)
CAM FEES/ OP EX	Reimbursed by Tenant
INSURANCE	Reimbursed by Tenant
REPAIRS/MAINTENANCE	Tenant Responsible for repairs and replacement including HVAC.



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

SVN is pleased to present to the market this NNN investment opportunity located in Tucson, AZ. The property consists of a 2,112 SF office condo currently occupied by Advanced Pain Management. While the tenant has operated out of this location for many years, they recently executed a brand new lease commencing in August 2024 and continuing through July 2029 with three percent (3%) annual increases. The lease is a true NNN lease in which the tenant reimburses the Landlord for expenses and is responsible for all repairs including HVAC repairs and/or replacement. The common areas are managed by an association. This offering is part of a larger portfolio of seven properties for sale that can be purchased together or separate.

LOCATION DESCRIPTION

The subject property is strategically located in the heart of Tucson, AZ across the street from St. Joseph's Hospital and among an active medical community. Tucson is home to over a million people and the destination of more than 7 million visitors per year. This attractive area boasts a vibrant mix of restaurants, cafes, and retail establishments, making it a desirable destination. Just a stone's throw away is Downtown Tucson and the University of Arizona. With its close proximity to major roadways and convenient access to the city's business hubs, the area is a prime choice for investors seeking a strategic commercial real estate opportunity in Tucson.

ABOUT THE TENANT

Advanced Pain Management has been operation since 2007 and currently operates out of nine locations between the Phoenix and Tucson metropolitan areas. They offer a comprehensive range of treatments providing effective and innovative pain management solutions. Treatments include epidurals, joint injections, nerve blocks and platelet-rich plasma injections to name a few while using a combination of physical medicine, rehabilitation, and non-surgical therapies. In 2020, the practice was acquired by Dr. Vikramjeet (Vik) Saini, Board Certified in Physical Medicine and a Rehabilitation Physician.

AERIAL MAP



RENT ROLL

Unit	Tenant	Size (SF)	Lease From	Lease To	Escalation Date	Monthly Rent	Annual Rent	PSF
Bldg G	Brian S Page DO, PLLC dba Advanced Pain Management	2,112	8/1/2024	7/31/2029		\$3,572.59	\$42,871.08	\$20.30
					8/1/2025	\$3,679.77	\$44,157.21	\$20.91
					8/1/2026	\$3,790.16	\$45,481.93	\$21.54
					8/1/2027	\$3,903.87	\$46,846.39	\$22.18
					8/1/2028	\$4,020.98	\$48,251.78	\$22.85

DEMOGRAPHICS MAP & REPORT

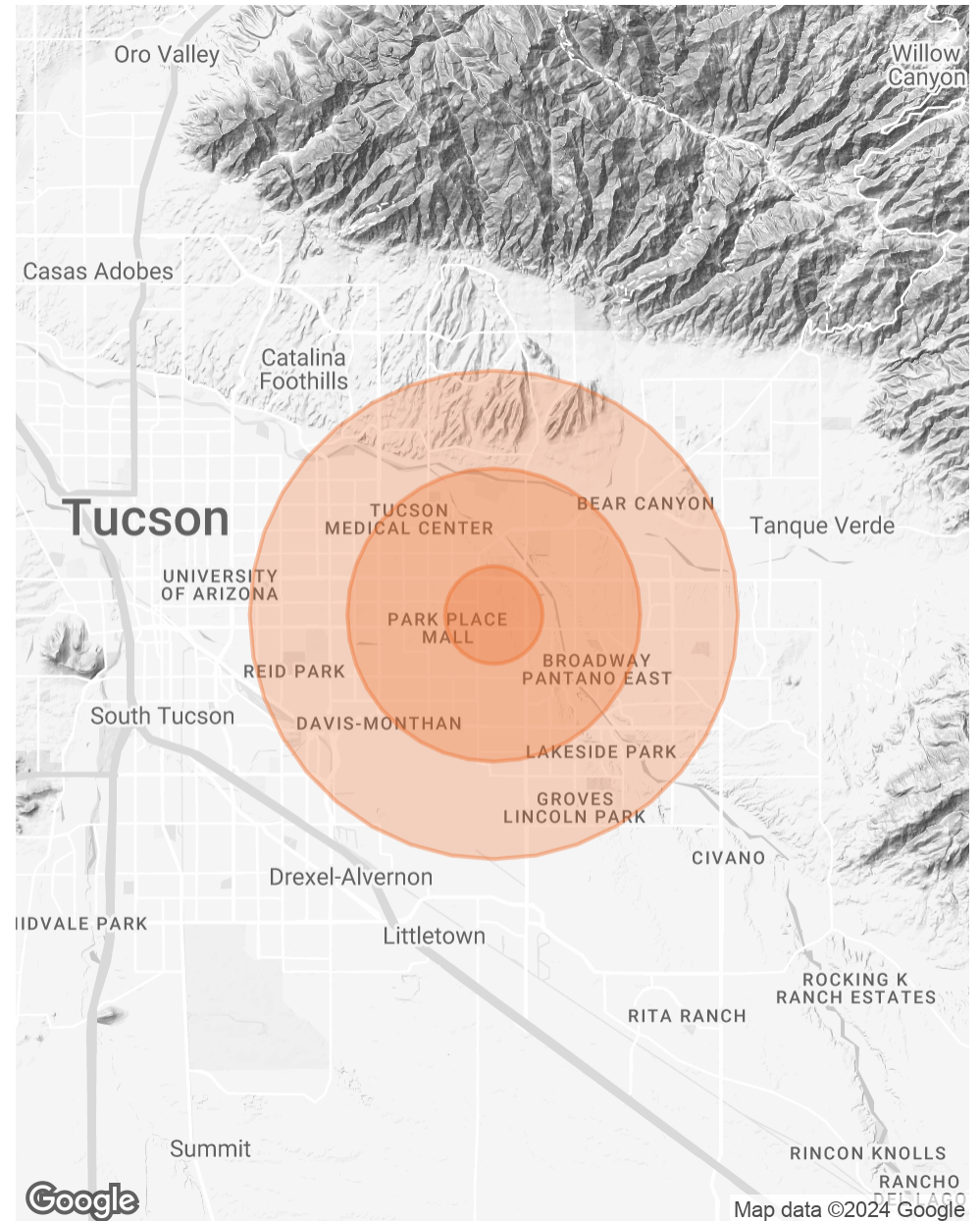
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,126	124,383	259,328
AVERAGE AGE	48	44	43
AVERAGE AGE (MALE)	45	42	42
AVERAGE AGE (FEMALE)	50	45	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,937	58,268	119,107
# OF PERSONS PER HH	2	2.1	2.2
AVERAGE HH INCOME	\$75,067	\$73,066	\$83,502
AVERAGE HOUSE VALUE	\$352,912	\$296,766	\$333,022

Demographics data derived from AlphaMap





5343 N. 16th Street, Suite 100 Phoenix, AZ 85016
480.425.5518 www.svndesertcommercial.com