

MULTI-TENANT MEDICAL OFFICE FOR SALE

4827 E SOUTHERN AVE | MESA, AZ 85206

NNN INVESTMENT OPPORTUNITY



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

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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. 01 22 24

MEDICAL OFFICE BUILDING FOR SALE

Address	4827 E SOUTHERN AVE MESA, AZ 85206
Building Size	±5,122 SF
Year Built	2000
Tenancy	Multi-Tenant
Parking Ratio	8.08/1000
Zoning	OC, City of Mesa
Frontage	Southern Ave



INCOME PRODUCING INVESTMENT OPPORTUNITY

Commercial Properties, Inc., is pleased to offer for sale a fully leased **medical office building** at 4827 E Southern Ave., in Mesa, Arizona. This multi-tenant, NNN investment offers stable income in a prime location. The property is located less than 0.5 miles north of the US Hwy 60 and 4.7 miles west of the 202 Loop Freeway. The building features excellent frontage on Southern Avenue, and is minutes from Banner Gateway Medical Center.

SALE PRICE: \$2,200,301.71 (\$429.57 PSF)

NET OPERATING INCOME: \$115,515.84

CAP RATE: 5.25% | 100% OCCUPIED

SITE PLAN

MEDICAL OFFICE BUILDING

4827 E SOUTHERN AVE, MESA, AZ 85206



SUITES
2 TOTAL



PARKING RATIO
8.08/1000



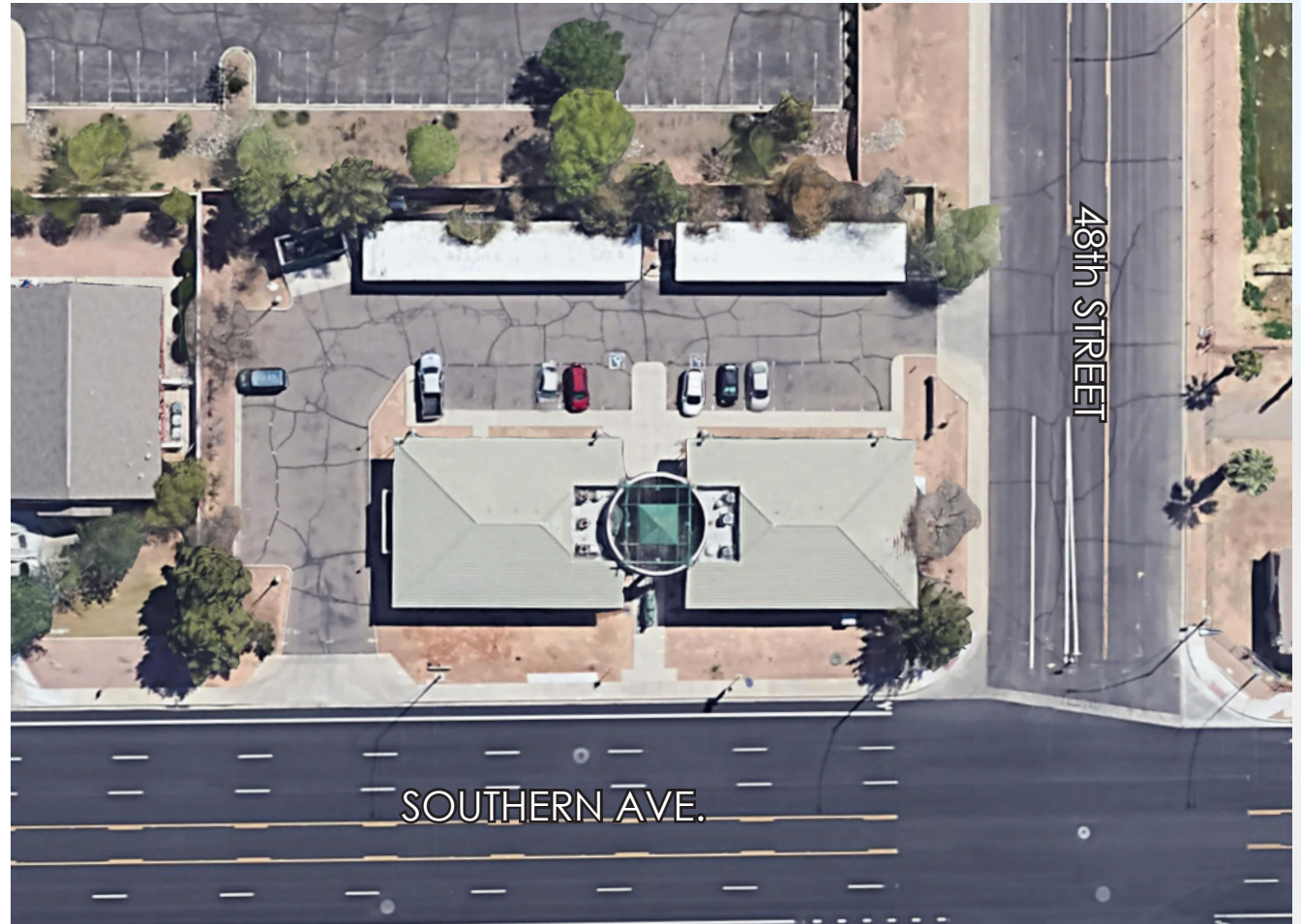
FRONTAGE
SOUTHERN AVENUE



SIGNAGE
MONUMENT

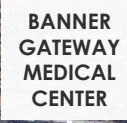


FIRE SUPPRESSION
SPRINKLERS



AERIAL VIEW (SOUTHEAST)

MEDICAL OFFICE BUILDING
4827 E SOUTHERN AVE, MESA, AZ 85206



PHOENIX EAST VALLEY
SPECIALTY CARE

FRANKLIN AT BRIMHALL

SOUTHERN AVE.

S 48TH STREET

SOUTHERN AVE.



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AERIAL VIEW (NORTHWEST)

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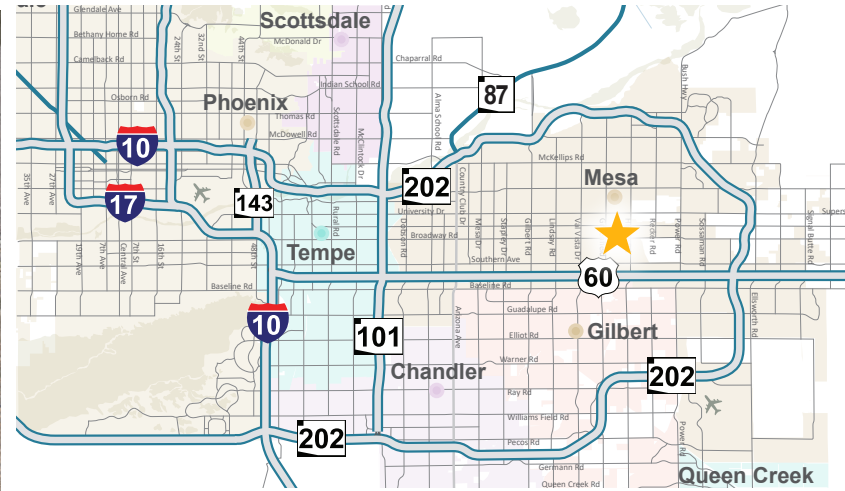
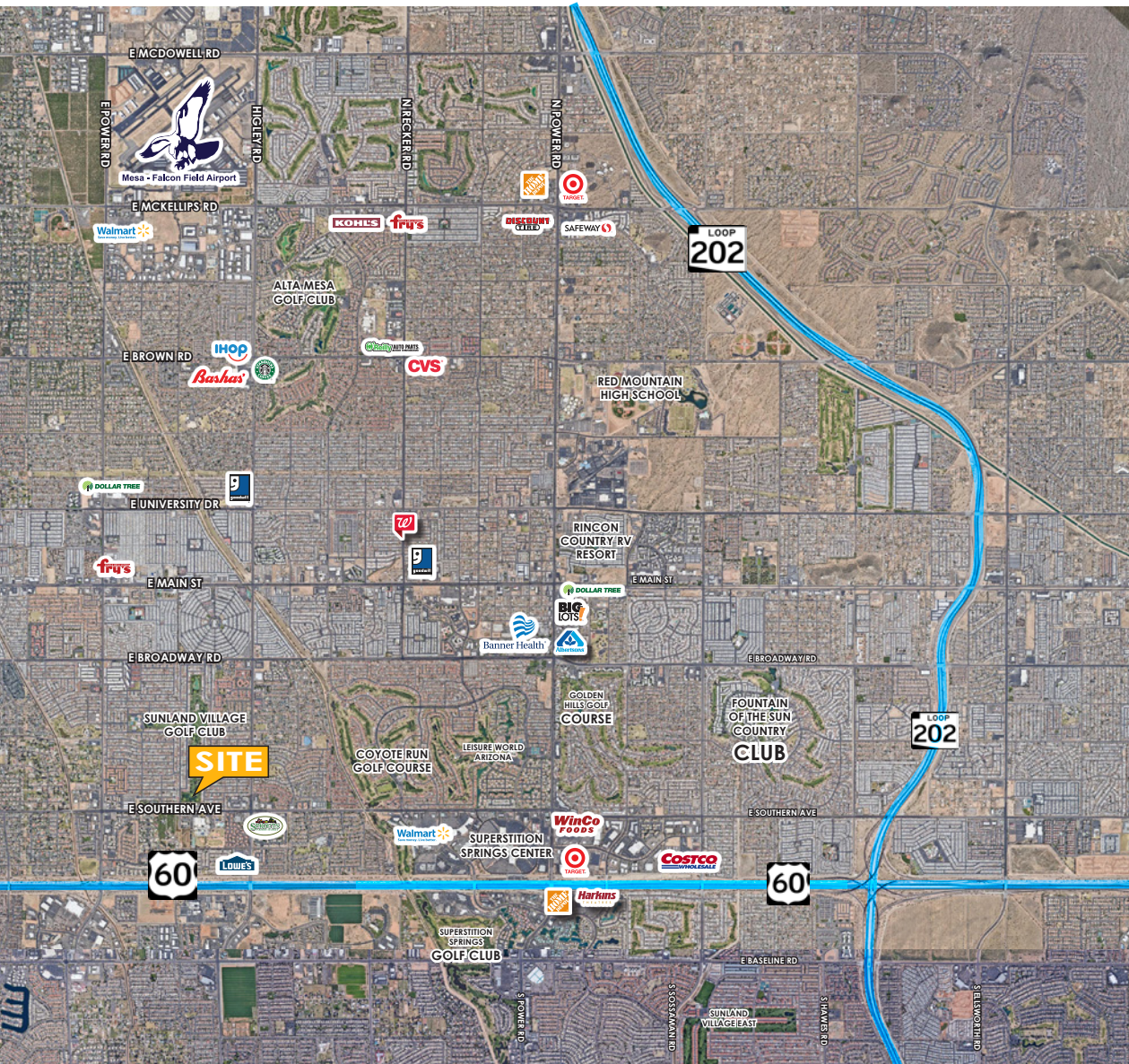
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AREA MAP

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Superstition Corridor

The Superstition Corridor Sub-market in Phoenix is a large sub-market relative to the national norm and contains about 7.0 million SF of office space. The vacancy rate has fallen significantly over the past year, and at 10.4%, the rate was well below the 10-year average as of 2022Q3.

Net absorption over the past year has tallied about 170,000 SF, more than twice the five-year average. Rent grew by 4.1% over the past year, which is right in line with the impressive decade-long annual average in Superstition Corridor.

The 21,000 SF currently underway in Superstition Corridor represents only a fractional increase to the inventory. While this is not the only construction the sub-market has seen in recent memory, it does represent a turnabout from the overall trend. Specifically, the inventory has contracted over the past five years, as demolition activity has outpaced new construction. Office properties traded with regularity last year, consistent with the generally high level of activity over the past three years.



SIX ENCOMPASSING CITIES

MEDICAL OFFICE BUILDING

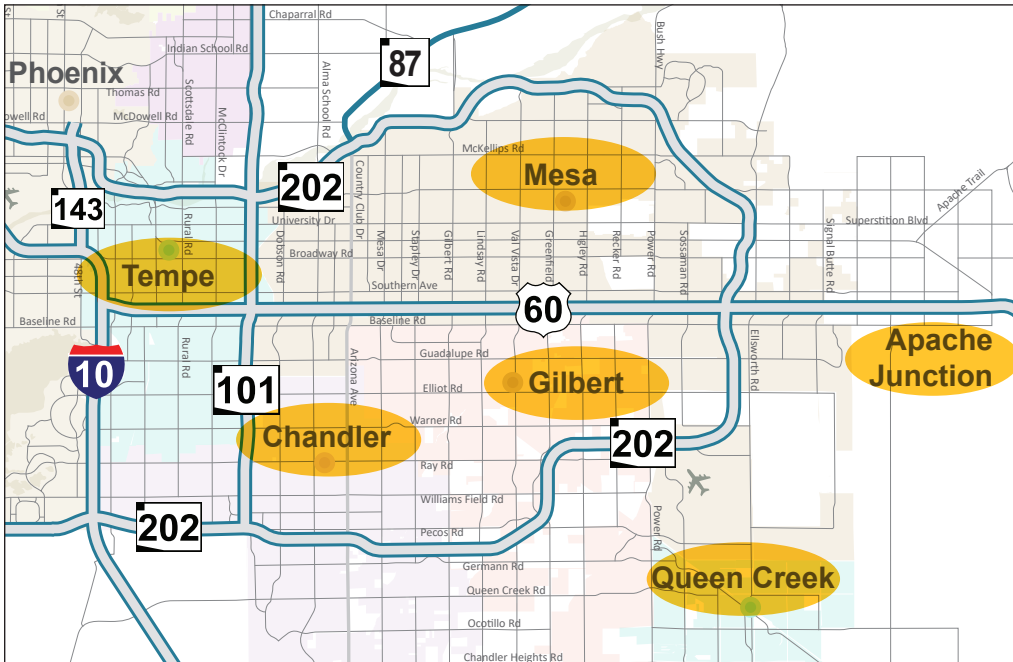
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The six cities and towns – Chandler, Gilbert, Mesa, Tempe, Queen Creek and Apache Junction – known as the PHX East Valley accounted for nearly half of the total job growth in all of Maricopa County last year, according to data from CBRE Research, Arizona Commerce Authority and Greater Phoenix Economic Council. All told, the burgeoning region added 13,500 of the

28,000 new jobs in 2018. Among the industries with the biggest job gains in the region last year were manufacturing, technology and financial services.

In Mesa, AQST Space Systems relocated its headquarters to Falcon Field Airport from Puerto Rico, and Piper Plastics, a global provider of high-performance polymer materials, precision molded and machined plastic components and assemblies, is building a 90,000-square-foot North American Research and Development Tech Center there.

The region also continues to foster innovation in a variety of technology-enabled enterprises. This includes EdgeCore Internet Real Estate's planned 1.25-million-square-foot campus, in Mesa, plus a \$63.5-million satellite campus to Arizona State University. Located in Mesa's downtown core, the campus will feature programs using augmented and virtual reality, artificial intelligence, and 3D design that are critical to medical, aerospace, manufacturing and entertainment firms.



This corner of metro Phoenix is defined by university life, family fun and the ruggedly beautiful Superstition Mountains. Arizona State University is located in Tempe, which plays host to some of the region's biggest outdoor parties. Chandler is considered the innovation and technology hub of the Southwest.

GROW WITH THE PHX EAST VALLEY.

The economic growth and superior quality of life found in the PHX East Valley didn't just happen overnight. From thriving cultural opportunities to amazing recreation areas with an ideal climate, the PHX East Valley has developed into the place where individuals want to work, live and play.



TOP 6 COMPANIES IN THE VALLEY

GoDaddy

GoDaddy is an innovative software development and web design company. Employees are encouraged to live fearlessly, exceed goals, and celebrate individuality.

Keap

Located in Chandler, Keap is a private company that offers an e-mail marketing and sales platform for small businesses.

Clearlink

Clearlink works with the world's leading brands to extend brand reach and gather consumer insights. Clearlink is a resource for marketing solutions, sales solutions, and data-science solutions.

TEKsystems

TEKsystems helps companies build all-star teams that are as ambitious as the all-star companies they work for.

AZBigMedia

AZBigMedia has brought the most compelling news stories from the around the country to Arizona readers.

Vixxo

Vixxo is a technology-enabled asset management company located in Scottsdale. Their client list is made up of many Fortune 500 companies spanning from retail and restaurants to businesses and large companies.



Intel has announced a \$20 billion investment in two new manufacturing facilities in Chandler, AZ, set to come online for production in 2024. Gelsinger has pointed out that Intel is ready to break ground, increasing the number of factories on Intel's Ocotillo campus, in Chandler, from four to six. This is the largest private investment in Arizona history resulting in 3,000 high paying tech jobs, 3,000 construction jobs and 15,000 indirect jobs in the submarket.

DEMOGRAPHICS

MEDICAL OFFICE BUILDING

4827 E SOUTHERN AVE, MESA, AZ 85206

DEMOGRAPHIC SUMMARY

4827 E Southern Ave, Mesa, Arizona, 85206
Ring of 5 miles

KEY FACTS

333,489

Population



127,138

Households

38.7

Median Age

\$59,896

Median Disposable Income

EDUCATION

8%

No High School Diploma



24%

High School Graduate



36%

Some College



32%

Bachelor's/Grad/Prof Degree

INCOME



\$72,813

Median Household Income



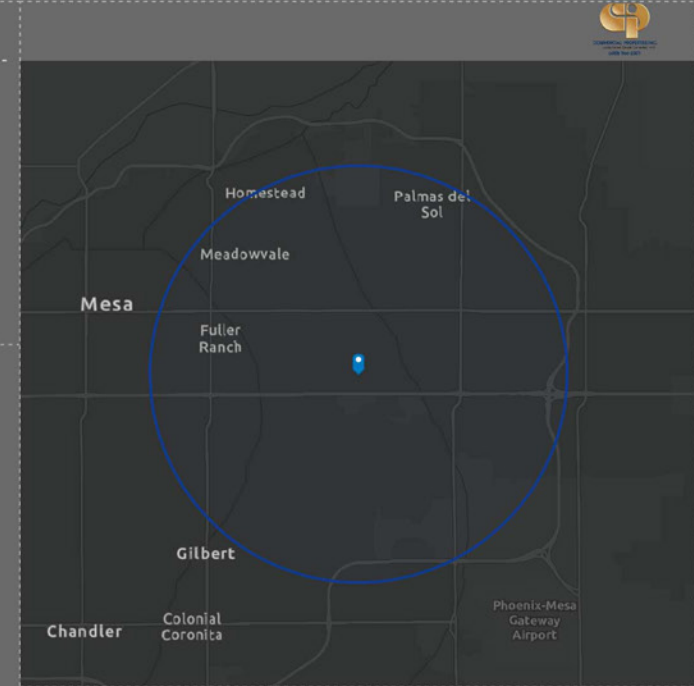
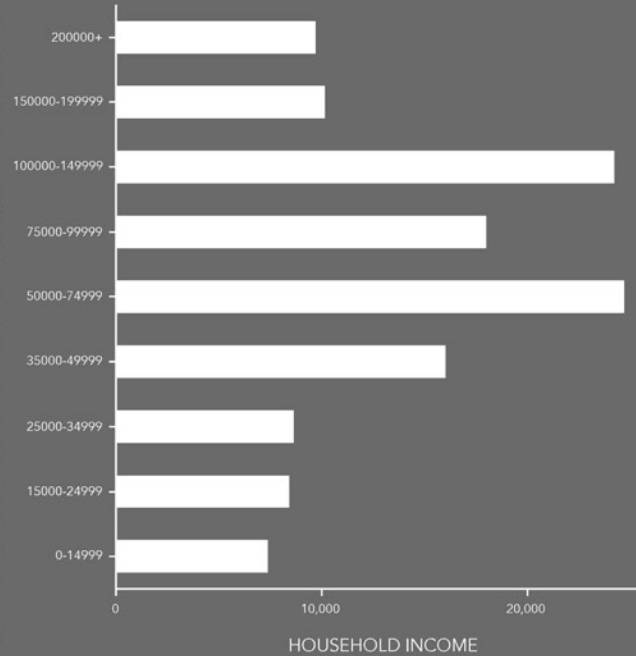
\$37,845

Per Capita Income



\$191,286

Median Net Worth



EMPLOYMENT



69%

White Collar



20%

Blue Collar



15%

Services

3.0%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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