

3048 E BASELINE RD
BUILDING 9
MESA, AZ 85204

UNITED HEALTHCARE LEASED INVESTMENT SALE



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LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORKFAMILY
REAL ESTATE SERVICES

OFFERING DETAILS

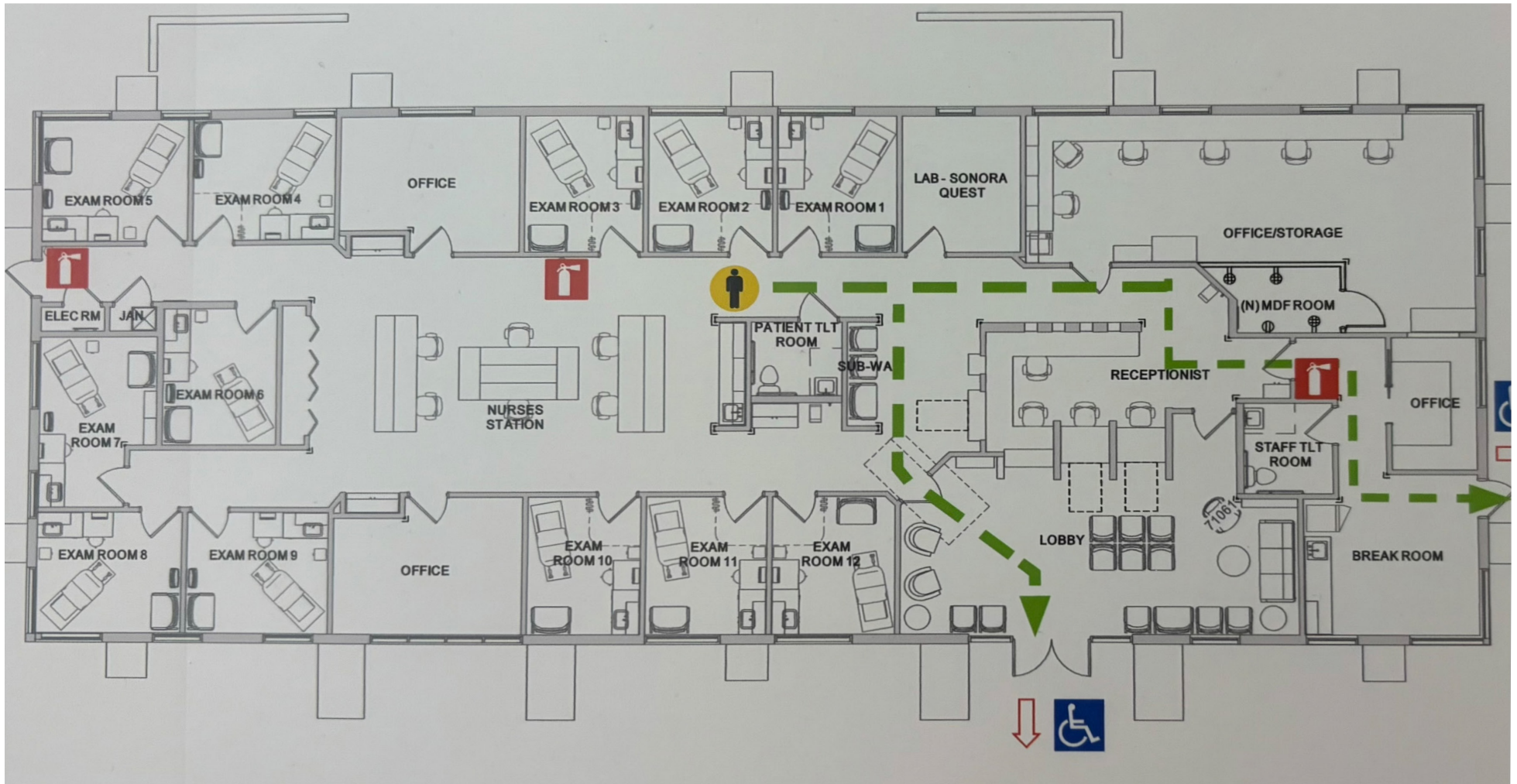
PROPERTY TYPE	Medical / Office
SALE PRICE	\$2,083,625 (\$416.73/SF)
CAP RATE	5.75%
BUILDING SIZE	±5,000 SF
PARCEL	140-64-423 & 140-64-424
ZONING	PAD/L-C *Per City of Mesa Zoning Map
LEASE COMMENCEMENT	06/17/2022
LEASE EXPIRATION	06/16/2027
LEASE TERM	5 Years
ANNUAL RENT ESCALATIONS	2.00%
RENEWAL OPTION	Three (3) Options to Renew for Three (3) Years

PROPERTY HIGHLIGHTS:

- Fully Built-Out Medical Office Condominium
- 100% Leased to Optum, a United Healthcare Subsidiary
- Approx. Three Years Remaining on Initial Lease Term w/ Three, 3-year Options to Renew
- 12 Wet Exams, Medical Assistant Station, Lobby, Break, & 2 ADA Restrooms
- Close Proximity to Dignity Health Arizona General Hospital & Banner Gateway Medical Center
- Easy Access to SR-60



FLOOR PLAN



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

AERIAL OVERVIEW



CLUB PILATES **fry's**
sam's club **SPROUTS**
FARMERS MARKET
TRADER JOE'S

SITE

Dillard's **target**
THE HOME DEPOT **Walmart**
macy's
HARKINS
THEATRES

Banner Gateway
Medical Center

Superstition Springs
Golf Club

BEST BUY **DICK'S**
Clothing & Sporting Goods
Dillard's
HARKINS
THEATRES

target
Walmart

E. BASELINE RD

E. GUADALUPE RD

E. ELLIOT RD

N. GILBERT RD

N. HIGLEY RD

S. POWER RD

E. RAY RD

US 60

LOOP 202

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	14,737	138,095	369,398
2028	14,700	138,841	373,264



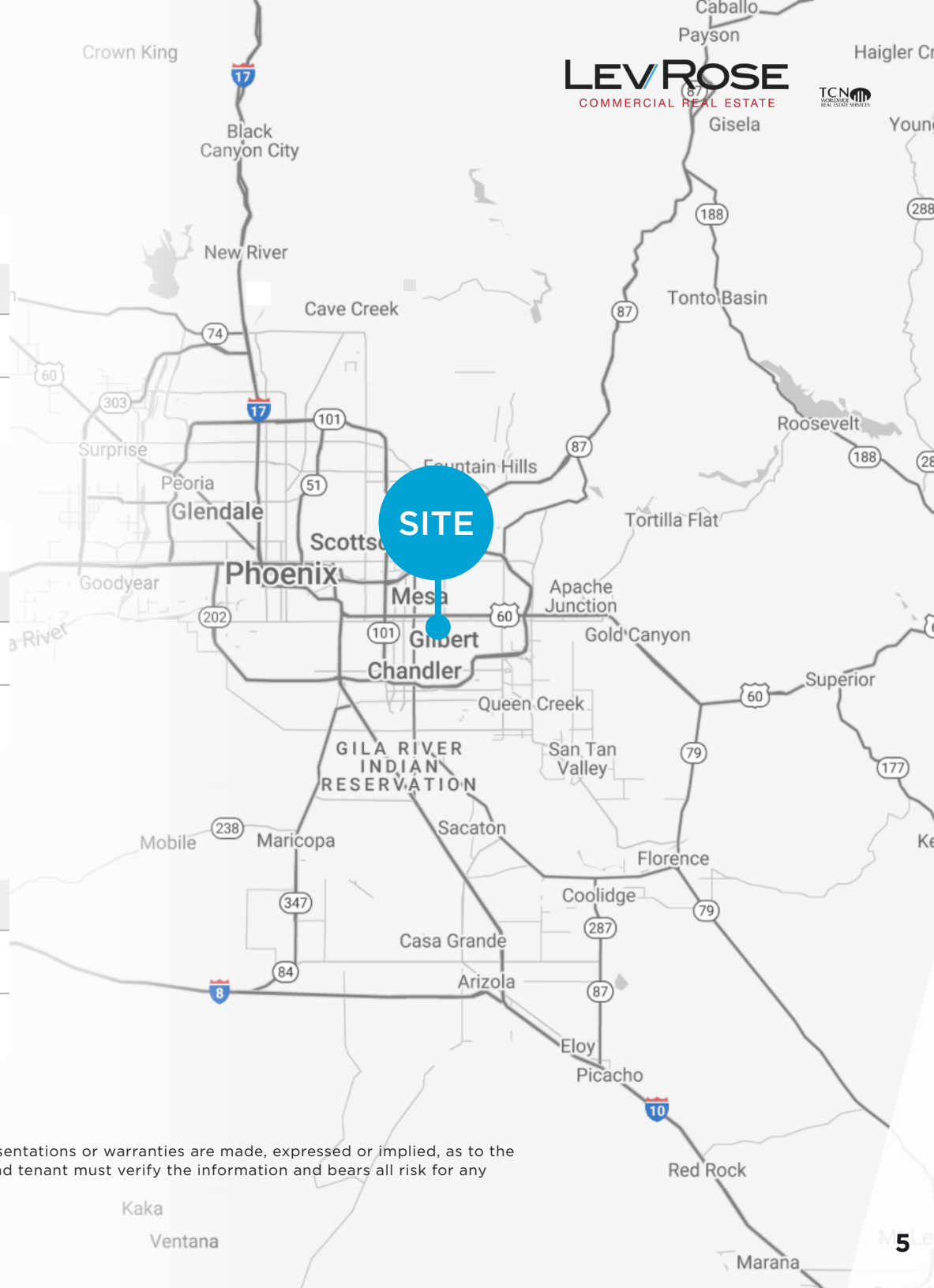
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	5,324	51,791	135,394
2028	5,324	52,276	137,142



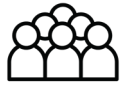
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE	\$103,259	\$88,241	\$92,914
MEDIAN	\$86,078	\$69,790	\$71,401



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MESA CITY OVERVIEW



504K +
TOTAL POPULATION



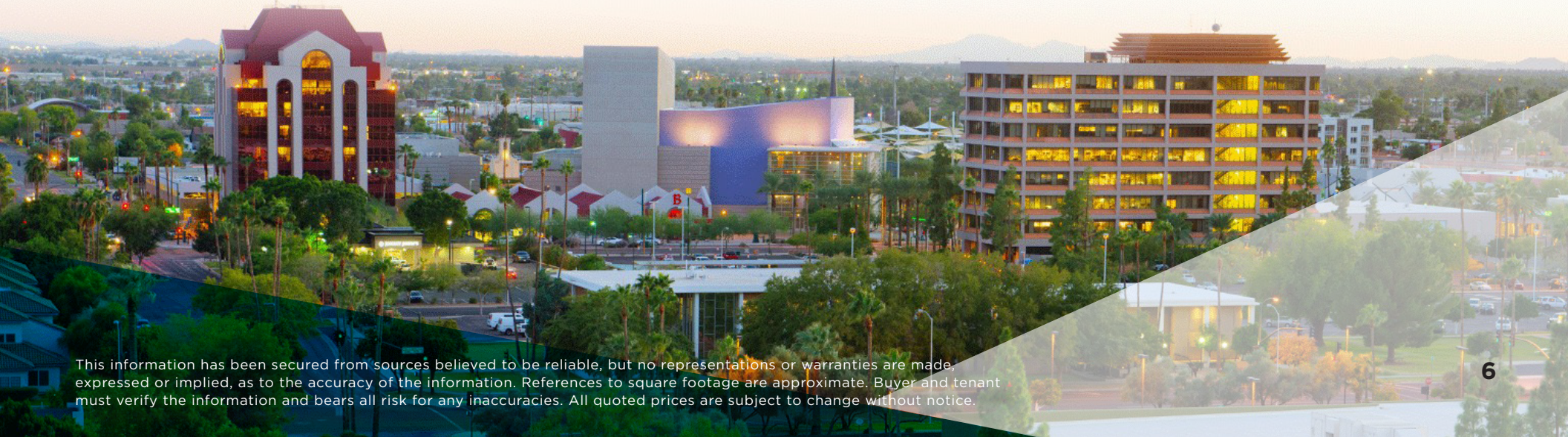
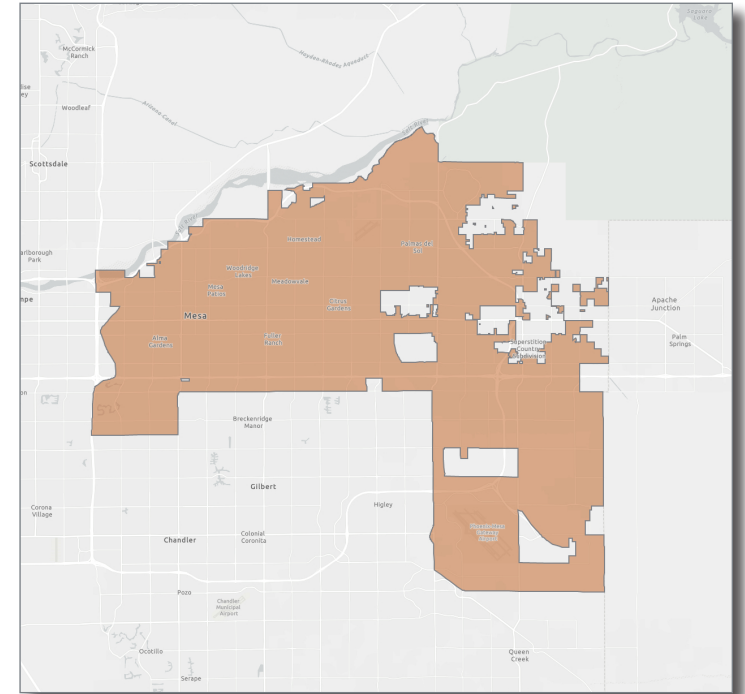
\$94K +
AVG HH INCOME

LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.



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