



**SALE LEASEBACK INVESTMENT OPPORTUNITY**

**Crossroads Professional Village**

**2163 E BASELINE RD**

Tempe, AZ 85283



**PRESENTED BY:**

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This Proposal 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 Proposal 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	\$1,800,000 ±\$358/SF
BUILDING SIZE	5,024 SF
PROPOSED CAP RATE	±7.00%
PROPOSED NOI	\$125,600
APNS	305-01-507, 305-01-508, 305-01-509, 305-01-510
PARKING	4/1,000 SF
YEAR BUILT	2005
2024 TAXES	\$12,063.16



PROPOSED LEASE ABSTRACT

TENANTS	PrimaCare Internal Medicine The Dr. Lawyer Law Group  *Same owner for both businesses
PROPOSED LEASE TERM	Subject to Offer Minimum of 5 Years
PROPOSED LEASE TYPE	Absolute NNN
PROPOSED LEASE RATE	\$25 PSF NNN
PROPOSED ANNUAL INCREASES	3%
PERSONAL GUARANTY	Subject to Offer





### ABOUT

With the growing epidemics of diabetes, cancer, and cardiovascular disease, the health of our nation has never been in greater crisis. We have two full time providers and all the necessary supporting staff to deliver the highest level of primary care to the residents of the East Valley and Maricopa County.

### HIGHLIGHTS

- **Focused on primary care:** They emphasize strong management of key public health concerns—diabetes, cancer, and cardiovascular disease—in the East Valley/Maricopa County area.
- **Staff and providers:** The clinic is staffed with two full-time providers—Dr. Zaheer A. Shah, MD, and Hannah Power, PA-C—backed by a full support team to deliver comprehensive care.
- **Comprehensive services offered:** General primary care, Medical weight-loss services, Women’s health care



## ABOUT

"The Dr. Lawyer Law Group represents injured victims of car accidents and other personal injuries in Arizona. We are licensed professionals recognized by insurance companies as a force to be reckoned with. Insurance companies don't want you hiring a car accident lawyer like the Dr. Lawyer, because we give victims a voice during their settlement negotiation, or at trial."

## HIGHLIGHTS

- Assistance and advice with your medical treatment
- Investigation of the accident, including hiring reconstruction experts if needed
- interviewing witnesses and your family and friends to better understand how your injuries have impacted your life
- Build your claim every step of the way
- Negotiate with insurance companies on your behalf.
- Obtained Arizona's highest jury verdict in 2021, and are hungry for more.



## PROPERTY AERIAL





RETAILER MAP





DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,900	159,272	382,418
AVERAGE AGE	43	38	37
AVERAGE AGE (MALE)	42	37	36
AVERAGE AGE (FEMALE)	45	39	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,481	66,676	154,852
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$125,661	\$98,099	\$99,447
AVERAGE HOUSE VALUE	\$462,123	\$428,845	\$428,777

Demographics data derived from AlphaMap





