



FOR SALE | OFFICE

MEDICAL/ PROFESSIONAL OFFICE BUILDING INVESTMENT

1500 E Woolford , Show Low, AZ 85901

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coberealestate.com

Medical/ Professional Office Building Investment

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PROPERTY SUMMARY

Sale Price:	\$3,845,000
Cap Rate:	6.29%
NOI:	\$241,923
Lot Size:	1.38 Acres
Building Size:	12,460 SF
Building Class:	B
Zoning:	Municipal
Cross Streets:	260 and Woolford Rd

LOCATION OVERVIEW

Show Low is one of Northern Arizona's most popular getaways. Not only does the city of Show Low provide its residents an excellent place to live but also great opportunity for employment. In the metropolitan Show Low area, there are ±3,051 businesses and nearly 36,832 employees that have an average household annual income of \$53,268. The Property is located at a prime intersection in the heart of Show Low where the 260 and Woolford Rd meet.

PROPERTY HIGHLIGHTS

- 12,460 SF Professional Office Building for Sale for \$3,845,000
- Fully Leased with Long Term Tenants with Options to Renew
- 6.29% Cap Rate
- NNN Leases
- Monument Signage Available
- Municipality Focused on Revitalization and Development
- Show Low is the Business and Shopping hub for about a 100 mile radius

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Rent Roll

Tenant	Size	Lease Term	Monthly Rent	Annual Rent
Community Medical Services 2,500 SF				
		04/01/19-02/29/2020	\$ 3,854.00	\$ 42,394.00
		03/01/20-03/31/20	\$ -	
		04/01/2020-02/28/21	\$ 3,970.00	\$ 43,670.00
		03/01/21-02/28/22	\$ 4,089.00	\$ 49,068.00
		03/01/22/02/28/23	\$ 4,212.00	\$ 50,544.00
		03/01/23-02/29/24	\$ 4,339.00	\$ 52,068.00
		03/01/24-04/30/24	\$ 4,469.00	\$ 8,938.00
			\$	246,682.00
Lawyers Title of Arizona 8,460 SF				
		8/1/2021 - 7/31/2022	\$13,070.70	\$156,848.40
		8/1/2022 - 7/31/2023	\$13,536.00	\$162,432.00
		8/1/2023 - 7/31/2024	\$13,942.08	\$167,304.96
		8/1/2024 - 7/31/2025	\$14,360.34	\$172,324.11
		8/1/2025 - 7/31/2026	\$14,791.15	\$177,493.83
		8/1/2026 - 7/31/2027	\$15,234.89	\$182,818.65
				\$862,373.55
Edward Jones 1,500 SF				
		02/01/19-01/31/20	\$ 2,273.11	\$ 27,277
		02/01/20-01/31/21	\$ 2,318.57	\$ 27,823
		02/01/21-01/31/22	\$ 2,364.94	\$ 28,379
		02/01/22-01/31/23	\$ 2,412.24	\$ 28,947
		02/01/23-01/31/24	\$ 2,460.48	\$ 29,526
			\$	141,952.08
		NOI:	\$	241,923
		Sale Price:	\$	3,845,000
		Cap Rate:		6.29%

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Lawyers Title of Arizona

Lawyers Title is a member of the Fidelity National Financial family of companies and the nation's largest group of title companies and title insurance underwriters - Fidelity National Title, Chicago Title, Commonwealth Land Title, Alamo Title and National Title of New York - that collectively issue more title insurance policies than any other title company in the United States.



Edward Jones

Edward Jones serves nearly 7 million investors from more offices than any other investment firm in America. They attribute a great deal of their success to their principles and personal, long-term approach to investing.

Edward Jones has consistently been ranked among the best companies to work for by FORTUNE magazine, and their employees tend to stay with for years. As a privately owned company, Edward Jones has a very personal feel that's almost like family. And they're very proud of that.



Community Medical Services

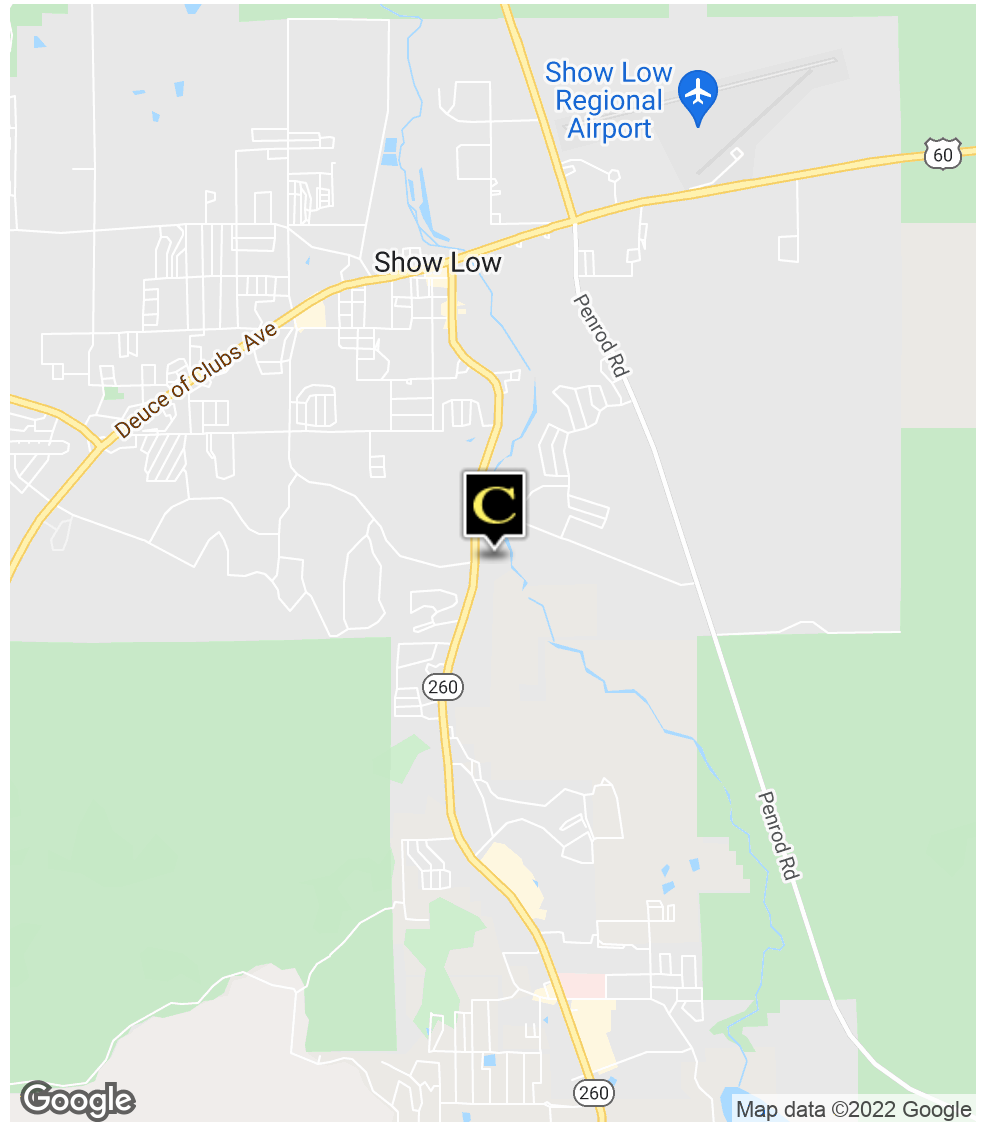
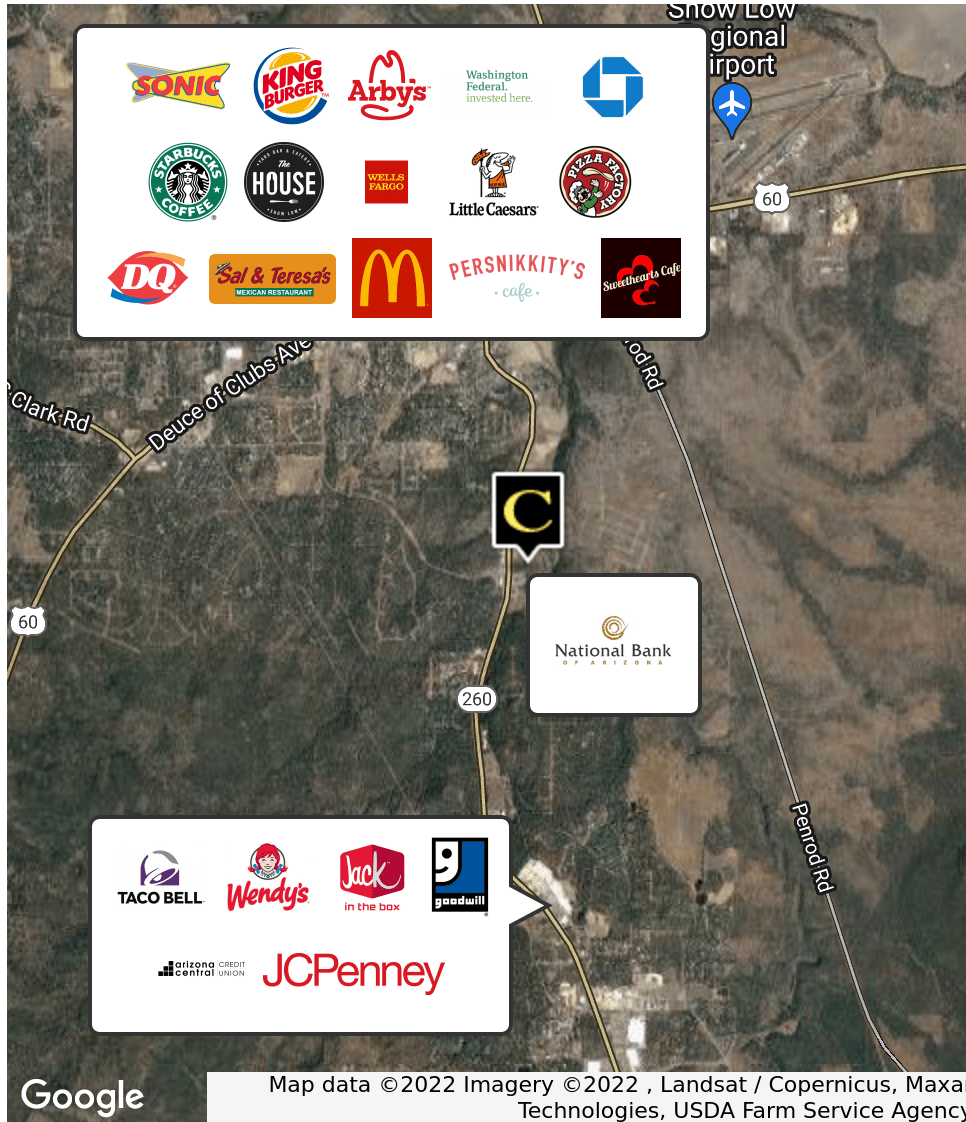
Community Medical Services began providing Opioid Treatment Program Services in Phoenix, Arizona in 1983. The agency then expanded its footprint into Northern and Southern Arizona opening clinics in Tucson, Bullhead City, Prescott and Flagstaff. In 2009, CMS began working with the state of Montana to open the first OTP in the state and has continued expanding access to treatment throughout Montana.

In 2016, Community Medical Services was also the first OTP to open in the state of North Dakota and simultaneously expanded its footprint into Alaska. CMS is intent on meeting the challenges presented by the growing opioid epidemic in cities where treatment is lacking. We believe that access to treatment should not be hindered by lack of education, lack of compassion, or by local hostilities. We have therefore made it our mission to work with communities on providing educational assistance on the importance of effectively treating the opioid epidemic and finding meaningful solutions to the consequences that are resultant from substance use disorder

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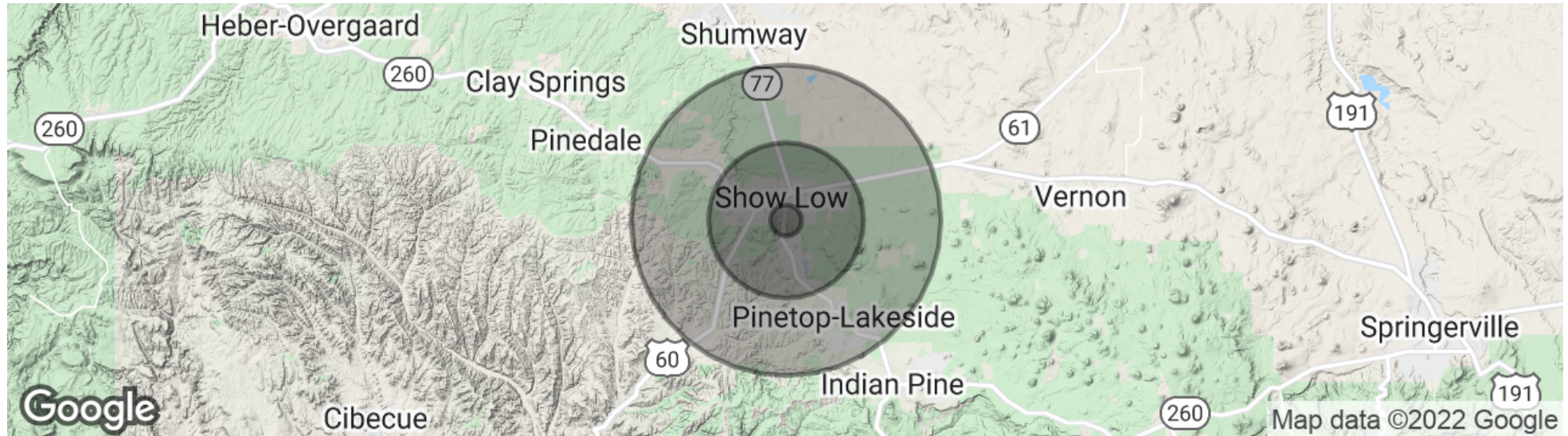
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,192	16,220	27,983
Median age	40.8	40.4	42.0
Median age (Male)	41.2	39.8	40.9
Median age (Female)	40.5	40.7	42.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	500	6,657	11,472
# of persons per HH	2.4	2.4	2.4
Average HH income	\$51,945	\$51,885	\$54,895
Average house value		\$184,861	\$197,039

* Demographic data derived from 2010 US Census