

2820 E BROADWAY RD

MESA, AZ 85204

NNN MEDICAL OFFICE INVESTMENT SALE



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MOB
MEDICAL OFFICE BROKERS

EXECUTIVE SUMMARY

The offering presents the opportunity to acquire a 100% leased, single-tenant triple net lease investment occupied by Phoenix Autism Center, a well-established behavioral healthcare operator with a growing footprint across the Phoenix metropolitan area. The property is secured by a long-term 10-year NNN lease, providing investors with predictable, passive income and minimal landlord responsibilities.

Phoenix Autism Center specializes in early-intervention Applied Behavior Analysis (ABA) therapy for children diagnosed with Autism Spectrum Disorder, a mission-critical healthcare service supported by consistent insurance reimbursement and strong demographic demand. The tenant operates six locations throughout the Valley, demonstrating operational scale, brand strength, and long-term commitment to the market.

The asset benefits from a recession-resistant healthcare use, a purpose-built layout, and a location that aligns with the tenant's regional service strategy. This offering represents a compelling opportunity to acquire durable cash flow backed by a high-quality healthcare tenant in one of the nation's fastest-growing metropolitan areas.

TENANT	Phoenix Autism Center
TERM	124 Months
LEASE EXPIRATION	June 2036
LEASE TYPE	NNN
ANNUAL INCREASES	3%
RENEWAL OPTIONS	One, Five-Year Option



PROPERTY DETAILS

ADDRESS	2820 E Broadway Rd Mesa, AZ 85204
ZONING	C-G, LC Mesa
BUILDING SIZE	± 6,650 SF
PARKING	4.2/1000
OCCUPANCY	100%
YEAR 1 NOI	\$182,875
SALE PRICE	\$2,612,500
CAP RATE	7.00%



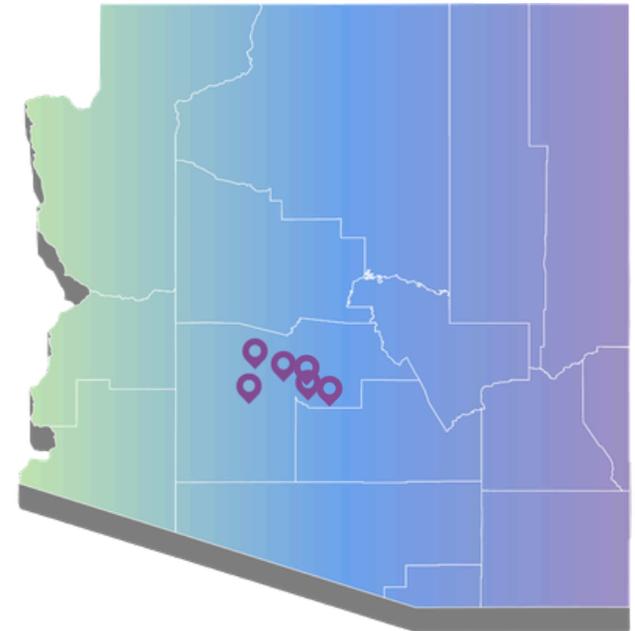
TENANT PROFILE

WEBSITE	www.phoenixautism.com
LOCATIONS	6
FOUNDED	2023



Phoenix Autism Center is a locally founded provider of Applied Behavior Analysis (ABA) therapy specializing in early intervention services for children diagnosed with Autism Spectrum Disorder. The practice focuses on children approximately 18 months to 6 years old, delivering evidence-based behavioral therapy during the most critical developmental years.

Founded by parents with firsthand experience navigating an autism diagnosis, Phoenix Autism Center differentiates itself through a family-centered, outcomes-driven approach emphasizing compassion, consistency, and long-term impact. The organization employs a highly trained team of Board-Certified Behavior Analysts (BCBAs) and Registered Behavior Technicians (RBTs) who create individualized treatment plans focused on communication, social development, and adaptive life skills.



PHOTOS



AREA OVERVIEW



E University Dr



E Main St

SITE

E Broadway Rd



S Gilbert Rd

S Lindsay Rd

S Val Vista Dr



E Southern Ave

AERIAL OVERVIEW





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