



Menlo Group  
COMMERCIAL REAL ESTATE

# SINGLE TENANT NNN LEASED

INVESTMENT OPPORTUNITY

1452 N. HIGLEY ROAD  
GILBERT, AZ 85234

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# PROPERTY INFORMATION

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## INVESTMENT SUMMARY

Menlo Group Commercial Real Estate is pleased to offer the opportunity to acquire the fee simple interest (land & building) in an NNN Investment Sale of a freestanding medical building located in Gilbert, Arizona. The Tenant, Thrive Autism Services, LLC, signed a new five (5) year lease with term through September 30, 2030 with 2 (5-year) Options to Renew. The lease features 3% annual increases to Base Rent throughout the lease term and a corporate guaranty. The Lease is NNN with zero Landlord responsibilities making it an ideal management free investment opportunity for a passive investor.

Thrive Autism Services is an established medical group that provides both in-home and clinical services for individuals with Autism Spectrum Disorders.

## LOCATION SUMMARY

The subject property is located on Higley Rd just south of Baseline Rd, a corner which sees an average 20,000 VPD. The site is central to both the US 60 and Loop 202 and is in close proximity to major retail including the nearby Superstition Springs Center with plenty of dining and retail amenities. This property is also in close proximity to medical amenities, including Banner Gateway Medical Center and Mercy Gilbert Medical Plaza. With easy access to major transportation routes, the location offers a perfect blend of urban convenience and natural beauty in a prime Phoenix location.

The 5-mile trade area is supported by a population of almost 350,000, providing a direct consumer base from which to draw.





## OFFERING

<b>Price</b>	\$2,571,429.00
<b>Net Operating Income</b>	\$180,000.00
<b>Cap Rate</b>	7.00%
<b>Tenant</b>	Thrive Autism Services
<b>Guaranty</b>	Corporate
<b>Lease Type</b>	NNN
<b>Landlord Responsibilities</b>	None

## PROPERTY SPECIFICATIONS

<b>Size</b>	+/- 8,000 SF
<b>Land Area</b>	+0.76 Acres
<b>Property Address</b>	1452 N Higley Rd Gilbert, AZ 85234
<b>Year Built</b>	2005
<b>Parcel Number</b>	313-11-598 & 313-11-958
<b>Ownership</b>	Fee Simple (Land/Bldg.)
<b>Zoning</b>	SC, City of Gilbert
<b>Parking Ratio</b>	3.00/1,000 SF
<b>Additional Info</b>	Built-Out Medical Office

# INVESTMENT HIGHLIGHTS

## **Brand New 5 Year Lease Term | Scheduled Rental Increases Option to Extend | Corporate Guaranty**

The Tenant, Thrive Autism Services signed a brand new 5-year lease in July of 2025 with term through September 30, 2030. The lease includes two (2) options to renew for five (5) years.

The Lease includes 3% annual rental increases throughout the initial term, steadily growing NOI and hedging against inflation. The lease is guaranteed by The Austin Centers for Exceptional Students, LLC

Thrive Autism Services is an established medical group that provides both in-home and clinical services for individuals with Autism Spectrum Disorders.

## **NNN | Fee Simple Ownership Zero Landlord Responsibilities**

Tenant pays for CAM, Taxes, Insurance, and maintains all aspects of the premises.

No Landlord responsibilities - Ideal, management-free investment for a passive investor

## **Strong Demographics in 5-Mile Trade Area | Direct Consumer Base**

Almost 350,000 residents and over 100,000 employees support the trade area, providing a direct consumer base from which to draw.

Residents within a 2-mile radius of the subject property boast an affluent average household income of \$108,869.

## **Close Proximity to Medical & Retail Amenities**

This site is near Superstition Springs Center which is surrounded by major retail including Walmart, Target, Cheesecake Factory, Target, and Best Buy.

The medical building is also in close proximity to major medical facilities, including Banner Gateway Medical Center and Dignity Health Mercy Gilbert Medical Center.

Strong tenant synergy along the Baseline Corridor increases consumer draw to the immediate trade area and promotes crossover exposure to the site.

## **South of Busy Intersection | Close Proximity to Freeways Excellent Visibility & Access**

The subject property is located on Higley Rd just south of Baseline Rd, an intersection which sees an average daily VPD of 20,000.

The site is central to both the US 60 and Loop 202 and is in close proximity to major retail and medical with plenty of dining and retail amenities.

The property has excellent visibility along Higley Rd with premier building signage.

# PROPERTY OVERVIEW

## LOCATION

Gilbert, Arizona  
Maricopa County  
Superstition Corridor  
Submarket

## PARKING

Parking Ratio:  
3.00/1,000 SF

## PARCEL NUMBER

APN: 313-11-598 &  
313-11-958  
Acres: 0.76

## ZONING

SC, City of Gilbert

## IMPROVEMENTS

There is approximately 8,000 SF of existing building area, built-out medical.

## TRAFFIC COUNTS

Higley & Baseline: 20,084 VPD

## ACCESS

Higley Rd: 2 Access Points

## CONSTRUCTION

Year Built: 2006



# FINANCIAL INFORMATION

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## RENT ROLL

Tenant	Size (SF)	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annual	Recovery Type	Notes
Thrive Autism Services LLC	8,000	7/1/2025	9/30/30	Months 1-12	-	\$15,000	\$22.50	\$180,000	NNN	*Months 1-3 Abated
				Months 13-24	3%	\$15,450	\$23.18	\$185,400	NNN	-
				Months 25-36	3%	\$15,914	\$23.87	\$190,962	NNN	-
				Months 37-48	3%	\$16,391	\$24.59	\$196,691	NNN	-
				Months 49-60	3%	\$16,883	\$25.32	\$202,592	NNN	-
				Months 61-63	3%	\$17,389	\$26.08	\$52,167	NNN	-

### FINANCIAL INFORMATION

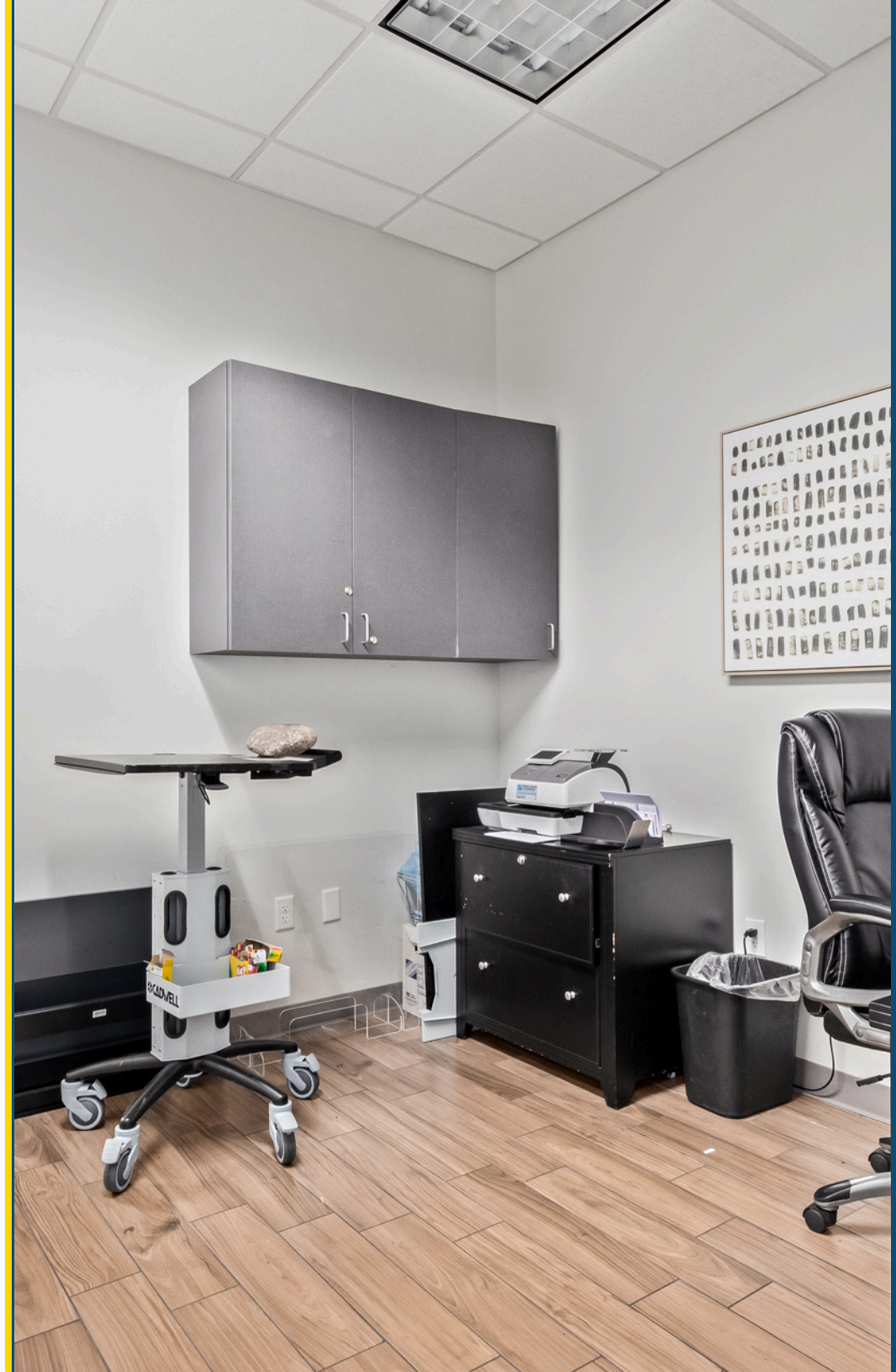
Price	\$2,571,429.00
Price/SF	\$321/SF
Net Operating Income	\$180,000.00
Cap Rate	7.00%
Lease Type	NNN

### DETAILS

Year Built/Remodeled	2006
Occupancy	100%, Single Tenant
Rentable Area	+/- 8,000 SF
Land Area	+/- 0.76 Acres
APN	313-11-598 & 313-11-958

## TENANT PROFILE

Thrive Autism Services offers personalized care and education for children on the autism spectrum. Thrive's focus is helping children reach their full potential through delivery of ABA therapy in a supportive and inclusive environment. Thrive utilizes a team of highly trained Board Certified Behavior Analysts (BCBAs) and Registered Behavior Technicians (RBTs) to support the individual receiving services and the family unit as a whole. Their practices are rooted in the most effective evidence-based treatment for Autism Spectrum Disorders and they ensure that all staff are highly trained in the principles and techniques of ABA. [www.thrive-autism.com](http://www.thrive-autism.com)



# LOCATION INFORMATION

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# PARCEL MAP



# AERIAL MAP



60

60

GREENFIELD  
GATEWAY

BANNER GATEWAY  
MEDICAL CENTER

SUPERSTITION  
SPRINGS  
CENTER

ARIZONA SCHOOL OF  
DENTISTRY & HEALTH

BASELINE RD

SITE

HIGLEY RD