

# 100% LEASED MULTI-TENANT OFFICE BUILDING FOR SALE



## 10240 W. BELL ROAD

Sun City, AZ 85351

### ERIC FERBER, CCIM

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### ROD CROTTY

Associate Broker  
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## OFFICE BUILDING FOR SALE



### PROPERTY DESCRIPTION

|                       |  |
|-----------------------|--|
| <b>Property:</b>      | Single Story Multi-Tenant Office - 100% Leased                 |
| <b>Building Size:</b> | 18,046 +/- SF  |
| <b>Site:</b>          | 99,912 +/- SF (2.294 +/- Acres) (18% Coverage)                 |
| <b>Parking:</b>       | 98 Spaces (Includes 30 Covered Spaces) <b>(5.4:1000/SF+/-)</b> |
| <b>Construction:</b>  | Masonry Block - Stucco Finish                                  |
| <b>Year Built:</b>    | 1975   |
| <b>Zoning:</b>        | C-2 - Maricopa County  |
| <b>Occupancy:</b>     | 100%   |

|                     |                              |
|---------------------|------------------------------|
| <b>Sales Price:</b> | \$3,160,000.00 (\$175.11/SF) |
| <b>Cap Rate:</b>    | 7.25%                        |

### FEATURES

- Bell Road Frontage
- Fire Sprinklered
- Monument Signage on Bell Road
- Billboard Sign Income  
(The Lamar Companies has a Billboard sign lease at the property)
- Strong parking ratio
- Approximately 2.5 miles off 101 & Bell Road Freeway Exit

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### INCOME & EXPENSE SUMMARY

|   |             |
|---|-------------|
| <b>GROSS ANNUAL SCHEDULED RENT:</b>           | \$408,671   |
| <b>RECOVERED EXPENSES:</b>                    | \$2,153     |
| <b>COVERED PARKING INCOME:</b>                | \$1,680     |
| <b>BILLBOARD SIGN INCOME:</b>                 | \$24,000    |
| <b>ADJUSTED GROSS INCOME:</b>                 | \$436,504   |
| <b>LESS ESTIMATED EXPENSES:</b>               |             |
| <b>PROPERTY TAXES (2025):</b>                 | (\$19,733)  |
| <b>INSURANCE:</b>                             | (\$2,841)   |
| <b>MANAGEMENT @ 4%:</b>                       | (\$17,460)  |
| <b>COMMON AREA MAINTENANCE:</b>               | (\$12,699)  |
| <b>LANDSCAPING (3 YEAR AVERAGE):</b>          | (\$19,668)  |
| <b>LOT SWEEPING:</b>                          | (\$827)     |
| <b>PEST CONTROL:</b>                          | (\$2,110)   |
| <b>HOUSE ELECTRIC:</b>                        | (\$4,035)   |
| <b>GAS:</b>                                   | (\$2,500)   |
| <b>WATER/SEWER:</b>                           | (\$9,228)   |
| <b>FIRE PROTECTION:</b>                       | (\$1,958)   |
| <b>TRASH:</b>                                 | (\$1,211)   |
| <b>MISC. EXPENSES:</b>                        | (\$2,343)   |
| <b>JANITORIAL:</b>                            | (\$10,863)  |
| <b>JANITORIAL SUPPLIES (3 YEAR AVERAGE):</b>  | (\$3,115)   |
| <b>SUITE ELECTRIC:</b>                        | (\$34,878)  |
| <b>HVAC SERVICE/REPAIRS (3 YEAR AVERAGE):</b> | (\$20,846)  |
| <b>INTERIOR REFURBISHING:</b>                 | (\$20,629)  |
| <b>MISC. REPAIRS/MAINTENANCE AND ROOF PM:</b> | (\$20,249)  |
| <b>EXPENSE SUBTOTAL:</b>                      | (\$207,193) |
| <b>(\$11.48/SF)</b>                           |             |
| <b>ESTIMATED NET OPERATING INCOME:</b>        | \$229,311   |

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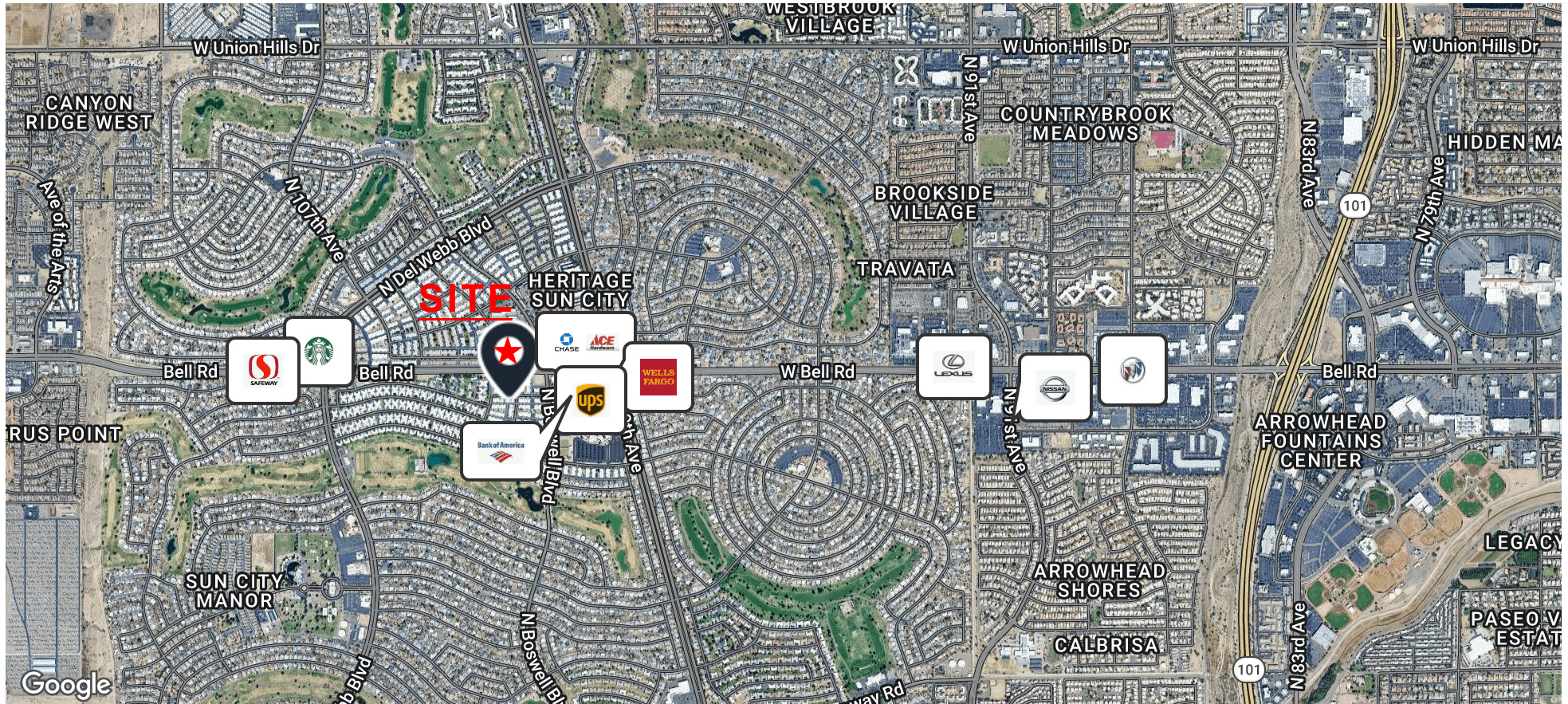
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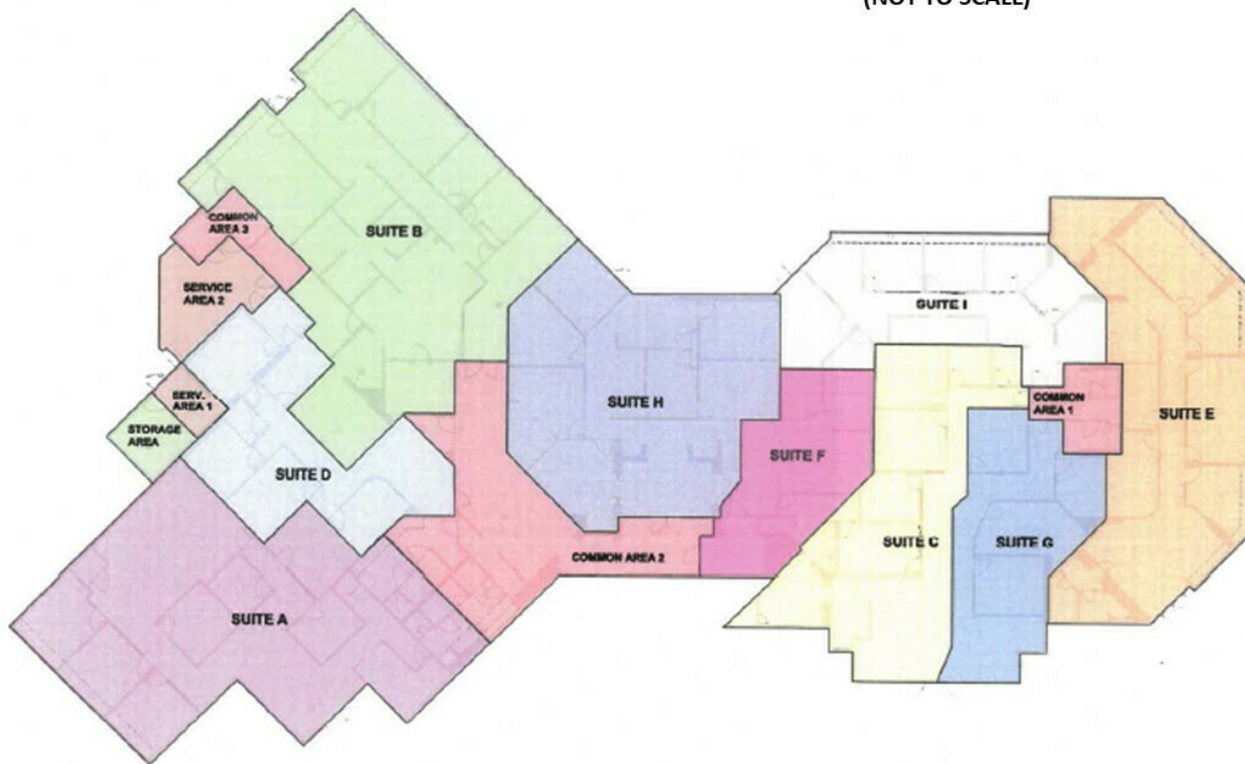
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FLOOR PLAN  
(NOT TO SCALE)



| SUITE # | SQ FT - RENTABLE SPACE |
|---------|------------------------|
| SUITE A | 2,806 +/-              |
| SUITE B | 3,394 +/-              |
| SUITE C | 1,854 +/-              |
| SUITE D | 1,678 +/-              |
| SUITE E | 2,271 +/-              |
| SUITE F | 925 +/-                |
| SUITE G | 1,275 +/-              |
| SUITE H | 2,371 +/-              |
| SUITE I | 1,472 +/-              |

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## TENANT PROFILES



At SYNERGY HomeCare, we build connections and forward momentum in people's lives. We call it the Synergy Effect. We believe our purpose is to provide the best care possible. Equally important is helping people feel, see and experience more in their lives. Whether your loved one needs a little bit of help or a lot, the care they receive compassionately serves their immediate needs. But it can also have long-lasting effects that improve their lives in ways they never expected.



No matter the size or complexity of your project, Safe Site delivers accurate underground locating and hydrovac services you can rely on. Our certified technicians combine advanced technology, proven processes, and years of hands-on experience to keep your construction safe, on schedule, and on budget. From municipal infrastructure to industrial sites, we provide fast, efficient, and non-destructive solutions that help your team make informed decisions and prevent costly surprises.



David is the Founder and President of Dobrusin Financial, LLC. Prior to founding the company David spent time with the investment firms of RBC Wealth Management and American Express Financial Advisors.

David J. Dobrusin CPA PLLC is a verified accounting firm, offering accounting and tax preparation services to customers and small business owners located in and around Sun City, Arizona. David J. Dobrusin CPA PLLC is a CPA directory verified accounting firm, licensed to practice in the state of Arizona. The requirements for licensure in Arizona ensure that David J. Dobrusin CPA PLLC maintains the highest standard of knowledge and ethics when operating as an accounting firm. Accounting firms may provide services in private industry, education or government, and are often considered experts in tax preparation. David J. Dobrusin CPA PLLC can help you with tax preparation services, consulting, business planning and auditing.

## American Legend Logistics LLC

Subsidiary of Legend Produce, one of the largest growers and distributors of Melons in the United States over the last 25+ Years.

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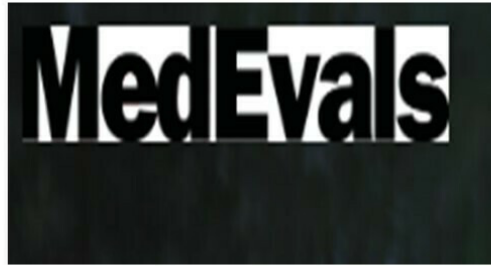
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MedEvals' sole focus is serving veterans and reservists, performing evaluative services on behalf of Veteran Benefits Administration contractors. MedEvals manages locations in Arizona, California, Colorado, Kansas, Montana, Nevada, Utah, and Washington. We are proud of our mission to serve the veteran population and excelling in the timeliness, accuracy, and thoroughness of the evaluations



At Sanity Center, our mission is to make mental health care accessible and welcoming for all in Arizona. We're committed to breaking down barriers and demonstrating that therapy is a valuable resource for anyone seeking support. Whether you're seeking help with things from the past, current life challenges or looking for personal growth, we offer compassionate, personalized care to guide you on your journey. At Sanity Center, we're here to help you feel better and thrive in your own way.



Restore Wellness Center was founded on Restoring patients to a quality of life they may have thought unattainable. Restore Wellness Center treats Neuropathy, Pain Management, Immunotherapy and others.

## Dr. Greg Curtis Mcwhorter, DC

Dr. Mcwhorter graduated from the Palmer College of Chiropractic in 1989. He works in Sun City, AZ and specializes in Chiropractor.

## Hahn Law Office, P.C.

Hahn Law Office, P.C. is a law firm with 2 office locations, including an office in Sun City, AZ. At this office location, there are 3 lawyers practicing estate planning, probate, contested wills and 14 other areas of law.

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