



**FOR SALE**

## NNN MEDICAL INVESTMENT

### CAMBRIDGE COURT

2701 N 16th St, Suite 111  
Phoenix, AZ 85006

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# PROPERTY SUMMARY

## OFFERING SUMMARY

<b>SALE PRICE</b>	\$520,896
<b>PRICE/SF</b>	\$366
<b>UNIT SIZE</b>	1,420
<b>CAP RATE</b>	6.50%
<b>NOI</b>	\$33,858.24
<b>YEAR BUILT</b>	1982
<b>APN</b>	117-04-122
<b>ASSOCIATION</b>	Cambridge Court Office Condominiums



## LEASE ABSTRACT

<b>LEASE TERM</b>	5 Yrs.   8/2024 to 9/2029
<b>LEASE TYPE</b>	NNN
<b>RENT</b>	\$23.84 PSF w/3% annual increases
<b>OPTIONS TO EXTEND</b>	One 5 Year Option Continued 3% annual increases
<b>PROPERTY TAXES</b>	\$8,264.90
<b>CAM FEES/ OP EX</b>	Reimbursed by Tenant
<b>INSURANCE</b>	Reimbursed by Tenant
<b>REPAIRS/MAINTENANCE</b>	Tenant Responsible for repairs and replacement including HVAC.



## PROPERTY DESCRIPTION



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SVN is pleased to present to the market this NNN investment opportunity located in Phoenix, AZ. The property consists of a 1,420 SF office condo currently occupied by Advanced Pain Management. While the tenant has operated out of this location for many years, they recently executed a brand new lease commencing in August 2024 and continuing through July 2029 with three percent (3%) annual increases. The lease is a true NNN lease in which the tenant reimburses the Landlord for expenses and is responsible for all repairs including HVAC repairs and/or replacement. The common areas are managed by an association. This offering is part of a larger portfolio of seven properties for sale that can be purchased together or separately.

### LOCATION DESCRIPTION

Situated in the heart of Phoenix, the area surrounding Cambridge Court offers a mix of commercial and cultural attractions. A hub for businesses, the location provides easy access to major highways, making it ideal for office and office building investors. With nearby landmarks such as the Phoenix Art Museum, Heard Museum, and Arizona State University's Downtown Campus, there's no shortage of cultural experiences for tenants and employees to enjoy. Local dining options and entertainment venues are in close proximity, making this location a prime opportunity for investors seeking a dynamic and thriving commercial real estate environment in Phoenix.

### ABOUT THE TENANT

Advanced Pain Management has been operation since 2007 and currently operates out of nine locations between the Phoenix and Tucson metropolitan areas. They offer a comprehensive range of treatments providing effective and innovative pain management solutions. Treatments include epidurals, joint injections, nerve blocks and platelet-rich plasma injections to name a few while using a combination of physical medicine, rehabilitation, and non-surgical therapies. In 2020, the practice was acquired by Dr. Vikramjeet (Vik) Saini, Board Certified in Physical Medicine and a Rehabilitation Physician.

**ADDITIONAL PHOTOS**



PROPERTY AERIAL



**RENT ROLL**

Unit	Tenant	Size (SF)	Lease From	Lease To	Escalation Date	Monthly Rent	Annual Rent	PSF
111	Brian S Page DO, PLLC dba Advanced Pain Management	1,420	8/1/2024	7/31/2029		\$2,821.52	<b>\$33,858.24</b>	<b>\$23.84</b>
					8/1/2025	\$2,906.17	\$34,873.99	\$24.56
					8/1/2026	\$2,993.35	\$35,920.21	\$25.30
					8/1/2027	\$3,083.15	\$36,997.81	\$26.05
					8/1/2028	\$3,175.65	\$38,107.75	\$26.84

# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

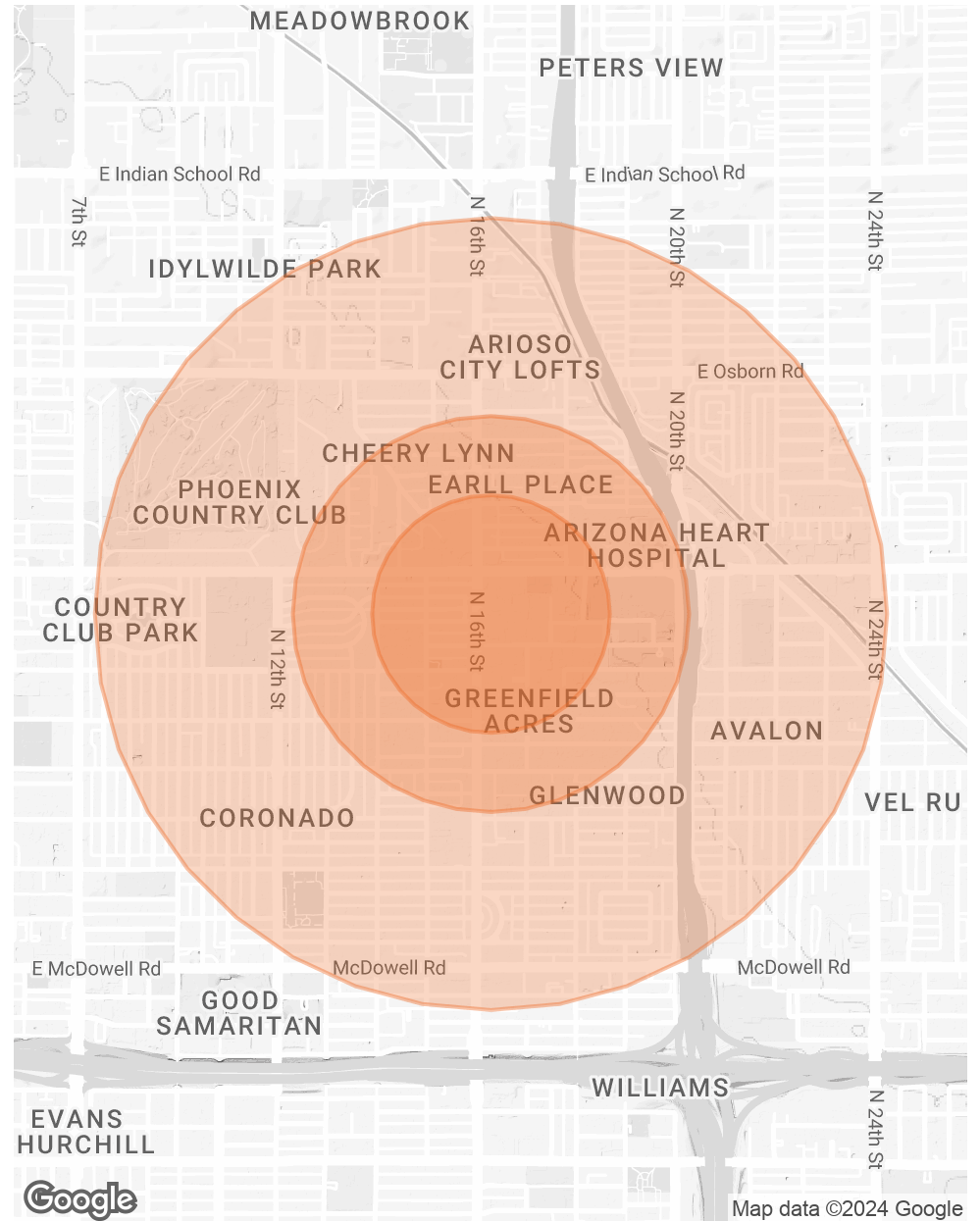
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,201	5,519	20,139
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	36	37	37
AVERAGE AGE (FEMALE)	37	38	38

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,032	2,327	8,409
# OF PERSONS PER HH	2.1	2.4	2.4
AVERAGE HH INCOME	\$68,105	\$70,782	\$83,766
AVERAGE HOUSE VALUE	\$537,488	\$522,387	\$508,895

Demographics data derived from AlphaMap







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