Broadway East Medical Center

7525 E Broadway Rd, Mesa, AZ 85208

SALE PRICE: $5,295,000.00 | CAP RATE: 7.08%

COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. CORFAC INTERNATIONAL

MEDICAL OFFICE INVESTMENT OPPORTUNITY

Executive Summary

CPI is pleased to present the unique opportunity to acquire **Broadway East Medical Center**, a 20,802 SF stabilized, multi-tenant medical office complex located at **7525 E Broadway Road in Mesa, Arizona**. This property offers investors a secure, high-yield asset with a diverse tenant roster in a fundamentally strong submarket.

The complex is **88.23% occupied** by a synergistic mix of established medical practices, including specialists in family medicine, cardiology, pain management, and physical therapy. The offering is further stabilized by a **seller-guaranteed rent for Suite 5**, providing an investor with immediate, reliable cash flow from day one. This durable income stream from multiple established tenants provides exceptional security and a recession-resistant investment profile.

Nestled in the stable and uniquely supply-constrained Mesa East submarket, the property benefits from powerful market dynamics. The area has seen nearly **38,000 SF of positive net absorption** over the past year with **zero new office space currently under construction**, insulating the asset from new competition. This robust tenant demand is fueling impressive rental growth, with asking rents in the submarket increasing by **2.4%—significantly outpacing the metro Phoenix average**.

With a strong tenant mix, excellent location, and powerful market fundamentals, Broadway East Medical Center represents a premier opportunity for an investor to acquire a high-performing medical office asset. The property's combination of stable day-one returns and a clear runway for future appreciation makes it an ideal acquisition for those seeking secure, long-term cash flow.

Investment Highlights

This offering presents a rare opportunity to acquire a stabilized medical office complex with a diverse, synergistic tenant roster providing secure and reliable cash flow from day one.

20,802 SF
Total Building Size

88.23%
Leased

1997 / 2021
Year Built / Suites Remodeled

R-S
Zoning

Signage
Monument

±2.14 Acres
Lot Size

NNN & MG
Lease Type

6.34/1,000
Parking Ratio

Ingress/Egress
E Broadway Rd

Sale Price: $5,295,000.00 ($254/SF)

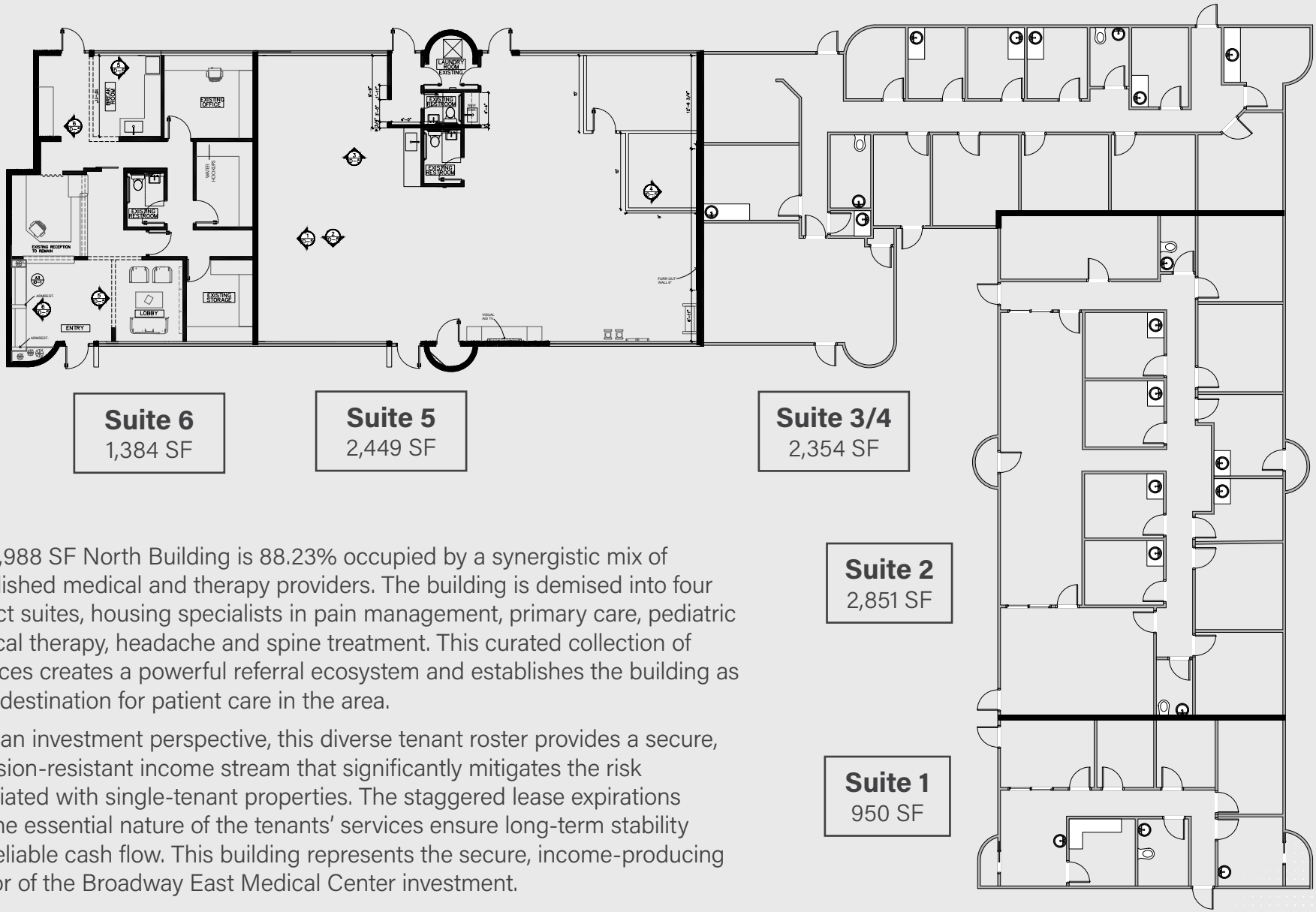
CAP Rate: 7.08%

NOI: $374,958.55

North Building

9,988 SF Medical Office Building

*All dimensions are approximate. This floor plan is for illustrative purposes only and is not to scale.



The 9,988 SF North Building is 88.23% occupied by a synergistic mix of established medical and therapy providers. The building is demised into four distinct suites, housing specialists in pain management, primary care, pediatric physical therapy, headache and spine treatment. This curated collection of practices creates a powerful referral ecosystem and establishes the building as a key destination for patient care in the area.

From an investment perspective, this diverse tenant roster provides a secure, recession-resistant income stream that significantly mitigates the risk associated with single-tenant properties. The staggered lease expirations and the essential nature of the tenants' services ensure long-term stability and reliable cash flow. This building represents the secure, income-producing anchor of the Broadway East Medical Center investment.

Tenant Overviews

Arizona Pain & Spine Institute

Suite 1

A leading medical practice specializing in interventional pain management for chronic and spine-related conditions. Utilizing advanced, minimally invasive treatments, they are an established destination for pain relief with a strong patient draw from across the region.

https://gotpainarizona.com/

Intra Care Family Medicine

Suite 2

A long-standing primary care practice with over two decades of service to the East Valley. As part of the IntraCare network, they provide comprehensive family medicine, making them a stable, foundational tenant.

theintracare.com

MV Headache & Spine Institute

Suite 3/4

A highly specialized clinic focused on treating chronic headaches, migraines, and complex spine disorders. Offering cutting-edge, personalized therapies, the institute serves as a vital referral center for physicians, ensuring a consistent and targeted patient base.

mountainviewheadacheandspine.com

Good Job Pediatrics PT, LLC

Suite 6

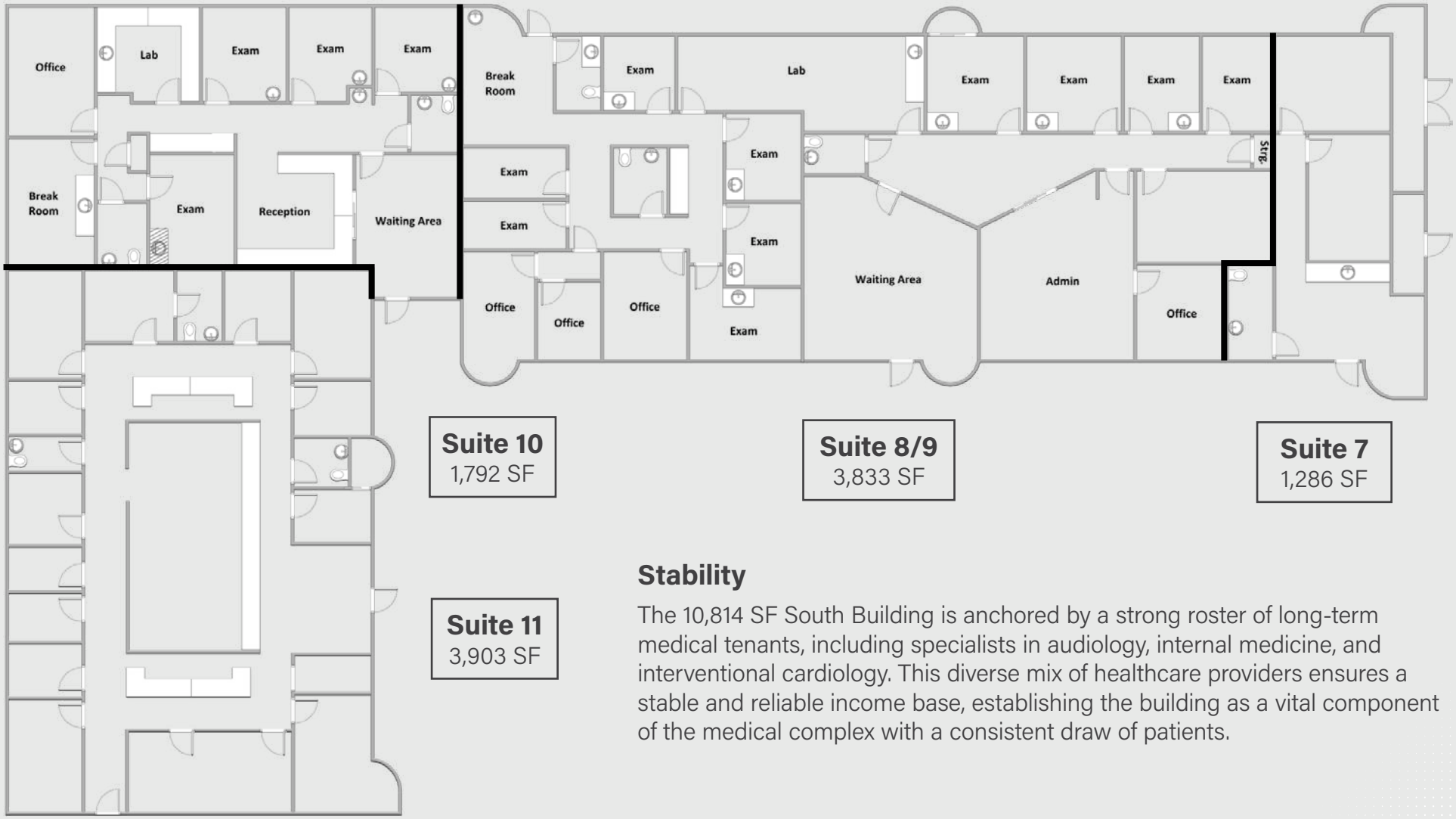
Pediatric physical therapy for children to help them learn how to roll, sit, crawl, walk and for infant head shape correction. Get started today!

goodjobpediatricpt.com/

South Building

10,814 SF Medical Office Building

*All dimensions are approximate. This floor plan is for illustrative purposes only and is not to scale.



Stability

The 10,814 SF South Building is anchored by a strong roster of long-term medical tenants, including specialists in audiology, internal medicine, and interventional cardiology. This diverse mix of healthcare providers ensures a stable and reliable income base, establishing the building as a vital component of the medical complex with a consistent draw of patients.

Tenant Overviews

Hearing Solutions of Arizona

Suite 7

An established audiology practice providing comprehensive hearing healthcare, from diagnostics to advanced hearing aid technology. As a trusted local leader, they serve a growing demographic with essential, life-enhancing auditory health services.

hearingsolutionsofarizona.com

Allied Medical Associates

Suite 8/9

An established internal medicine practice with deep roots in the East Valley, known for its comprehensive adult patient care. Their respected local presence makes them a trusted and foundational tenant for the complex.

alliedmedicals.com

Chambers Foot and Ankle Podiatrist

Suite 10

Chambers Foot & Ankle provides comprehensive, compassionate podiatric care to help you overcome foot and ankle pain so you can get back to the life you love. They offer the highest standard of treatment for a wide range of conditions.

footandankleaz.com/

Southwest Cardio Vascular Associates

Suite 11

A leading multi-physician cardiology group providing advanced, full-spectrum cardiovascular care. As a vital referral center for area hospitals and physicians, they represent a high-value and stable medical tenant.

swcva.com

Crown Castle Cell Tower

N/A

Our solutions are built with the future in mind. They play an important role in tomorrow's smarter, better-connected communities, while paving the way for new innovations in the way we live, work and stay safe.

https://www.crowncastle.com/

Accelerated Depreciation Analysis

2026 Cost Segregation Benefit

Cost segregation is a tax planning strategy used by real estate investors to accelerate depreciation deductions and reduce their current income tax liabilities. The primary goal of cost segregation is to assign costs to specific building components and improvements that can be classified as personal property or land improvements, which have shorter depreciation periods than the overall building structure itself.

This allows property owners can depreciate these assets over 5, 7, or 15 years instead of the standard 39 years for commercial properties.

Benefit Analysis Highlights

30%
Basis reallocated to short-life assets

$1.4M
Estimated 1st-year taxable income deduction

100%
Eligible bonus depreciation rate

Metrics presented by: LAYNE COST SEGREGATION

	Without Cost Segregation	With Cost Segregation	
1st-year Depreciation	$83,700	$1,439,000	+1,620%
Depreciation claimed years 1-5	$555,600	$1,770,000	+219%

Disclaimer: This slide is not to be taken as tax advice. All tax benefit figures are estimated projections from a cost segregation professional.

Financial Summary

2026 Expenses

Landscaping	$8,732.00	$0.42
Property Management	$10,600.00	$0.51
Utilities	$7,533.19	$0.36
Repairs & Maintenance	$9,855.00	$0.47
Property Tax	$36,029.58	$1.73
Insurance	$7,043.49	$0.34
Reserves	$10,000.00	$0.48
Total Expenses	**$89,793.26**	**$4.32**

*Pro Forma Income Summary

Total Gross Income	**$465,486.32**
Total Gross Expenses	**$89,793.26**
Net Operating Income	**$375,693.06**

*Assumes Arizona Pain & Spine Institute and Intra Care Family Medicine renew at terms shown in rent rolls

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EXIT
onthemend
PHYSICAL THERAPY

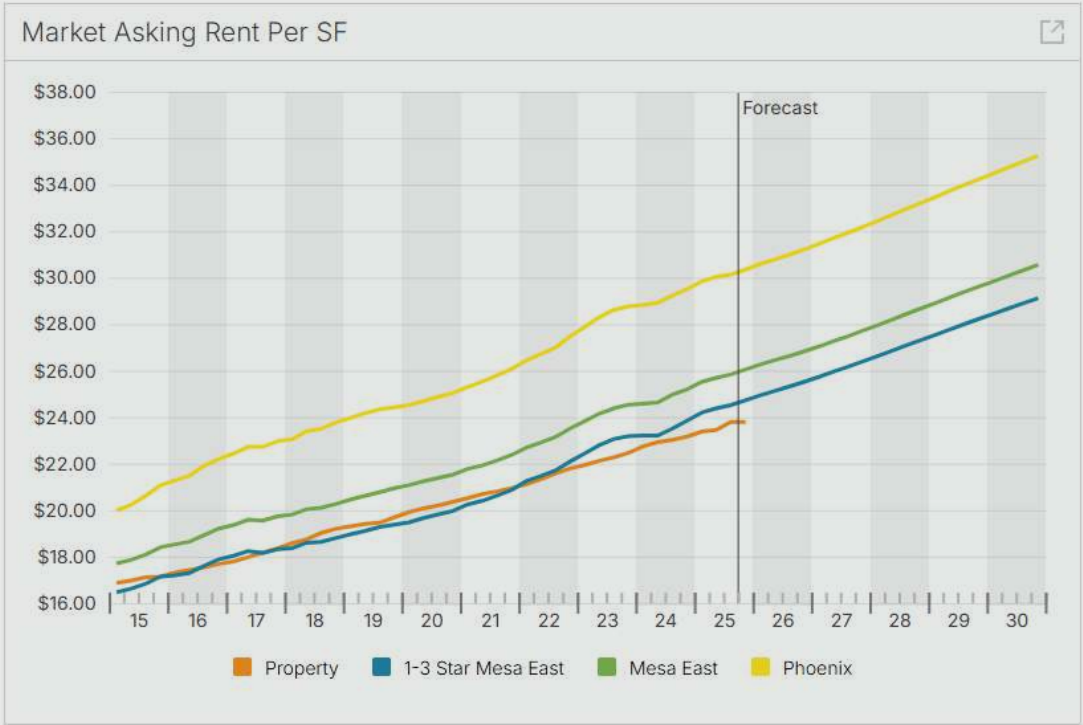
Submarket Overview

Mesa East Office Submarket

The Mesa East office submarket presents a compelling investment environment defined by exceptional stability and powerful fundamentals. For investors, the area offers a distinct value proposition: a mature, reliable market that is currently experiencing impressive rental growth fueled by a uniquely supply-constrained landscape. This combination of steady demand and limited competition creates a secure foundation for long-term appreciation and cash flow.

Robust Demand Meets Zero New Supply

The submarket's strength is clearly demonstrated by its leasing fundamentals. Mesa East has recorded positive net absorption of nearly 38,000 square feet over the past year, a trend that is pushing the vacancy rate down. This robust tenant demand is occurring in a market with zero new office space delivered in the last 12 months and none currently under construction. This lack of new competition provides a significant protective barrier for existing assets like Broadway East Medical Center, insulating them from market fluctuations and giving landlords significant leverage.



Accelerating Rent Growth & Superior Returns

The imbalance between strong demand and limited supply is fueling impressive financial performance. Asking rents in Mesa East have increased by 2.4% over the past year, a rate that significantly outpaces the Phoenix metro average. Investor confidence in the area is strong, with nearly $39 million in office sales over the last 12 months. This combination of accelerating rent growth and higher-than-average returns makes Mesa East a prime target for a strategic medical office investment.

37.7K SF
12-Month Net Absorption

2.4%
Annual Rent Growth

0 SF
Under Construction

DRIVE TIME

TO BANNER HEART HOSPITAL/BANNER BAYWOOD MEDICAL CENTER	1.3 Mi or 5 Min

Site Plan

Premier Two-Building Medical Complex

Broadway East Medical Center is a professional, two-building medical office complex totaling 20,802 SF situated on a spacious parcel in Mesa, Arizona. The property is comprised of a 9,988 SF North Building and a 10,814 SF South Building, creating a cohesive, campus-style environment. The site benefits from excellent frontage and visibility on E Broadway Road, a major east-west arterial, providing prominent signage opportunities and easy identification for patients.

The site plan is exceptionally well-designed for medical use, highlighted by an outstanding parking ratio of 6.34 spaces per 1,000 SF. This abundance of convenient, at-your-door surface parking is a critical advantage for medical tenants, accommodating high patient volumes and ensuring easy access for staff throughout the day. The mature landscaping and thoughtful layout of the buildings create a welcoming and professional atmosphere, enhancing the patient experience and supporting the success of the tenants within the complex.

N
E UNIVERSITY DR
BAYWOOD/HEART MEDICAL CENTER
Banner Health
E MAIN ST
SITE
E BROADWAY RD
Sunland Village Golf Club
Albertsons
FOUNTAIN OF THE SUN GOLF COURSE
LOOP 202
Leisure World Arizona
Unparalleled Resort Style Living
WinCo FOODS
Walmart
Save money. Live better.
SUPERSTITION SPRINGS CENTER
E SOUTHERN AVE
GATEWAY MEDICAL CENTER
TARGET
COSTCO WHOLESALE
Banner Health
60
THE HOME DEPOT
Harkins THEATRES
Superstition Springs Golf Club
E BASELINE RD
fry's
N HIGLEY RD
N RECKER RD
S POWER RD
S SOSSAMAN RD
SUNLAND VILLAGE EAST MESA, ARIZONA
S HAWES RD

Location Overview

Mesa, Arizona

As the third-largest city in Arizona, Mesa is a major economic hub and a cornerstone of the Phoenix metropolitan area. Celebrated for its diverse and mature economy, Mesa is home to world-class companies in key sectors like aerospace, defense, healthcare, and technology. This powerful combination of a large, skilled labor force, major educational institutions, and a business-friendly environment makes Mesa a premier destination for corporate employers and a stable, appreciating market for real estate investment.

The city's economic strength and appeal are built on several key pillars, including:

- A diverse, established economy with major employers in key industries.
- A large, skilled workforce supported by top educational institutions.
- A central East Valley location with robust transportation infrastructure.
- A rich landscape of cultural, recreational, and lifestyle amenities.

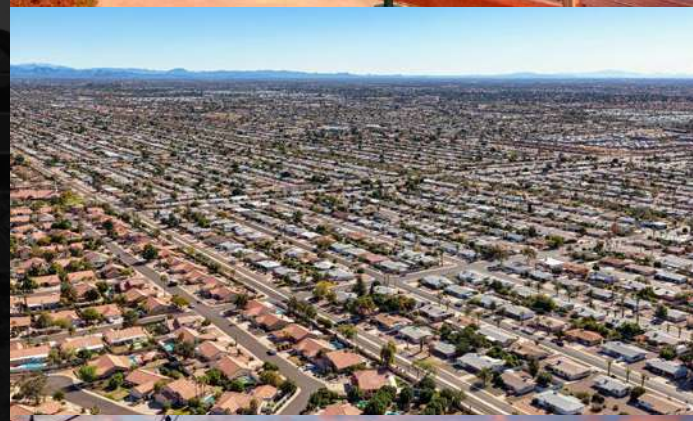
This unique blend of economic scale and quality of life has not gone unnoticed, with Mesa frequently earning national recognition for its business climate and livability.

#1 **City for Economic Growth (250K - 500K Population)** (CoworkingCafe, 2024)

TOP 5 **Most Neighborly Large City** (Neighbor.com, 2024)

#11 **Best-Run City in the US** (WalletHub, 2025)

TOP 40 **Cities with the Best Public Schools in the US** (Niche, 2024)



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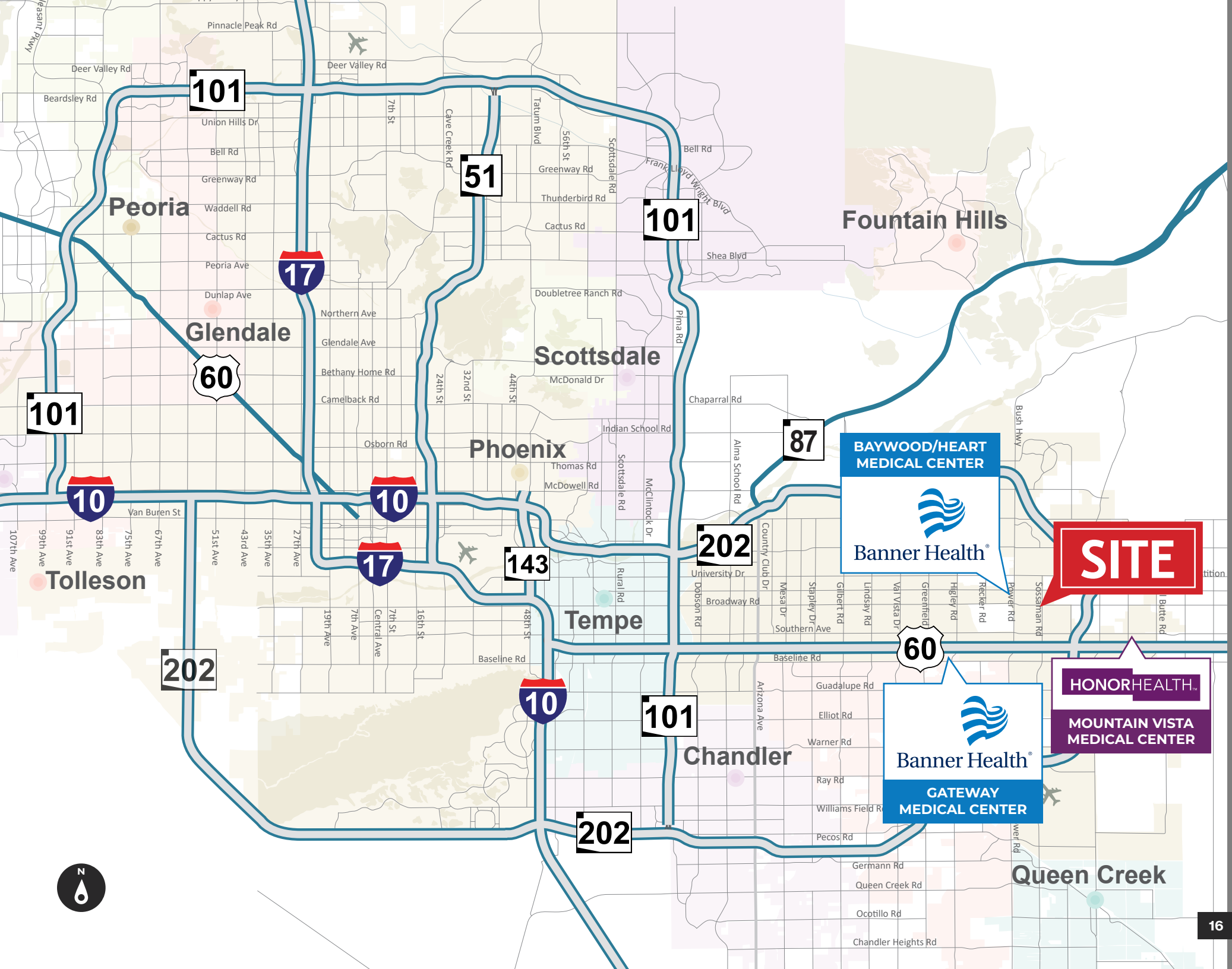
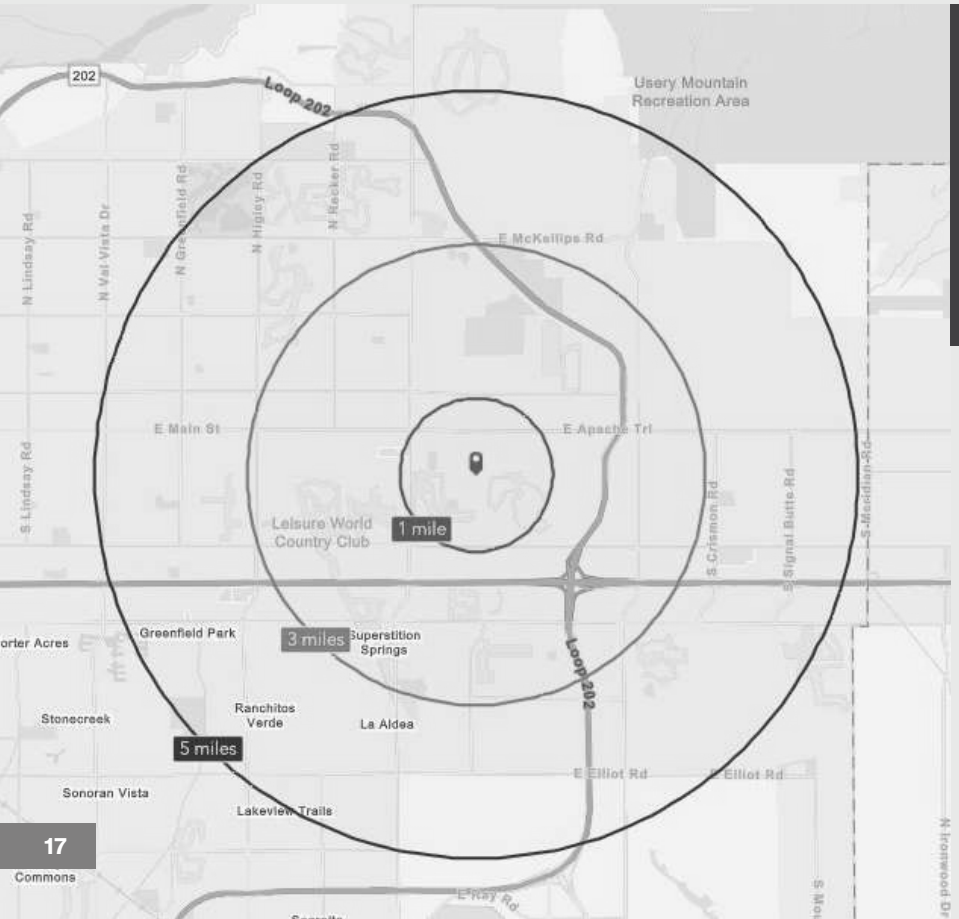

Peoria
Glendale
Scottsdale
Phoenix
Tempe
Tolleson
Chandler
Fountain Hills
Queen Creek
BAYWOOD/HEART MEDICAL CENTER
Banner Health
SITE
HONORHEALTH
MOUNTAIN VISTA MEDICAL CENTER
Banner Health
GATEWAY MEDICAL CENTER
101
51
17
60
10
202
143
87
Pinnacle Peak Rd
Deer Valley Rd
Beardsley Rd
Union Hills Dr
Bell Rd
Greenway Rd
Thunderbird Rd
Cactus Rd
Peoria Ave
Dunlap Ave
Northern Ave
Glendale Ave
Bethany Home Rd
Camelback Rd
Osborn Rd
Shea Blvd
Doubletree Ranch Rd
McDonald Dr
Chaparral Rd
Indian School Rd
Thomas Rd
McDowell Rd
University Dr
Broadway Rd
Southern Ave
Baseline Rd
Guadalupe Rd
Elliot Rd
Warner Rd
Ray Rd
Williams Field Rd
Pecos Rd
Germann Rd
Queen Creek Rd
Ocotillo Rd
Chandler Heights Rd
Van Buren St
Tatum Blvd
Cave Creek Rd
Scottsdale Rd
Frank Lloyd Wright Blvd
Pima Rd
Alma School Rd
Country Club Dr
Arizona Ave
Dobson Rd
Mesa Dr
Stapley Dr
Gilbert Rd
Lindsay Rd
Val Vista Dr
Greenfield
Higley Rd
Recker Rd
Power Rd
Sossaman Rd
Bush Hwy
Rural Rd
McClintock Dr
Central Ave
N

Demographic Summary

	1 Mile	3 Mile	5 Mile
Population	16,419	109,958	279,695
Households	7,687	47,265	112,351
Average Household Income	$68,492	$75,434	$90,538
Median Home Value	$231,602	$275,728	$330,396



5 Mile Highlights

48.1
Median Age

75.1K
Daytime Employees

+1.8%
Annual Population Growth

A Dense & Established Medical Corridor

The property is located in the heart of a dense, mature, and medically-focused community. Within five miles, the area boasts a population of nearly 280,000 residents and over 75,000 daytime employees, creating a massive and convenient patient base. The stable, established community, with a median age of over 44, provides a consistent demand for a wide range of medical services. For an investor, this convergence of a large population, a strong local workforce, and close proximity to major hospitals like Banner Baywood Medical Center solidifies the property's position in a thriving healthcare ecosystem.

Broadway East Medical Center is an unparalleled opportunity to acquire a uniquely stabilized, multi-tenant medical office investment in one of the East Valley's most fundamentally strong submarkets. It offers a rare combination of secure, diversified day-one cash flow, significant value-add potential, and a recession-resistant tenant roster, making it an ideal acquisition for an investor seeking both stability and upside.

- **Secure & Diversified Cash Flow:** The property is 88.23% occupied by a synergistic mix of established medical practices, creating a diversified and reliable income stream. The investment is further de-risked by a seller-guaranteed rent for the single vacant suite, ensuring 100% of the pro forma income is delivered to the new owner from day one.
- **Immediate Value-Add Opportunity:** While the rent guarantee provides security, it also offers a significant upside. A new owner has the immediate opportunity to add value by renewing tenants to current market rates and NNN leases, which will directly increase the property's Net Operating Income and overall return on investment.
- **Exceptional Market Fundamentals:** Located in the high-demand and supply-constrained Mesa East submarket, the property benefits from zero new construction, positive net absorption, and rent growth that is outpacing the metro average. These powerful market dynamics protect the investment from new competition and create a clear path for future rent increases.
- **Recession-Resistant Medical Tenancy:** The complex is anchored by a diverse roster of essential healthcare providers in fields like cardiology, primary care, and podiatry. This creates a powerful internal referral network and ensures a stable tenancy that is insulated from economic downturns, providing exceptional security for the investment.

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SALE PRICE: $5,295,000.00 | CAP RATE: 7.08%

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