

42104 N Venture Dr Bldg. E

FOR SALE

MOB CONDO | 6,770 SF | \$2,600,000 | 100% Leased, NNN Opportunity | Anthem, AZ 85086



Gateway Office Park | Medical Office

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Property Information

Gateway Office Park

Location: 42104 N Venture Dr, Bldg E
Anthem, AZ 85086

Major Cross Streets: N Venture Dr & W Anthem Way

Size: 6,770 SF

Price: \$2,600,000 (\$384/PSF)

NOI: \$150,533

W.A.L.T: ±5.7 years

Zoning: C-2

Parcels: 203-03-577 203-03-580
203-03-578 203-03-581
203-03-579 203-03-582

Primary Use: Dental & Eye Care

Property Features – Suite 100 & 101

- Several Exam Rooms
- Kitchen Area
- ADA Complaint Bathroom
- Welcoming Lobby Space

Current Tenants

Suite 100 – North Valley Family Dentistry – Anthem

Suite 101 – A to Z Eyecare: Dr Thuy Yath



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Photos

Gateway Office Park



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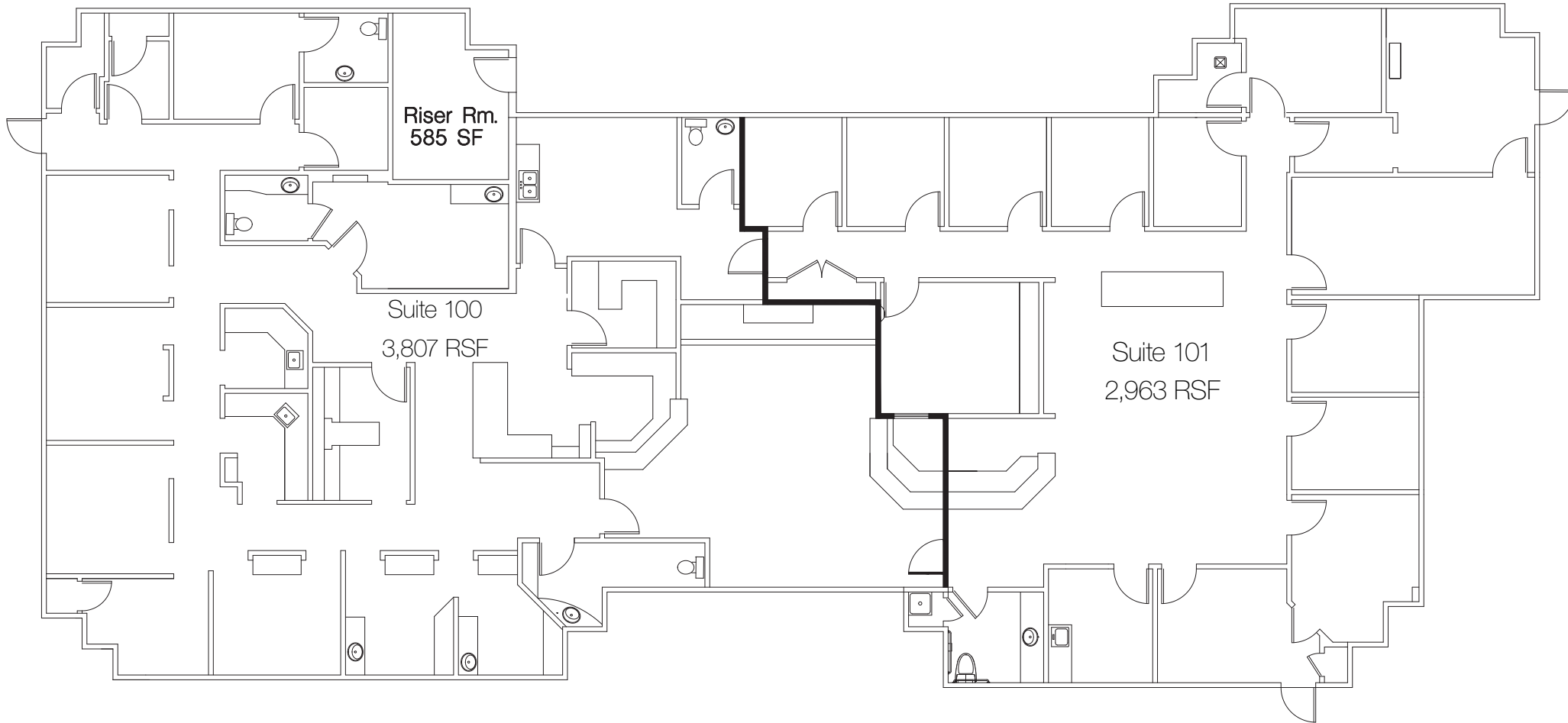
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Floor Plan

Gateway Office Park

Suite 100 & 101



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Lease Schedules

Gateway Office Park

Current NOI

\$150,532.79

A To Z Eye Care

Months	1-3	4-15	16-24	25-36	37-48	49-60	61-72	73-84
Annual Rent	\$0.00	\$78,927.75	\$88,866.12	\$91,332.96	\$94,075.56	\$96,881.88	\$99,783.84	\$102,749.64
Rate PSF		\$27.00	\$27.81	\$28.64	\$29.50	\$30.38	\$31.29	\$32.22
Current Period		CURRENT						

North Valley Family Dentistry

Months	01-12	13-24	25-36	37-48	49-60	61-72	73-84	85-96	97-108	109-120
Annual Rent	\$61,771.84	\$63,609.52	\$65,511.68	\$67,478.32	\$69,509.44	\$71,605.04	\$73,765.12	\$75,989.68	\$78,278.72	\$80,632.24
Rate PSF	\$19.16	\$19.73	\$20.32	\$20.93	\$21.56	\$22.21	\$22.88	\$23.57	\$24.28	\$25.01
Current Period						CURRENT				

Anthem Area Insights

Situated in the master-planned community of Anthem, 42104 N Venture offers a strategic location along the high-growth I-17 corridor in North Phoenix. This established submarket is known for its strong residential base, excellent quality of life, and continued commercial expansion.

Anthem was developed by Del Webb and features a balanced mix of residential neighborhoods, retail centers, schools, and recreational amenities. The area attracts a stable, affluent population, with a high percentage of homeowners and families contributing to consistent economic activity.

Convenient access to Interstate 17 provides direct connectivity to Downtown Phoenix, Deer Valley, and other major employment hubs, making it an ideal location for businesses seeking both accessibility and a strong local customer base.

Surrounding retail and service providers, along with continued population growth in North Phoenix, support sustained demand for office, medical, and service-oriented users. Anthem's combination of accessibility, demographics, and community infrastructure positions it as an ideal location for businesses seeking a strong customer base and long-term growth potential.



Photo Credit: [Anthem Community Council](#)

Retail Map

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Anthem, AZ 85086

For More Information or To Submit Offer Contact:

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26-04-015