

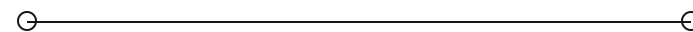


FOR SALE

NNN MEDICAL INVESTMENT

MESQUITE CANYON PROFESSIONAL CENTER

3035 S Ellsworth Rd #135
Mesa, AZ 85212



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY

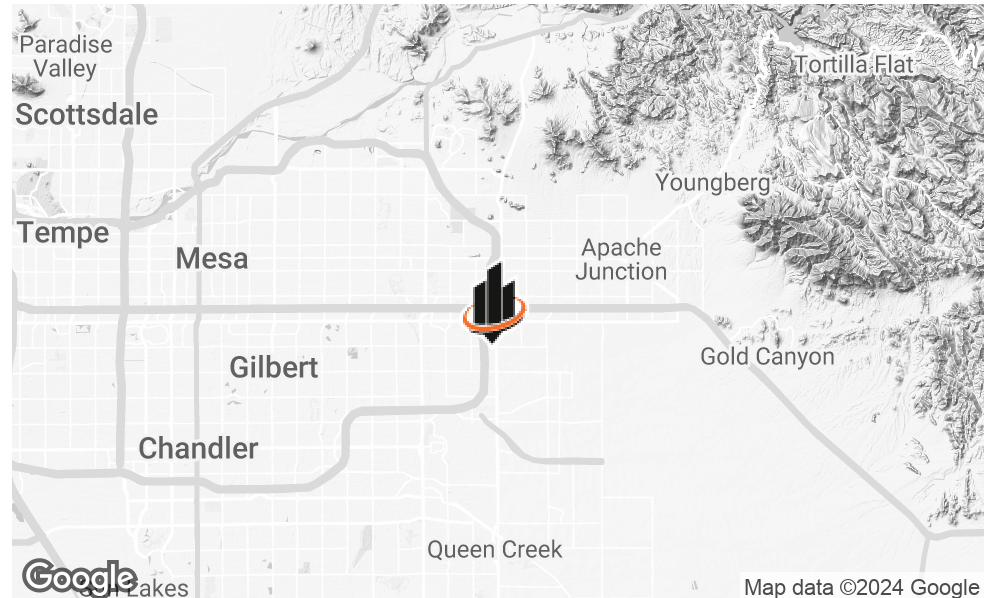
OFFERING SUMMARY

SALE PRICE	\$908,599
PRICE/SF	\$440 PSF
UNIT SIZE	2,061 SF
CAP RATE	6.50%
NOI	\$59,058.96
YEAR BUILT	2007
APN	304-02-862
ASSOCIATION	Mesquite Canyon Professional Center



LEASE ABSTRACT

LEASE TERM	5 Yrs. 8/2024 to 9/2029
LEASE TYPE	NNN
RENT	\$28.66 PSF w/3% annual increases
OPTIONS TO EXTEND	One 5 Year Option Continued 3% annual increases
PROPERTY TAXES	\$2,922.58
CAM FEES/ OP EX	Reimbursed by Tenant
INSURANCE	Reimbursed by Tenant
REPAIRS/MAINTENANCE	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 Mesa, AZ. The property consists of a 2,061 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.

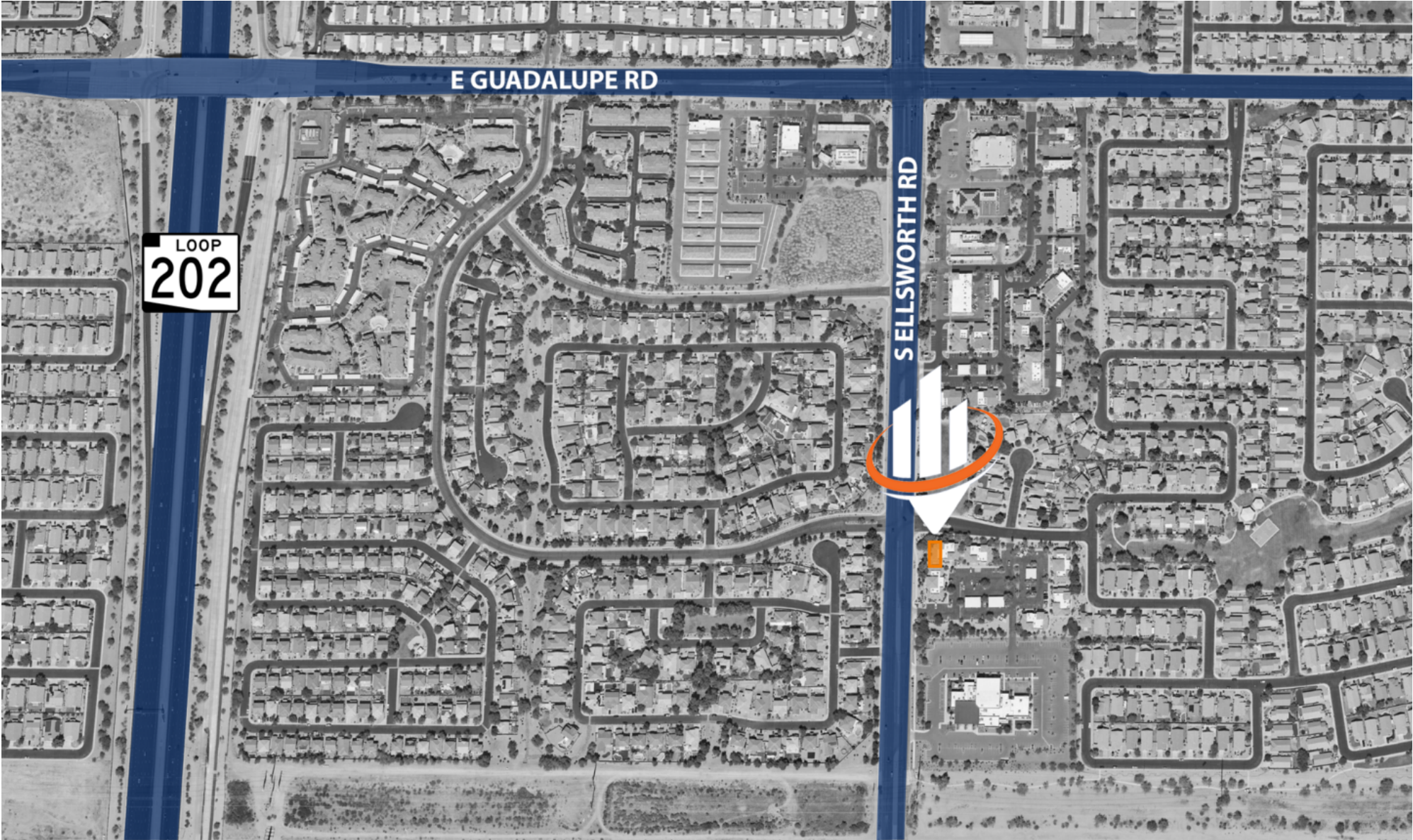
LOCATION DESCRIPTION

Mesquite Canyon Professional Center is located in Mesa, AZ. In a thriving commercial district, the area offers diverse dining, retail, and entertainment options, creating a vibrant business atmosphere. Nearby attractions like Superstition Springs Center and Phoenix-Mesa Gateway Airport contribute to the bustling economic landscape. The area is also near natural landscapes such as Utery Mountain Regional Park, providing opportunities for recreation and relaxation.

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.

PROPERTY AERIAL



RENT ROLL

Unit	Tenant	Size (SF)	Lease From	Lease To	Date	Rent	Annual Rent	PSF
135	Brian S Page DO, PLLC dba Advanced Pain Management	2,061	8/1/2024	7/31/2029		\$4,921.58	\$59,058.96	\$28.66
					8/1/2025	\$5,069.23	\$60,830.73	\$29.52
					8/1/2026	\$5,221.30	\$62,655.65	\$30.40
					8/1/2027	\$5,377.94	\$64,535.32	\$31.31
					8/1/2028	\$5,539.28	\$66,471.38	\$32.25

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,395	4,006	11,853
AVERAGE AGE	32	34	40
AVERAGE AGE (MALE)	31	33	39
AVERAGE AGE (FEMALE)	33	35	40

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	444	1,330	4,328
# OF PERSONS PER HH	3.1	3	2.7
AVERAGE HH INCOME	\$96,738	\$96,265	\$110,822
AVERAGE HOUSE VALUE	\$446,406	\$430,032	\$431,197

Demographics data derived from AlphaMap

