

Advanced Pain
Management

NAVITITLE
AGENCY

8

8-160

162-164

FOR SALE
NNN MEDICAL INVESTMENT
ARROWHEAD OFFICE SUITES

20325 N 51st Ave #158/160
Glendale, AZ 85308

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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

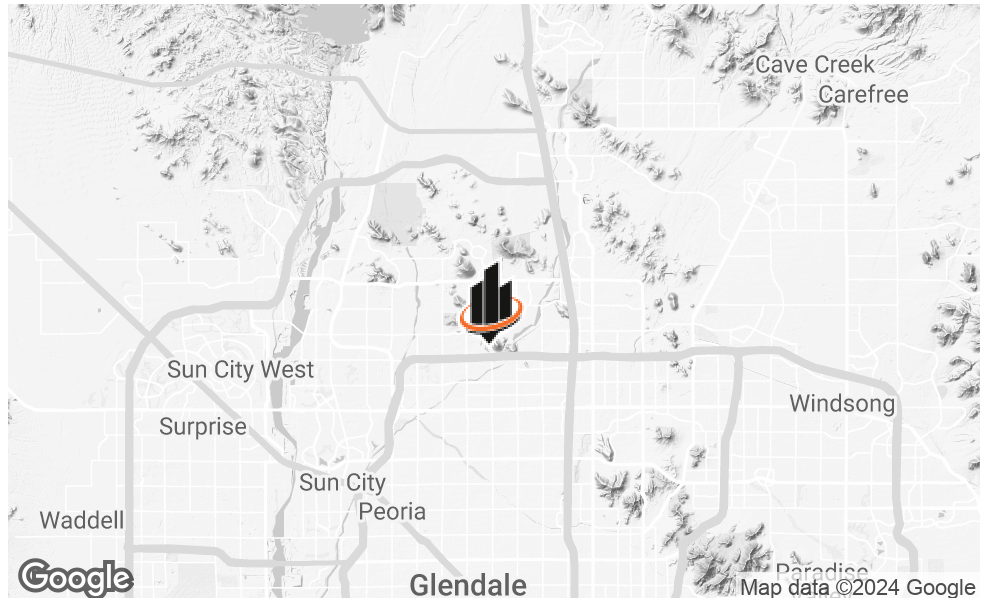
OFFERING SUMMARY

SALE PRICE	\$1,267,534
PRICE/SF	\$370 PSF
UNIT SIZE	3,339 SF
CAP RATE	6.50%
NOI	\$82,389.72
YEAR BUILT	2006
APN	206-29-037, 206-29-038
ASSOCIATION	Arrowhead Office Suites



LEASE ABSTRACT

LEASE TERM	5 Yrs. 8/2024 to 7/2029
LEASE TYPE	NNN
RENT	\$24.67 PSF w/3% annual increases
OPTIONS TO EXTEND	One 5 Year Option Continued 3% annual increases
PROPERTY TAXES	\$8,264.90
CAM FEES	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 Glendale, AZ. The property consists of a 3,339 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 separate.

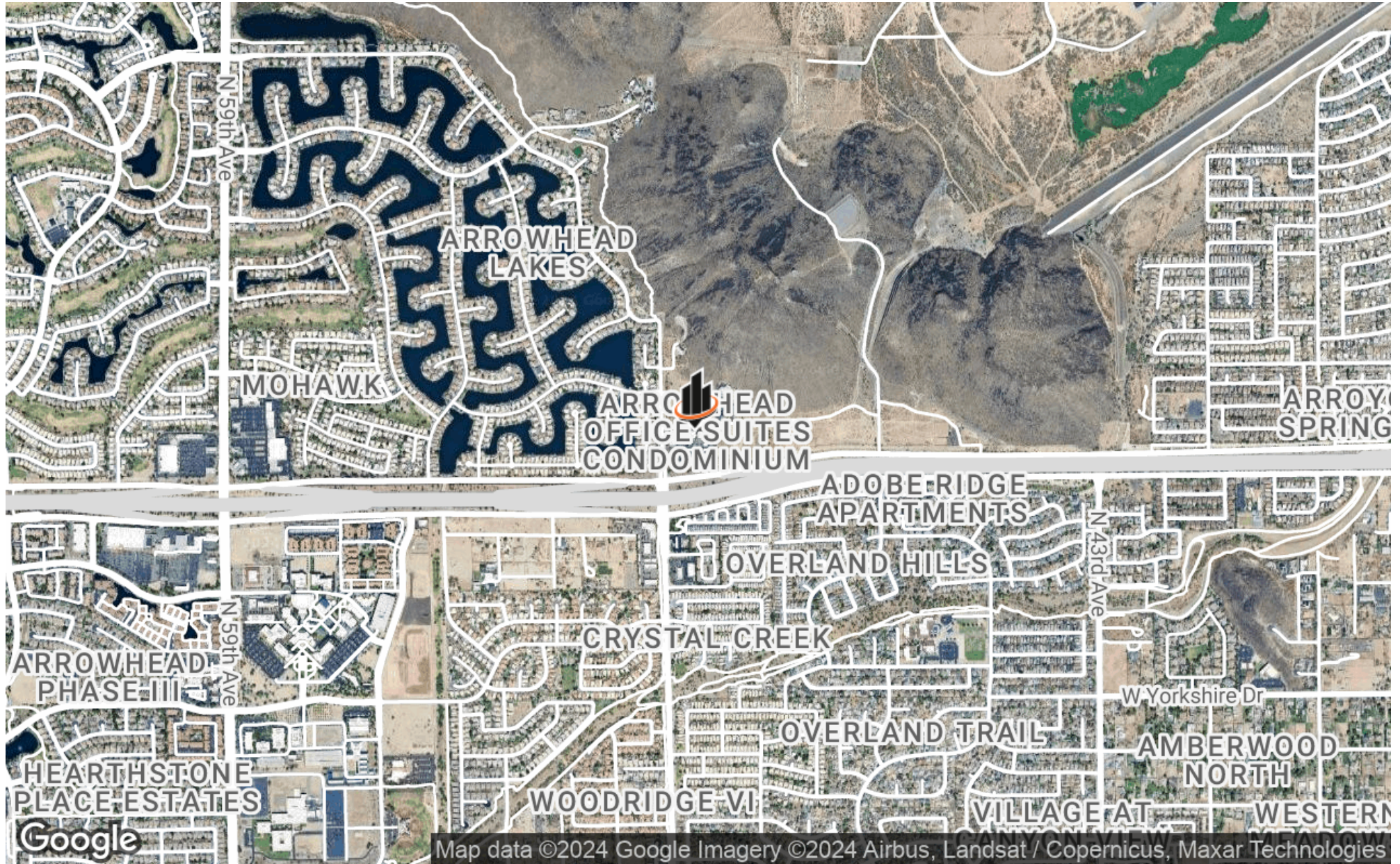
LOCATION DESCRIPTION

The subject property is located in Glendale, AZ, offering many nearby amenities and attractions. It is within proximity to Arrowhead Towne Center, a premier shopping destination, and the vibrant dining options within the area. With convenient access to the Loop 101 freeway, the property is well-positioned for easy commutes and visibility. The thriving commercial landscape and strategic location make this an appealing opportunity for medical office investors looking to capitalize on the dynamic energy of the Glendale area.

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.

AERIAL MAP



RENT ROLL

Unit	Tenant	Size (SF)	Lease From	Lease To	Escalation Date	Monthly Rent	Annual Rent	PSF
158&160	Brian S Page DO, PLLC dba Advanced Pain Management	3,339	8/1/2024	7/31/2029		\$6,865.81	\$82,389.72	\$24.67
					8/1/2025	\$7,071.78	\$84,861.41	\$25.42
					8/1/2026	\$7,283.94	\$87,407.25	\$26.18
					8/1/2027	\$7,502.46	\$90,029.47	\$26.96
					8/1/2028	\$7,727.53	\$92,730.36	\$27.77

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

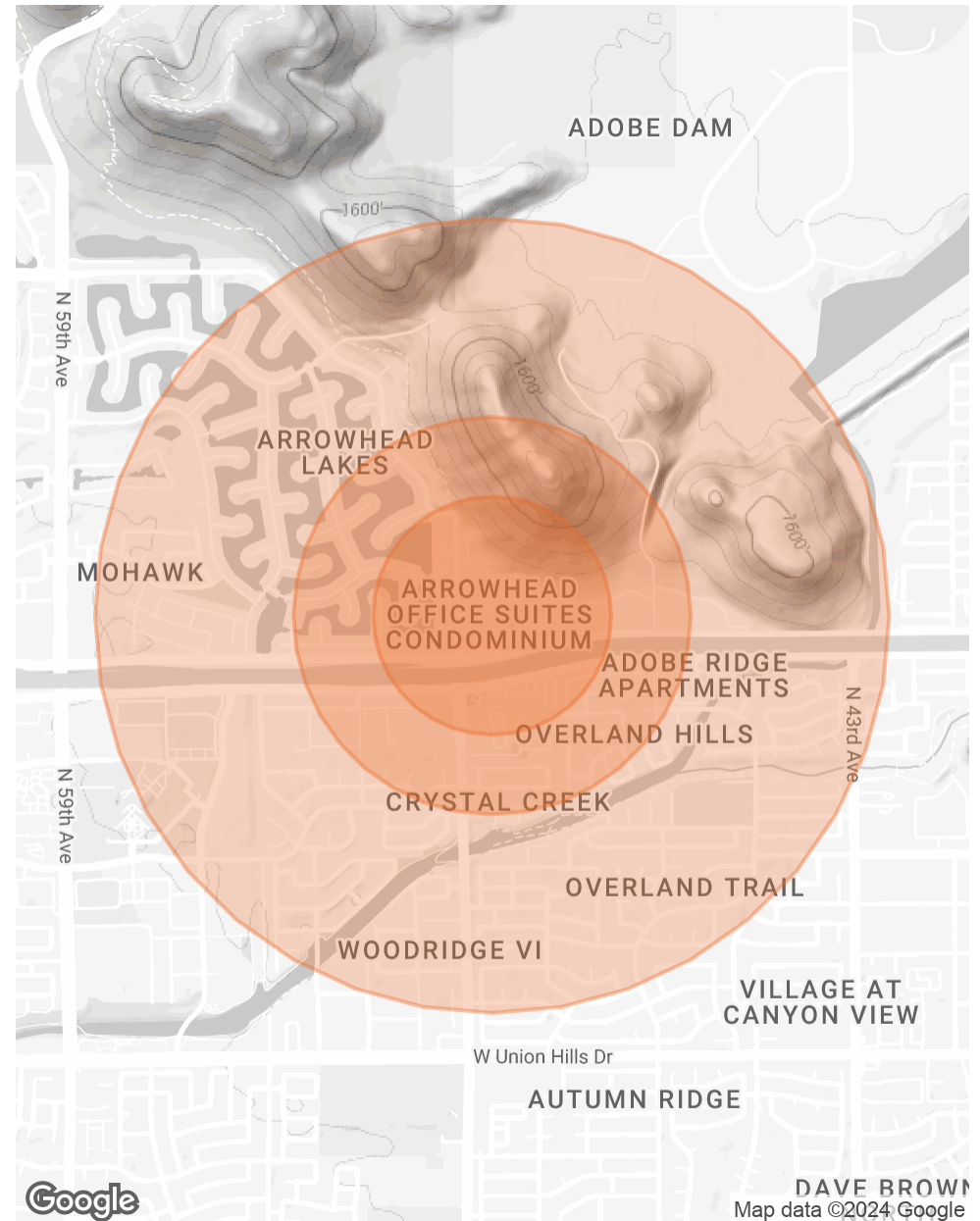
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	733	2,134	9,853
AVERAGE AGE	40	39	40
AVERAGE AGE (MALE)	39	38	39
AVERAGE AGE (FEMALE)	41	40	41

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	296	839	3,672
# OF PERSONS PER HH	2.5	2.5	2.7
AVERAGE HH INCOME	\$128,086	\$120,053	\$119,417
AVERAGE HOUSE VALUE	\$504,021	\$487,441	\$485,103

Demographics data derived from AlphaMap





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