



FOR SALE
Single Tenant NNN Investment Offering

4700 N 51ST AVE #4

Phoenix, AZ 85031

PRESENTED BY:

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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.

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OFFERING SUMMARY

INVESTMENT SUMMARY

PRICE	\$898,000
NOI	\$72,348
IN PLACE CAP RATE	8.06%
BLDG SIZE	3,856 SF
LOT SIZE	0.51 AC
APN	144-44-015
LEASE TYPE	NNN
LEASE EXPIRATION	8/31/2029

INVESTMENT HIGHLIGHT

- Single-Tenant NNN Medical Investment Opportunity
- Highly attractive CAP rate making this a strong investment opportunity for all cash buyers or groups intending to utilize conventional financing.
- Minimal Landlord responsibilities with the Tenant responsible for or reimbursing Landlord for all operating expenses associated with the property.
- Well established tenant operating in the Valley since 1962 with multiple locations throughout Phoenix's West Valley.
- Below-market rents are driving a price per square foot well below replacement cost and creating a value-add opportunity in four years when renewing the existing lease.



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END	COMMENTS
Suite 4	PA Arizona MSA, LLC dba MVP Kids Care	3,856 SF	9/1/2025 9/1/2026 9/1/2027 9/1/2028	\$1.56 \$18.76 \$19.23 \$19.71 \$20.21	\$6,029.00	9/1/2021	8/31/2029	Security Deposit - \$6,500
TOTALS		3,856 SF		\$1.56	\$6,029.00			

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ABOUT

MVP Kids Care provides pediatric care across three locations in the Valley: Phoenix (51st Ave & Camelback), Avondale (Dysart & McDowell), and Laveen (51st Ave & Baseline). Established in 1962 as Maryvale Pediatric Clinic, it was the first pediatric practice in the West Valley and has expanded to meet growing community needs. Specializing in care for infants, children, adolescents, and young adults, MVP Kids Care prioritizes open discussions between families and physicians to ensure the best health outcomes for children.

HIGHLIGHTS

- **Comprehensive Pediatric Care:** MVP Kids Care specializes in medical services for infants, children, adolescents, and young adults, ensuring quality healthcare from birth through early adulthood.
- **Patient-Centered Approach:** They prioritize open communication between families and physicians, encouraging parents to ask questions and be involved in their child's health journey.
- **Preventive & Acute Care Services:** Offering routine check-ups, immunizations, sick visits, developmental screenings, and chronic condition management.
- **Experienced & Caring Providers:** A team of board-certified pediatricians and medical professionals dedicated to children's health and well-being.
- **Legacy of Care Since 1962:** Originally established as Maryvale Pediatric Clinic, MVP Kids Care has a long history of serving the West Valley and expanding to meet community needs.

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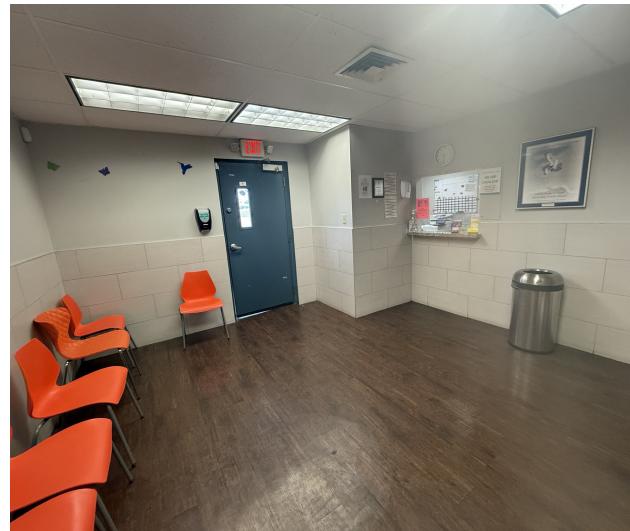
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INTERIOR PHOTOS

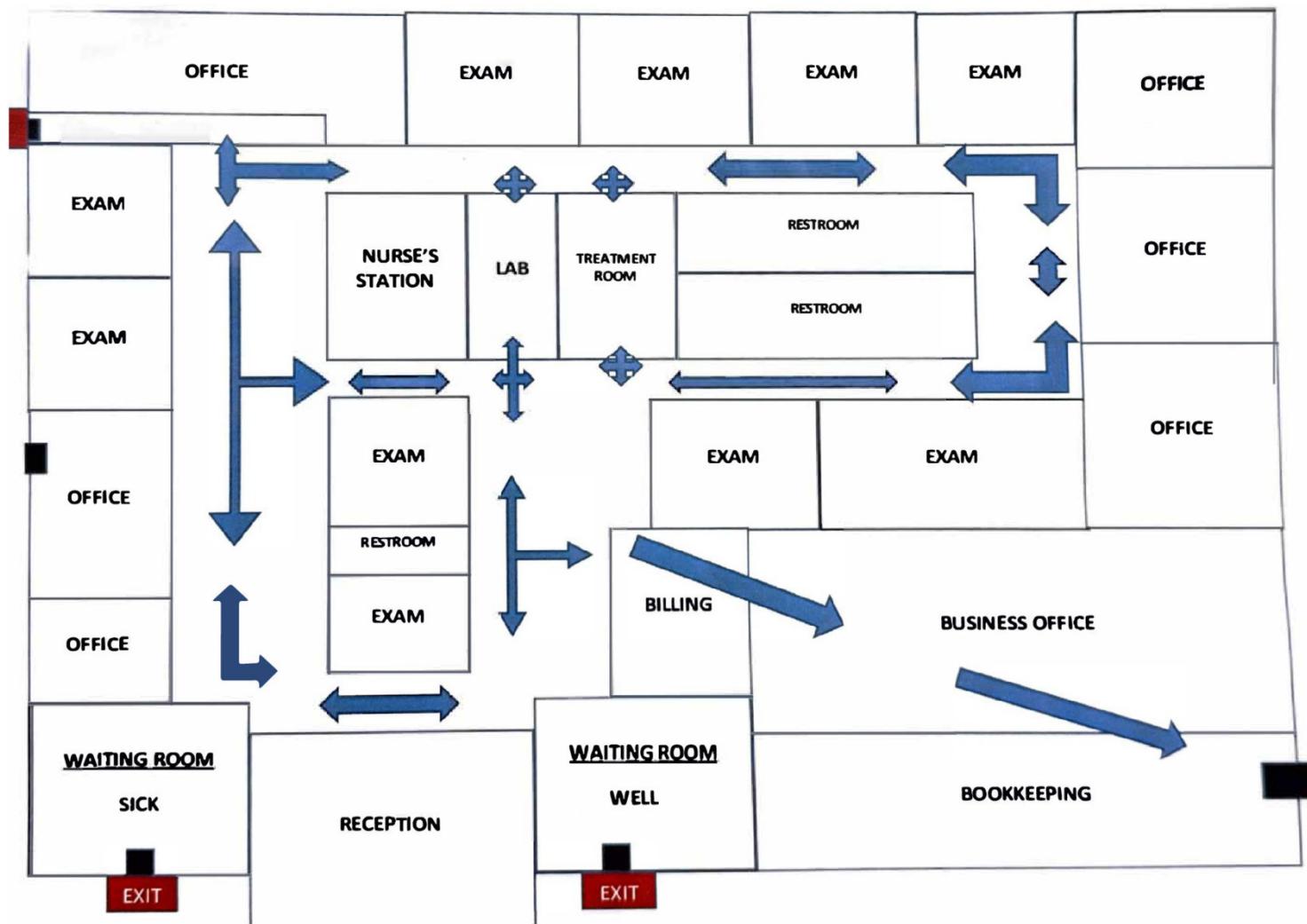


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FLOORPLAN



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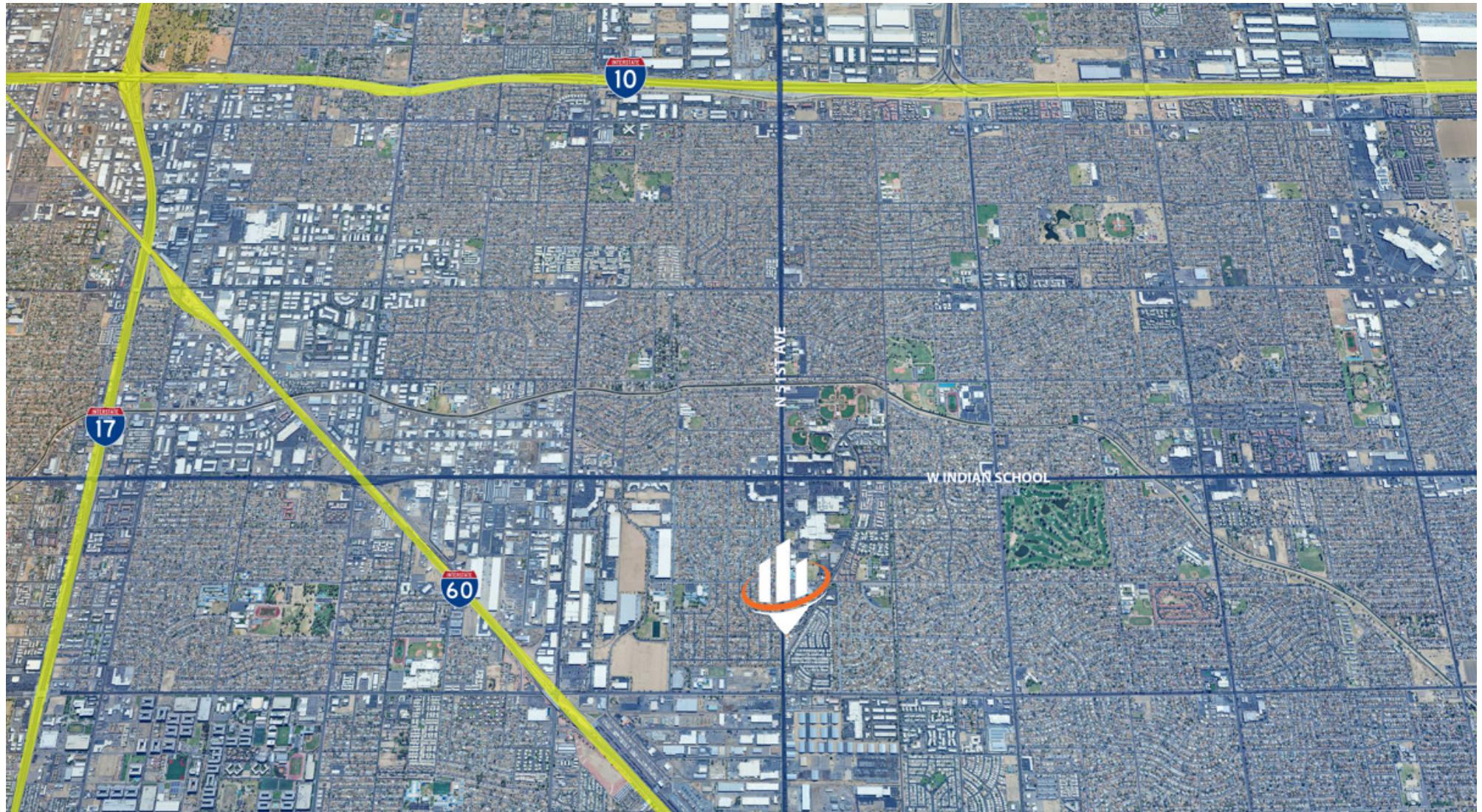
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PROPERTY AERIAL



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