



ADVANCED
PAIN MANAGEMENT

815

FOR SALE

NNN MEDICAL INVESTMENT

WARNER GATEWAY

815 E Warner Rd #104
Chandler, AZ 85225

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PROPERTY SUMMARY

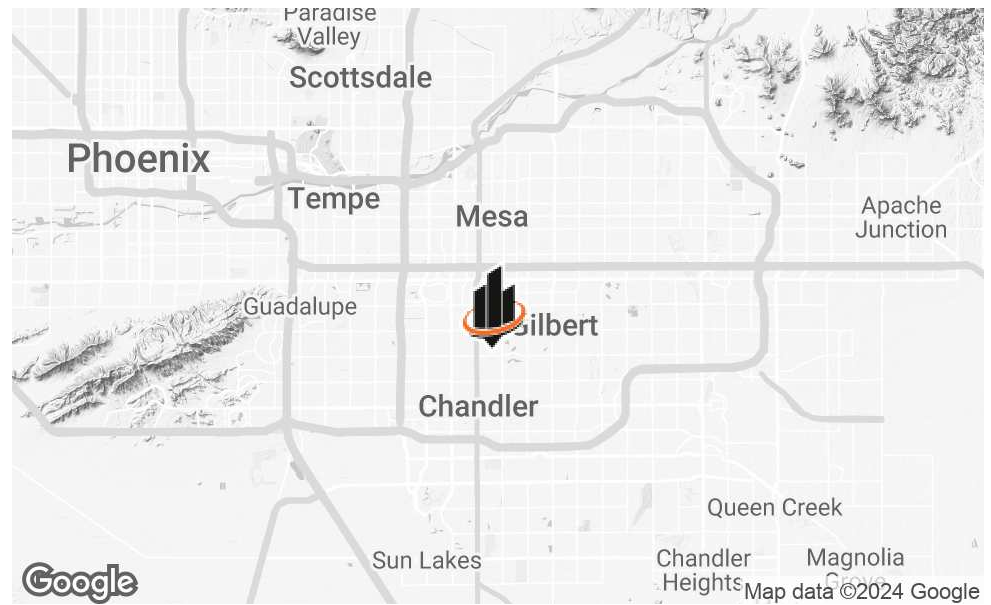
OFFERING SUMMARY

SALE PRICE	\$752,641
PRICE/SF	\$535 PSF
UNIT SIZE	1,406 SF
CAP RATE	6.50%
NOI	\$48,921.72
YEAR BUILT	2005
APN	302-39-031, 302-39-032, 302-39-033
ASSOCIATION	Warner Gateway Office Park



LEASE ABSTRACT

LEASE TERM	5 Yrs. 8/2024 to 7/2029
LEASE TYPE	NNN
RENT	\$34.79 PSF w/3% annual increases
OPTIONS TO EXTEND	One 5 Year Option Continued 3% annual increases
PROPERTY TAXES	\$844.92
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 Chandler, AZ. The property consists of a 1,406 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

Warner Gateway is located in Chandler, AZ. This sought-after location offers proximity to major tech firms, including Intel and PayPal, providing a vibrant professional ecosystem. The area offers an array of dining options, from local favorites to popular chains, as well as convenient shopping centers, such as Chandler Fashion Center.

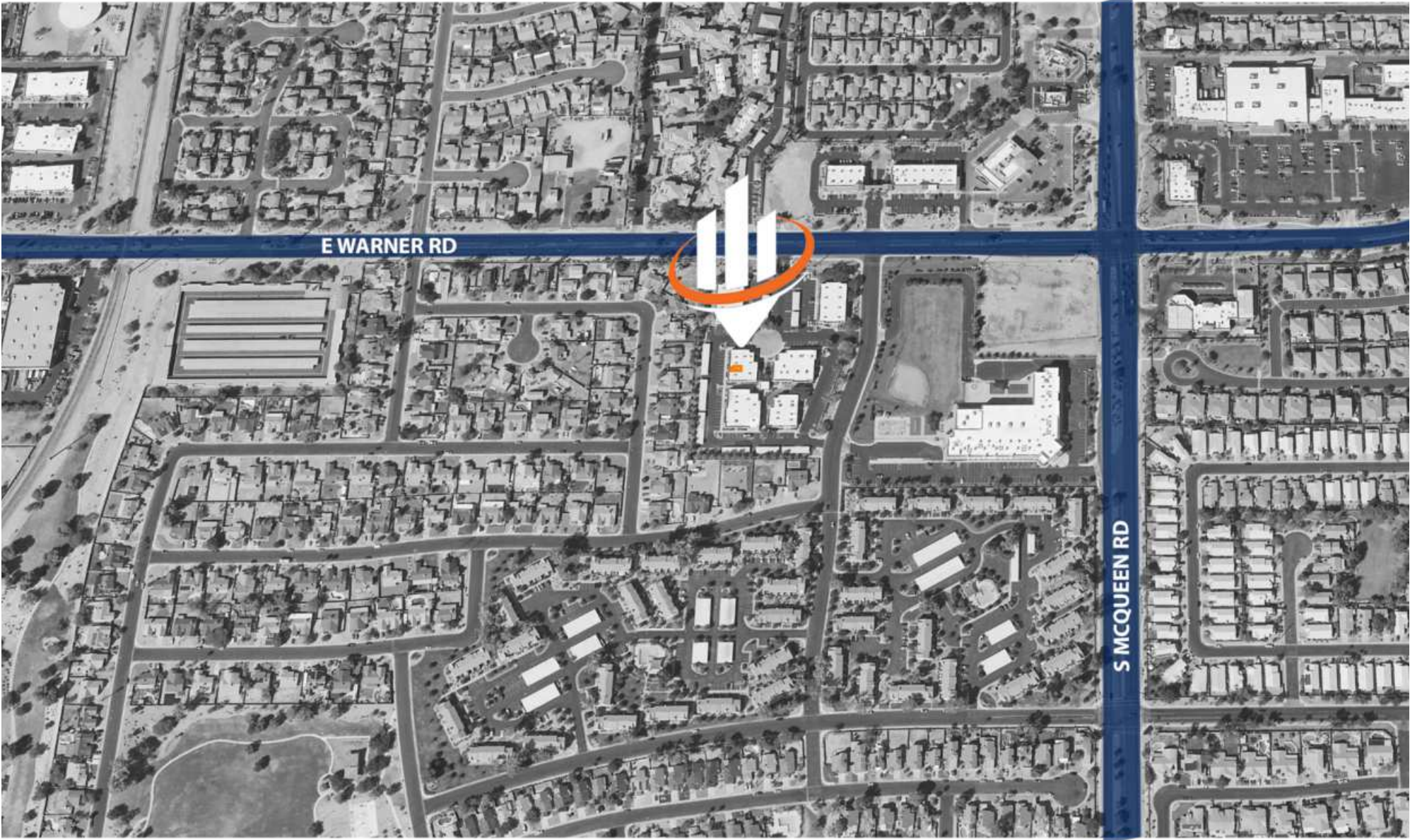
ABOUT THE TENANT

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.

ADDITIONAL PHOTOS



PROPERTY AERIAL



RENT ROLL

Unit	Tenant	Size (SF)	Lease From	Lease To	Escalation Date	Monthly Rent	Annual Rent	PSF
104	Brian S Page DO, PLLC dba Advanced Pain Management	1,406	8/1/2024	7/31/2029		\$4,076.81	\$48,921.72	\$34.79
					8/1/2025	\$4,199.11	\$50,389.37	\$35.84
					8/1/2026	\$4,325.09	\$51,901.05	\$36.91
					8/1/2027	\$4,454.84	\$53,458.08	\$38.02
					8/1/2028	\$4,588.49	\$55,061.83	\$39.16

DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2,042	4,389	15,413
AVERAGE AGE	37	38	39
AVERAGE AGE (MALE)	36	37	38
AVERAGE AGE (FEMALE)	38	39	40

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	837	1,797	6,306
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$109,604	\$118,936	\$120,670
AVERAGE HOUSE VALUE	\$366,979	\$403,062	\$445,286

Demographics data derived from AlphaMap

