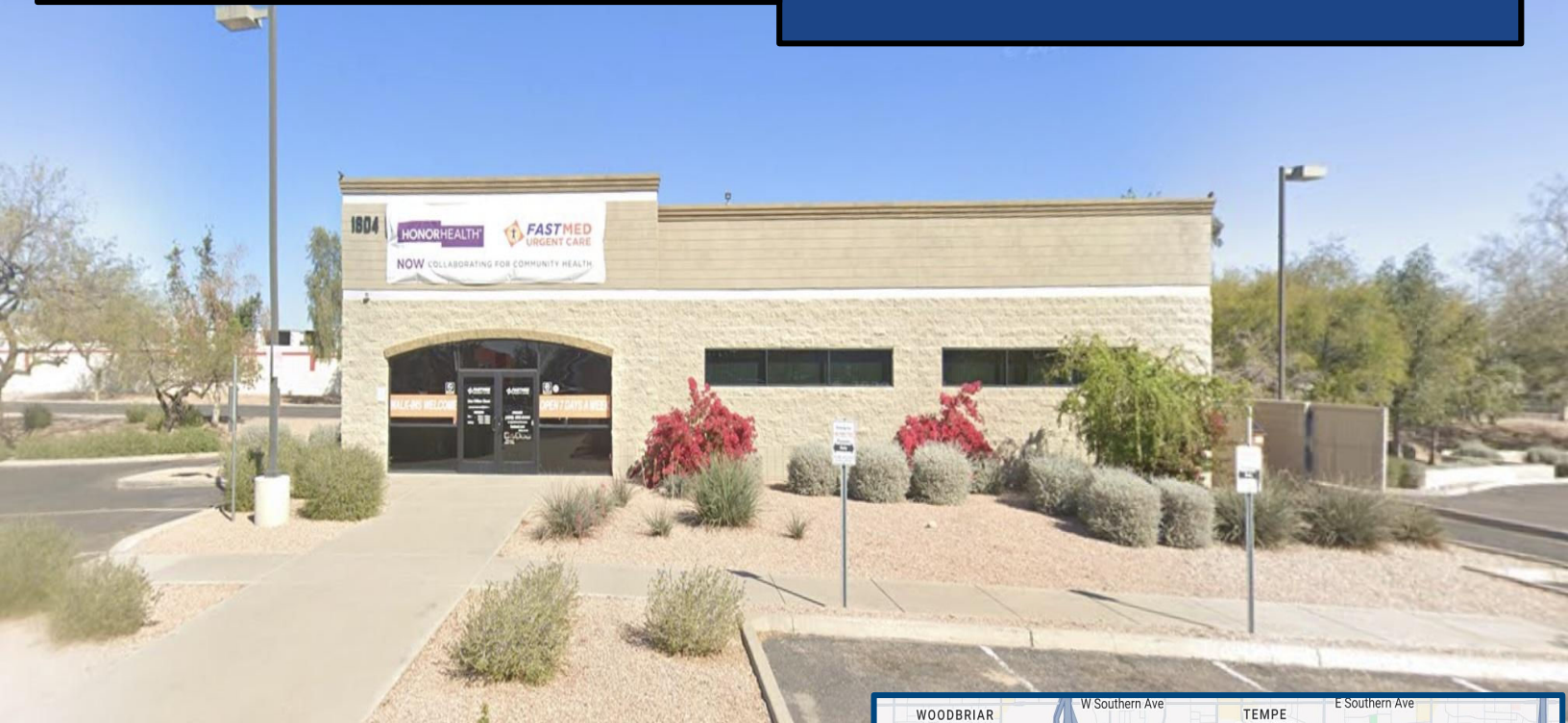


Investment or Owner-User Opportunity

FOR SALE

Price: \$1,295,000

1804 W Elliot Rd.
Tempe, AZ 85284



Former HonorHealth / FastMed
Urgent Care

Owner-User Medical / Office / Retail Opportunity

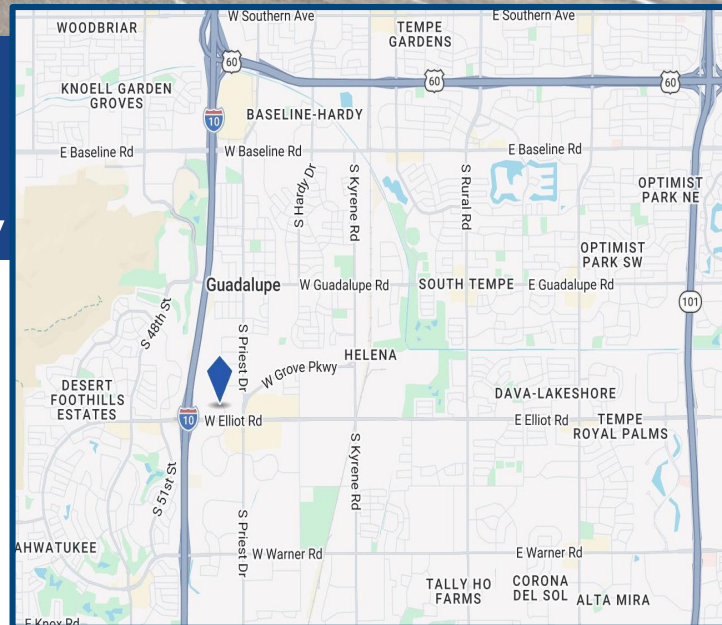
Exclusively listed by:

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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

Formerly occupied by HonorHealth Urgent Care, this fully improved ±3,700 SF freestanding building presents a rare near-term owner-user opportunity. Positioned on a 0.69-acre parcel at the signalized intersection of W. Elliott Rd and S. Harl Ave/Autoplex Loop, just off the I-10 (Maricopa Freeway) at the Elliot exit.

Designed for medical use, the building is fully built out and adaptable for a variety of uses including medical, general office, or retail, making it an ideal fit for a wide range of owner-users seeking a high-profile location.

The property is currently leased to HonorHealth on a triple net (NNN) basis through May 2027, with approximately 1.1 years remaining. The tenant has indicated no intention to renew, allowing for near-term occupancy with minimal downtime and capital investment.

The property is immediately surrounded by high-traffic retailers including Whataburger and Savers, along with a strong concentration of nearby auto dealerships and service businesses, creating a highly active commercial corridor with consistent daily traffic and excellent consumer draw.

- **Fully Improved +/- 3,700 SF free standing, former FastMed Urgent Care building**
- **Close Proximity to I-10 & the Superstition Freeway**
- **Surrounding Tenants include: Savers, Whataburger, Chipotle, Coca-Cola, Starbucks, Circle K and McDonalds**
- **10/1000 On site Parking**

For more information,
please contact:

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EXECUTIVE SUMMARY

| | |
|--------------------|-----------------------------------|
| Property Address | 1804 W Elliot Rd, Tempe, AZ 85201 |
| Price | \$1,295,000 |
| Cap Rate | 6.9% |
| NOI / Annually | \$89,540.00 |
| Tenant | Honor Health FastMed Urgent Care |
| Lease Guarantor | Honor Health |
| Type of Ownership | Fee Simple |
| Lease Type | NNN Lease (Roof & Structure) |
| Lease Commencement | 6/1/2007 |
| Lease Expiration | 6/1/2027 |
| Remaining Term | 1.1 years |



The property offers outstanding visibility, high traffic exposure, and excellent accessibility



FINANCIAL SUMMARY

| | |
|-------------------------------------|-----------------------------------|
| Property Address | 1804 W Elliot Rd, Tempe, AZ 85201 |
| Cap Rate | 6.9% |
| Price | \$1,295,000 |
| NOI | \$89,540.00 |
| Building Size | ±3,700 SF |
| Lot Size | 0.69 AC |
| Year Built | 1997 |
| Offering for Investor or Owner-User | |

**For more information,
please contact:**

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