

FOR SALE 16421 N TATUM BLVD

ROSS
BROWN



Tatum Blvd.

SITE FEATURES - 16421 N TATUM BLVD., PHOENIX, ARIZONA 85032

- 2 Buildings
- +/- 23,089 SF
 - Phase I: +/- 8,921 SF
 - Phase II: +/- 14,168 SF
- 16 Suites
- Use: Office, Medical
- 1.85 AC
- Long Term Tenants
- Tatum Blvd. Frontage



HIGHLIGHTS - 16421 N TATUM BLVD.

- Two-building professional office complex totaling $\pm 23,089$ SF on ± 1.85 acres
- Office / Medical / Dental / Financial tenant mix
- 16 individual suites offering strong diversification
- Frontage on N Tatum Boulevard with exposure to over $\pm 37,843$ vehicles per day
- Highly functional, single-story buildings with efficient layouts
- Attractive neighborhood center atmosphere with strong curb appeal
- Parking ratio of ± 4.33 per 1,000 SF, including select covered parking stalls
- Monument and building signage available
- Long-term, in-place professional tenants
- Steady area rents for office and medical office users
- Located just south of Bell Road on N Tatum Boulevard
- Immediate access to SR-51 and Loop 101 freeways
- Proximity to Paradise Valley Hospital, Desert Ridge, Mayo Clinic Hospital, TPC Scottsdale, and major retail amenities



PROPERTY SUMMARY - 16421 N TATUM BLVD.

Tatum Professional Offices is a well-located, multi-tenant professional office complex comprised of two single-story buildings totaling $\pm 23,089$ square feet on ± 1.85 acres along North Tatum Boulevard, just south of Bell Road. The property benefits from strong visibility, convenient access, and a central location within the Paradise Valley / North Phoenix submarket.

The asset is currently approximately 95% occupied, with 1,079 square feet of vacancy across two suites, providing an immediate opportunity for income growth through lease-up. The tenant mix consists primarily of office, medical, dental, and financial service users, offering diversification and durable demand.

Constructed in 1999 (Phase I) and 2001 (Phase II), the buildings feature efficient floor plans, strong curb appeal, and a parking ratio of approximately 4.33 spaces per 1,000 square feet, including select covered parking. Monument and building signage are available, further enhancing tenant exposure.

The property is strategically positioned near major employment and healthcare drivers, including Paradise Valley Hospital, Mayo Clinic Hospital, Desert Ridge, and TPC Scottsdale, with convenient access to SR-51 and Loop 101 freeways.

Lease-Up / Value-Add Opportunity:

$\pm 1,079$ SF of existing vacancy provides a near-term opportunity to increase NOI through lease-up at current market rental rates. Leasing the remaining space is projected to add approximately \$26,000 in gross income.

FINANCIAL SUMMARY- 16421 N TATUM BLVD.

Year	Gross Income	Operating Expenses	NOI	Notes
2025 (Projected)	\$464,077	\$162,617	\$301,469	Base Year
2026 (Projected, In Place)	\$477,999	\$162,617	\$341,324	Assumes 3% Rent Growth on Current Occupancy
2026 (Fully Stabilized)	\$537,441	\$162,617	\$374,824	Included Lease-Up of Remaining Suites

Key Financial Assumptions -

- **2025 Gross Income:** \$464,077
- **2025 Operating Expenses:** \$162,617
- **2025 NOI:** \$301,460
- **2026 Projected NOI (In-Place):** \$341,324 (3% rent growth, 95% occupancy)
- **2026 Projected NOI (Fully Stabilized):** \$374,824 (lease-up of Remaining Suites at \$1.92 MG)
- **Operating Expenses:** Flat at \$162,617 (base-year reimbursements offset increases)

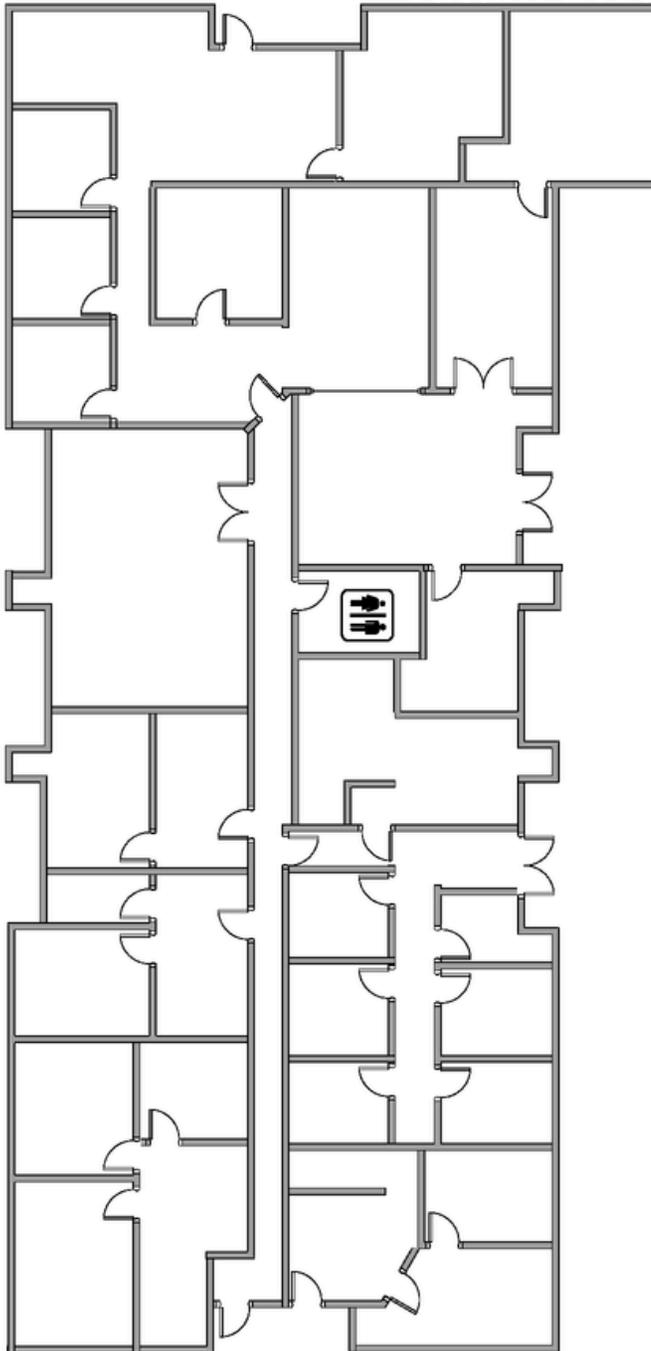
Tatum Blvd.

Phase II

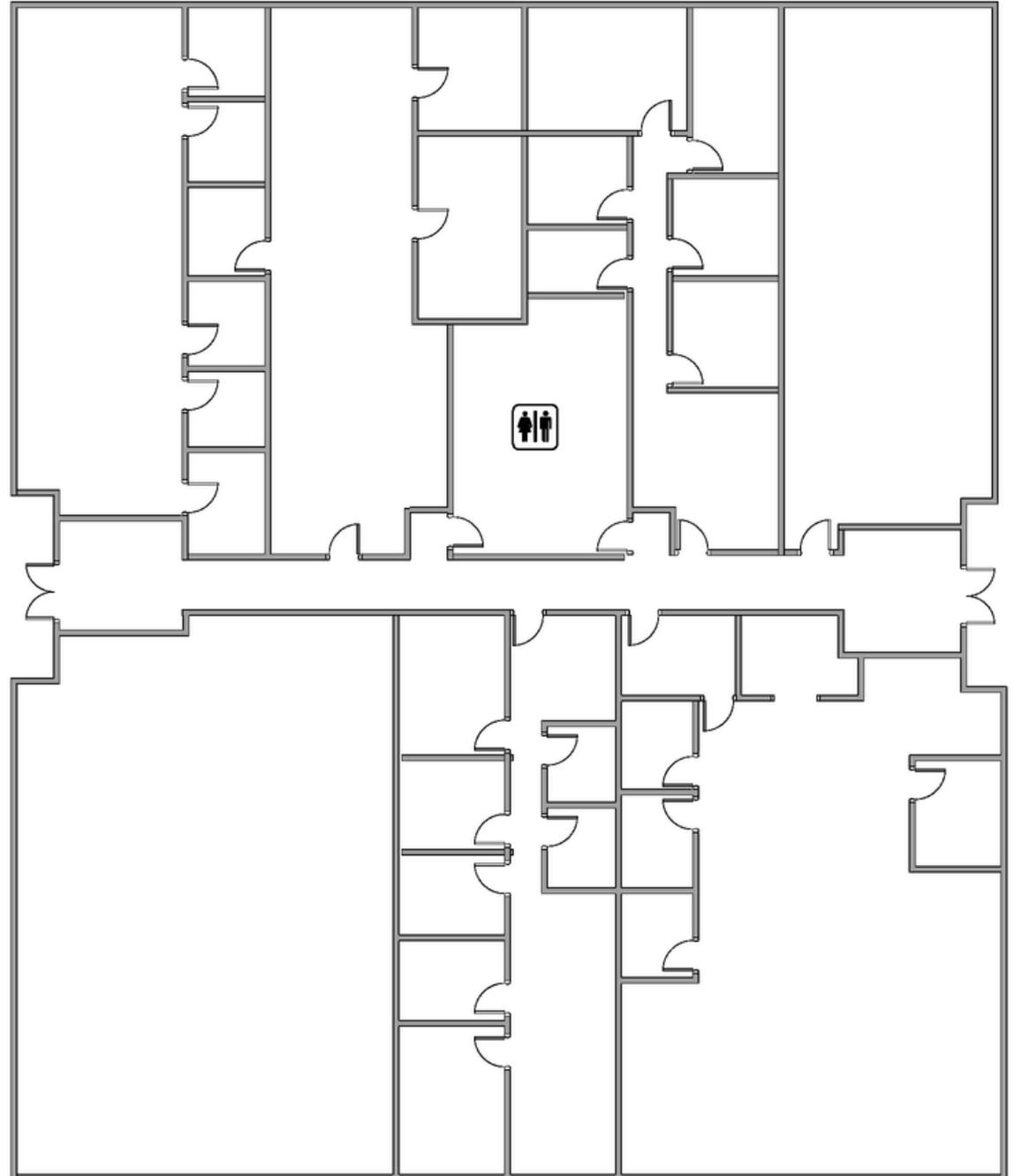
Phase I



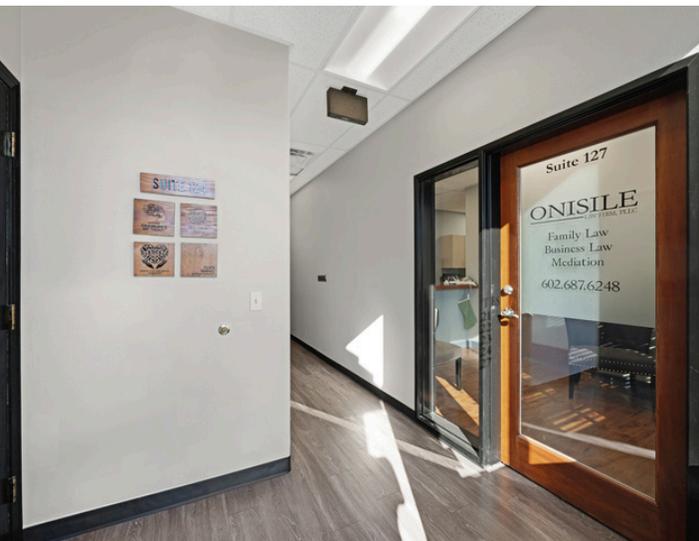
Phase I

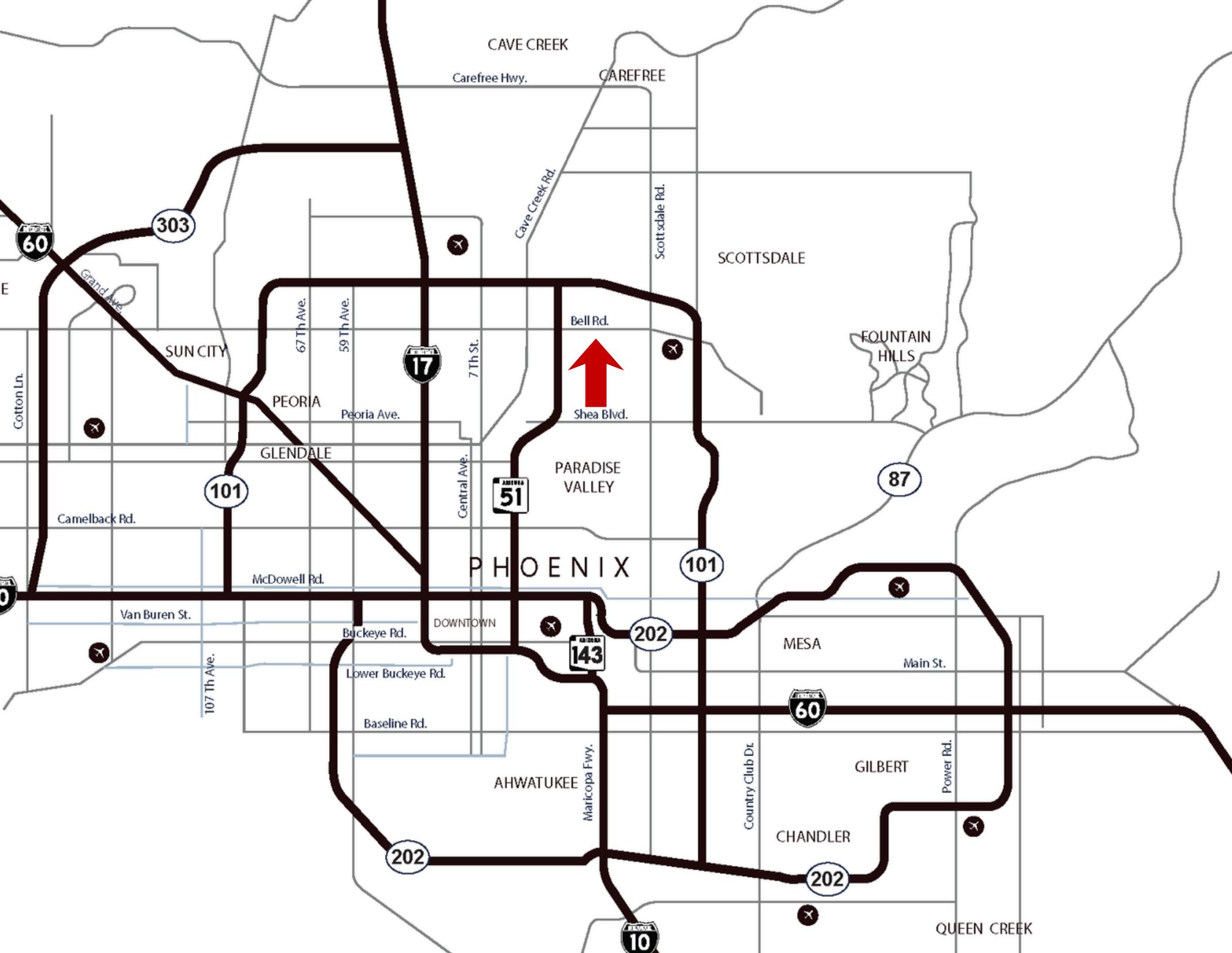


Phase II



SITE PHOTOS - 16421 N TATUM BLVD.





CAVE CREEK

Carefree Hwy.

CAREFREE

Cave Creek Rd.

Scottsdale Rd.

SCOTTSDALE

FOUNTAIN HILLS

Bell Rd.

Shea Blvd.

PARADISE VALLEY

87

PHOENIX

MESA

Main St.

GILBERT

CHANDLER

QUEEN CREEK

AHWATUKEE

Maricopa Fwy.

Country Club Dr.

Power Rd.

303

60

101

17

51

143

202

101

202

202

60

10

SUN CITY

PEORIA

GLENDALE

DOWNTOWN

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