



100% LEASED TWO-TENANT MEDICAL
OFFICE INVESTMENT IN SCOTTSDALE

7304 E DEER VALLEY RD, SCOTTSDALE, AZ 85255



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KIDDER MATHEWS

Organizational Overview

*Exclusively
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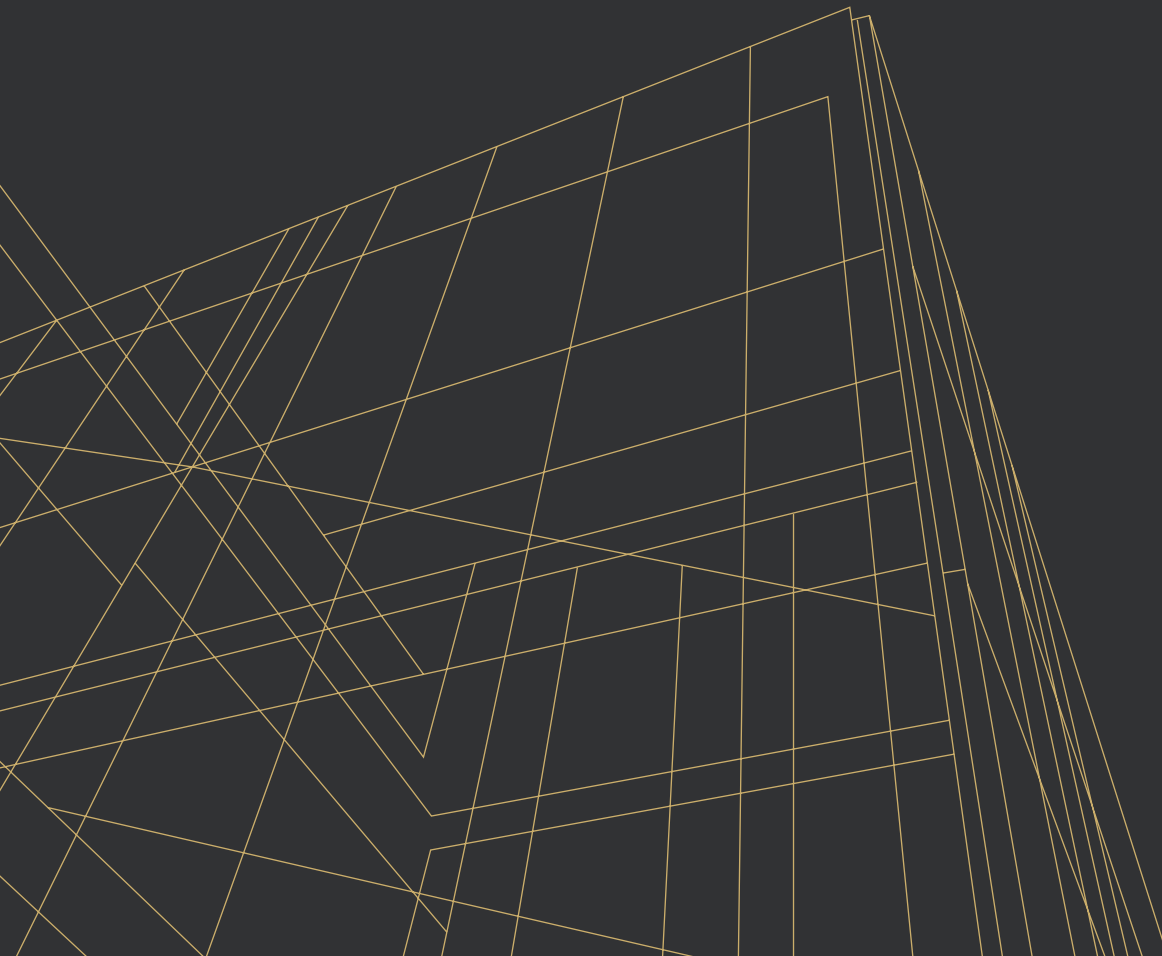
KIDDER.COM



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An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is positioned on the left side of the page, extending from the bottom towards the top.

EXECUTIVE SUMMARY

Section 01

PREMIER MEDICAL CONDO OPPORTUNITY IN NORTH SCOTTSDALE

Kidder Mathews is pleased to present the opportunity to acquire 7304 E Deer Valley Road, a 7,190-square-foot, 100% leased medical office investment in North Scottsdale's Deer Valley healthcare corridor. Built in 2006, the property is leased to SimonMed Imaging, in a purpose-built imaging suite since 2007, and Desert Spine and Sports Physicians (Desert Spine), on a new five-year lease from August 2025. Offered at \$3.52 million ($\pm$ \$490 per square foot), the property carries roughly \$251,850 in annualized base rent, rising to \$254,999 on October 1, 2026, with contractual 3% annual increases. Positioned one block north of HonorHealth Scottsdale Thompson Peak Medical Center with Loop 101 access, it offers a defined 2029-2030 rollover opportunity in one of Greater Phoenix's most affluent trade areas.

ADDRESS	7304 E Deer Valley Road, Scottsdale, AZ 85255
PARCEL NUMBER	212-03-451
TOTAL RENTABLE AREA	$\pm$ 7,190 SF
TOTAL LAND AREA	0.16 AC
PROPERTY TYPE	Medical office condominium; fee-simple condominium interest subject to condominium regime and existing leases
ZONING	C-O, City of Scottsdale
PARKING RATIO	5.0/1,000
SALE PRICE	\$3,520,000
PRICE / SF	\$489.57

$\pm$ 7,190

TOTAL RENTABLE AREA

2006

YEAR BUILT

100%

OCCUPANCY

\$3.52M

LISTING PRICE

7.25%

CAP RATE

\$255K

NET OPERATING INCOME



INVESTMENT HIGHLIGHTS

100% Leased Medical Office Investment. The ±7,190-square-foot property is fully occupied by SimonMed Imaging and Desert Spine and Sports Physicians, providing income from two established healthcare providers.

Longstanding National Imaging Tenant. SimonMed has occupied its 3,048-square-foot suite since February 2007. The national imaging provider operates more than 170 locations, and its premises include specialized diagnostic imaging infrastructure.

Contractual Rent Growth and NNN Structure. Both leases are triple-net (NNN) and provide 3% annual base rent increases. Desert Spine's lease for 4,142 square feet commenced in August 2025 and extends through August 2030, with one five-year renewal option.

Proximity to HonorHealth Medical Campus. The property is located one block north of HonorHealth Scottsdale Thompson Peak Medical Center, a 120-bed hospital offering medical, surgical and emergency services.

Affluent North Scottsdale Demographics. The surrounding 85255 area has an estimated median household income of \$140,616 and median age of 51.5 years, according to the 2024 ACS five-year estimates.

Frontage, Access and Parking. The property offers Deer Valley Road frontage and proximity to Loop 101, complemented by covered reserved parking and a reported parking ratio of 5.0 spaces per 1,000 square feet.

3,048 SF

OCCUPIED BY
SIMONMED IMAGING

3.0%

ANNUAL RENT ESCALATIONS

4,142 SF

OCCUPIED BY DESERT SPINE AND
SPORTS PHYSICIANS

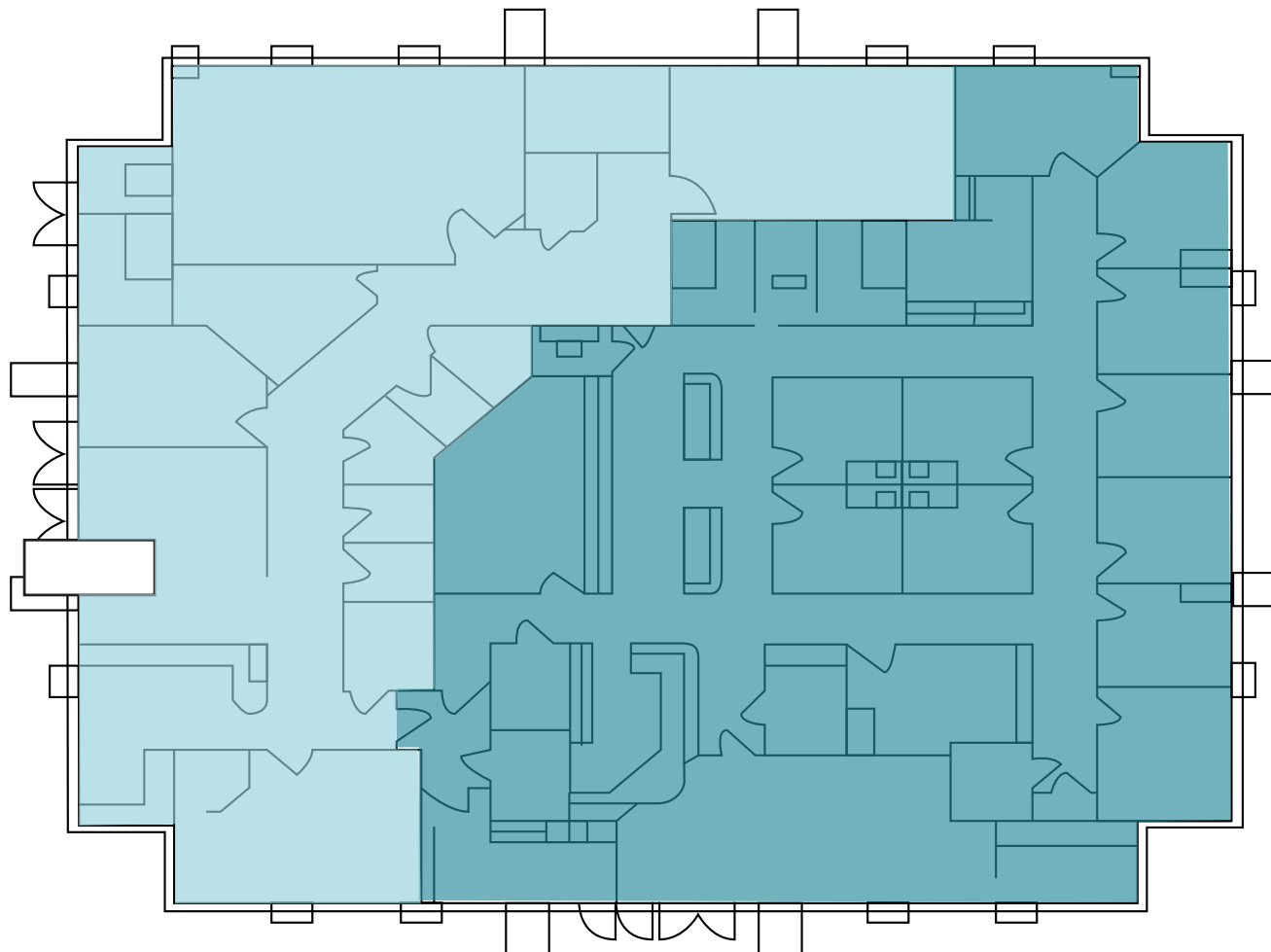
7.25%

CAP RATE



FLOOR PLAN

7,190
NET RENTABLE
SQUARE FEET



- SimonMed Imaging
- Desert Spine

SITE PLAN



BUILDING INTERIOR



WAITING AREA



LOBBY RECEPTION



WAITING AREA &
RECEPTION



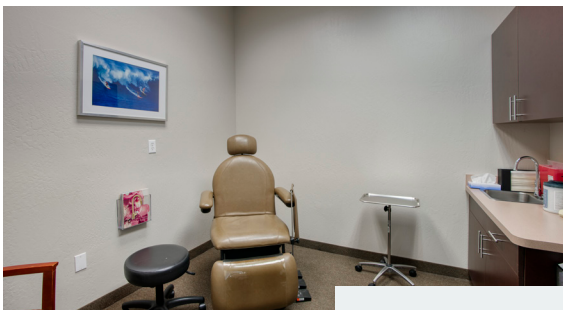
CHECK-OUT



NURSE'S STATION



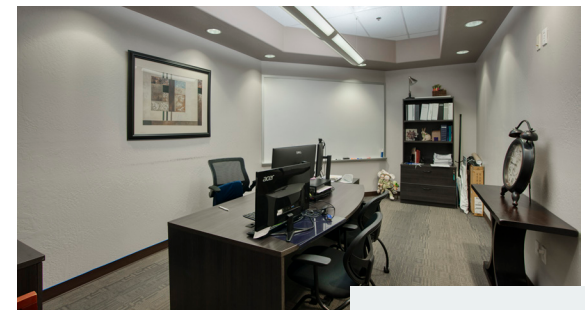
EXAM ROOM



EXAM ROOM



BREAK ROOM



DOCTOR'S OFFICE

TENANT #1



SimonMed Imaging operates more than 170 locations nationwide and has anchored the property since 2007.

SimonMed Imaging is one of the largest independent outpatient diagnostic-imaging and physician-radiology platforms in the United States, operating more than 170 locations nationwide. Supported by subspecialty-trained radiologists and advanced diagnostic technology, the company provides a broad range of outpatient imaging services. American Securities has been an investor in SimonMed since 2021.

SimonMed's Thompson Peak location has operated at 7304 E Deer Valley Road since 2007 and currently provides 3T MRI and X-ray services. Its purpose-built diagnostic-imaging suite reflects meaningful tenant investment and long-term operational continuity at the site. The current lease runs through September 2029 with scheduled annual base-rent increases of approximately 3%.

SIMONMED.COM

3,048

RSF LEASED

SEP 2029

LEASE EXPIRES

TENANT #2



Desert Spine and Sports Physicians signed a new five-year lease in 2025 and occupies 57.6% of the building.

Desert Spine and Sports Physicians is an Arizona-based Physical Medicine and Rehabilitation practice specializing in the diagnosis and non-surgical treatment of spine, sports and musculoskeletal pain and injury. Founded in 2008, the practice operates across Greater Phoenix – with offices in Phoenix, North Phoenix, Mesa, Gilbert, Scottsdale and Peoria, plus an ambulatory surgery center and is a current portfolio company of New Harbor Capital.

Desert Spine entered a new five-year lease for 4,142 square feet in August 2025, accepting its premises in as-is condition. The lease carries one additional five-year renewal option and 3% annual rent increases, running through August 2030 and providing the majority of the building's contractual income.

DESERTSPINEANDSPORTS.COM

4,142

RSF LEASED

AUG 2030

LEASE EXPIRES

SIMONMED IMAGING

Lease Date: September 10, 2024

Premises Size: 3,048 RSF

Lease Term: 60 Months

Commencement Date: October 1, 2024

Expiration Date: September 30, 2029

Base Rental: Annual base rent, payable monthly, plus applicable transaction privilege taxes:

October 1, 2024 through September 30, 2025: \$33.43/SF/YR.

October 1, 2025 through September 30, 2026: \$34.44/SF/YR.

October 1, 2026 through September 30, 2027: \$35.47/SF/YR.

October 1, 2027 through September 30, 2028: \$36.53/SF/YR.

October 1, 2028 through September 30, 2029: \$37.63/SF/YR.

Rental Abatement: None

Agreed Use: Medical Office

Operating Expenses: Tenant pays its 42.39% proportionate share of defined operating costs, including real estate taxes, insurance, building maintenance and repairs, applicable condominium fees and shared costs, and specified amortized capital expenditures, subject to lease exclusions.

Assignment/Subletting: Shall be subject to Lessor's prior written consent.

Parking: Three covered reserved parking spaces, subject to the lease's parking provisions and applicable parking taxes or charges.

Holdover: Month-to-month tenancy at the last monthly rental amount plus all other charges payable under the lease.

Signage: Subject to landlord's prior written consent.

DESERT SPINE

Lease Date: August 29, 2025

Premises Size: 4,142 RSF

Lease Term: 60 Months

Commencement Date: August 29, 2025

Expiration Date: August 29, 2030

Base Rental: Annual base rent, payable monthly:

August 29, 2025 through August 28, 2026: \$34.43/SF/YR.

August 29, 2026 through August 28, 2027: \$35.46/SF/YR.

August 29, 2027 through August 28, 2028: \$36.53/SF/YR.

August 29, 2028 through August 28, 2029: \$37.62/SF/YR.

August 29, 2029 through lease expiration on August 29, 2030: \$38.75/SF/YR.
Annual rent increases of 3% continue during any exercised renewal term.

Rental Abatement: None

Agreed Use: Medical Office; podiatric medicine, sports medicine, interventional pain management, physical medicine, rehabilitation, and regenerative medicine.

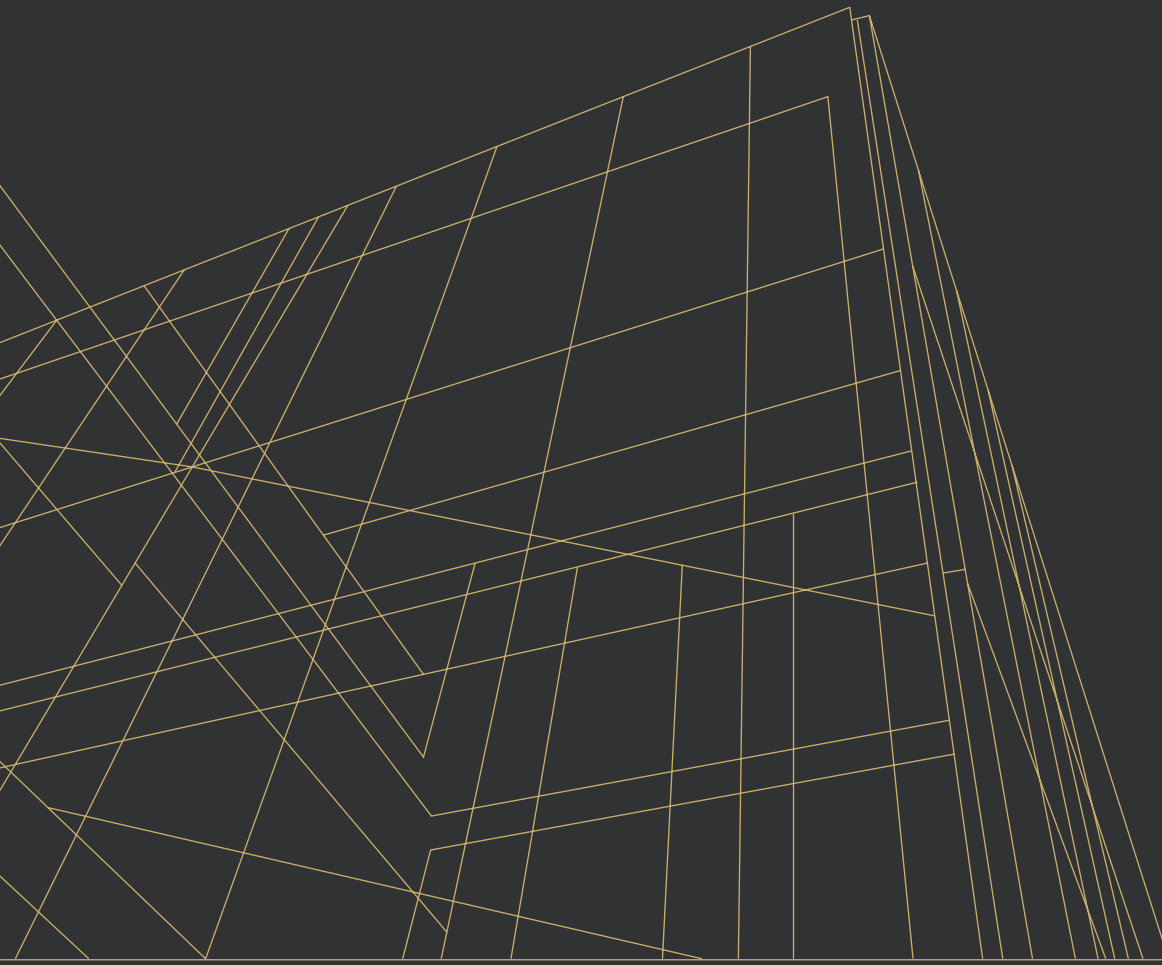
Operating Expenses: Lessee pays Pro Rata Share (57.6%) of Real Estate Taxes and Operating Expenses. Current-year RE Taxes: \$1,750.48/mo. Controllable expenses capped at 5% per Lease Year, compounded annually; management fee capped at 4% of gross rents.

Assignment/Subletting: Shall be subject to Lessor's prior written consent.

Parking: Without any fee, cost or expense, Lessee, its employees, visitors, licensees, and invitees.

Holdover: Lessee shall pay Lessor Base Rent at the rate of 150% of the Base Rent payable for the Lease Year immediately preceding said holdover, computed on a per month basis, for the time Lessee thus remains in possession.

Signage: Lessee shall have the right, at Lessee's sole option and expense, to replace, modify or change any such signage.

An abstract line drawing in a light beige color, depicting a complex, multi-faceted geometric structure. The lines intersect to form a series of overlapping planes and rectangular shapes, suggesting a perspective view of a building's framework or a crystalline structure. The drawing is positioned on the left side of the page, extending from the bottom towards the top.

LOCATION OVERVIEW

Section 02

7304 E DEER VALLEY IS LOCATED IN THE PRIME SCOTTSDALE, AZ SUBMARKET

*Scottsdale is One of the Most Affluent and
Established Communities in the Phoenix Metro Area.*

Scottsdale is a premier community known for an exceptional quality of life, with attractive residential, working, and shopping environments that have earned it international recognition as a premier destination and a thriving home to businesses of all kinds. Scottsdale consistently ranks among the nation's best places to live, with top-rated schools, award-winning parks, low crime rates, and a vibrant economy.

Covering approximately 185 square miles, Scottsdale is the 7th largest city in Arizona and has experienced rapid transformation into one of the most sophisticated suburban markets in the country. The Scottsdale Airport submarket, situated just off Loop 101 and Bell Road, has become one of the largest employment and innovation corridors in Arizona, home to over 2,500 businesses and more than 60,000 employees. The corridor connects seamlessly to Kierland Commons, Scottsdale Quarter, and Grayhawk, positioning it at the heart of the city's medical, financial, and professional services ecosystem.

Scottsdale's McDowell Sonoran Preserve, encompassing nearly 48 square miles of permanently protected Sonoran Desert habitat, reinforces the city's commitment to quality of life and outdoor access. With a projected population exceeding 250,000 and a median household income far above both metro and national averages, Scottsdale remains the premier destination for medical office, professional services, and specialty providers in the Phoenix metropolitan area.

LOCATION OVERVIEW



MAYO CLINIC HOSPITAL PHOENIX CAMPUS

5777 E MAYO BLVD, PHOENIX, AZ 85054

Mayo Clinic Hospital Phoenix Campus is located less than five miles from 7304 E Deer Valley Rd.

ABOUT THE HOSPITAL

Mayo Clinic Hospital Phoenix Campus is a nationally recognized tertiary care facility and the flagship of Mayo Clinic's Arizona operations. Located in North Phoenix near Loop 101 and Mayo Boulevard, the hospital anchors a 210-acre medical campus that integrates patient care, research, and education. The hospital includes 368 licensed beds, 33 operating rooms, and a full emergency department, serving patients from across Arizona and the Southwest.

As part of Mayo Clinic's integrated, physician-led practice model, the Phoenix campus delivers exceptional, research-driven care supported by a collaborative network of medical professionals, scientists, and educators. Mayo Clinic Hospital has consistently ranked among the nation's top hospitals by U.S. News & World Report, known for its clinical excellence, safety, and innovation. Its mission-driven environment fosters collaboration across disciplines, ensuring that each patient benefits from the collective expertise of one of the most respected healthcare institutions in the world.

Mayo Clinic Hospital Phoenix Campus is a nationally ranked academic medical center serving Scottsdale and beyond.

SERVICES OFFERED

Services at Mayo Clinic Hospital Phoenix Campus currently include, but are not limited to:

Emergency Services

Inpatient Care

Transplant Center

Cancer Care & Radiation

Heart & Vascular Testing

Lung Testing

Specialty Outpatient Care

Diagnostic Imaging

Clinical Laboratory



HONORHEALTH SCOTTSDALE/ THOMPSON PEAK

7400 E THOMPSON PEAK PKWY, SCOTTSDALE,
AZ 85255

HonorHealth Scottsdale/Thompson Peak is located approximately one block south of 7304 E Deer Valley Rd.

ABOUT THE HOSPITAL

Located in North Scottsdale near Hayden Road and the Loop 101, HonorHealth Scottsdale Thompson Peak Medical Center serves as a cornerstone of advanced, patient-centered healthcare in the Northeast Valley. The 120-bed acute care hospital anchors a growing medical campus that combines leading-edge technology, clinical expertise, and compassionate care in a modern, healing environment.

The hospital features comprehensive medical and surgical services, including emergency and intensive care, orthopedics, cardiology, oncology, gastroenterology, and advanced minimally invasive surgery. As part of the HonorHealth network, Thompson Peak integrates seamlessly with a system of physicians, outpatient centers, and specialty programs across the Valley—ensuring coordinated care and access to top specialists throughout Arizona. HonorHealth Scottsdale Thompson Peak is known for its commitment to safety, innovation, and personalized treatment.

*HonorHealth Scottsdale/
Thompson Peak is a
premier full-service
hospital serving Scottsdale.*

SERVICES OFFERED

Services at HonorHealth Scottsdale/Thompson Peak currently include, but are not limited to:

Emergency Services

Chest Pain and Cardiac Arrest Centers

Heart Care & Cardiac Services

Intensive Care Unit (ICU)

Minimally Invasive and Robotic Surgery

Orthopedic Institute

General and Bariatric Surgery

Cancer Care

Heart Care and Vascular Services

Outpatient Therapy

Primary Care

Wound Care

DEMOGRAPHICS



Population

	2 Miles	5 Miles	10 Miles
2020 POPULATION	14,950	34,294	117,915
2025 POPULATION	18,023	42,748	134,599
2030 POPULATION PROJECTION	19,235	45,876	142,296
ANNUAL GROWTH 2020-2025	4.1%	4.9%	2.8%
ANNUAL GROWTH 2025-2030	1.3%	1.5%	1.1%



Household Income

	2 Miles	5 Miles	10 Miles
AVG HOUSEHOLD INCOME	\$156,026	\$149,387	\$157,623
MEDIAN HOUSEHOLD INCOME	\$122,037	\$115,603	\$123,795



Households

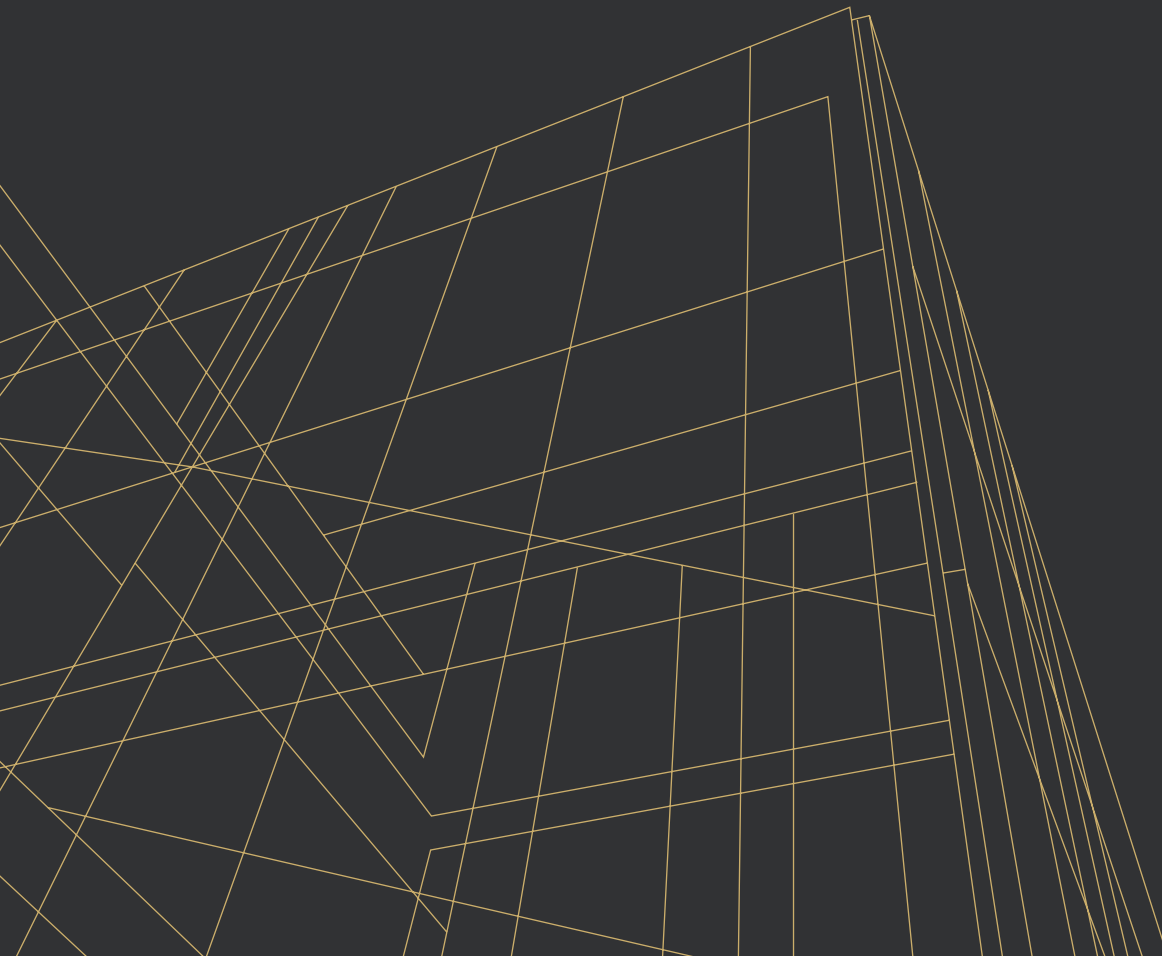
	2 Miles	5 Miles	10 Miles
2025 HOUSEHOLDS	8,405	20,503	58,592
2030 HOUSEHOLD PROJECTION	9,011	22,095	62,229



Comparison

	Scottsdale	Phoenix
POPULATION	243,006	1,665,481
HOUSEHOLDS	121,398	631,270
MEDIAN HOUSEHOLD INCOME	\$110,886	\$81,332





KIDDER MATHEWS

Section 03

THE EDGE IN YOUR MARKET

For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest privately held commercial real estate firm on the West Coast.

Our team boasts over 900 local market specialists and top-producing professionals – serving out of 19 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, asset services, consulting, and debt and equity finance services for all property types.



COMMERCIAL BROKERAGE

\$10B

3-YEAR AVERAGE
TRANSACTION VOLUME

500+

NO. OF BROKERS

ASSET SERVICES

51M SF

MANAGEMENT PORTFOLIO SIZE

750+

ASSETS UNDER MANAGEMENT

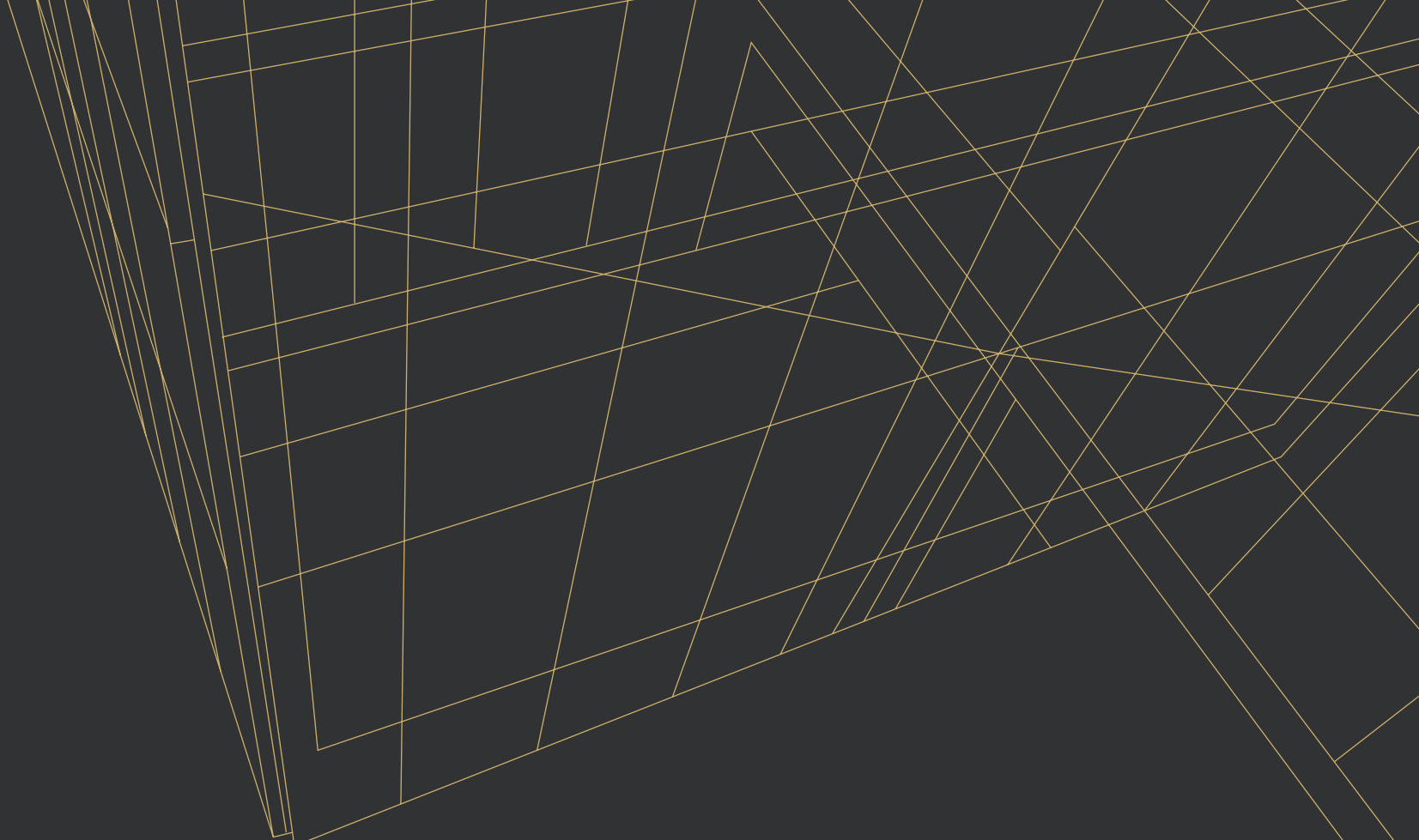
VALUATION ADVISORY

2,600

3-YEAR AVERAGE ASSIGNMENTS

43/25

TOTAL NO. OF APPRAISERS/MAI'S



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