

BANNER URGENT CARE

 Banner
Urgent Care AA-
CREDIT RATING



D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

21980 N 83RD AVENUE | PEORIA, AZ 85383
OFFERING MEMORANDUM

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BANNER
URGENT CARE

EXECUTIVE
OVERVIEW

PROPERTY SUMMARY

INVESTMENT SUMMARY

ASKING PRICE:	\$3,570,029
CAP RATE:	5.25%
IN PLACE CAP RATE:	5.46%
TOTAL GLA:	5,212 SF
OWNERSHIP TYPE:	FEE SIMPLE (ABSOLUTE NNN LEASE)
REMAINING LEASE TERM:	6 YEARS & 6 MONTHS

Banner Urgent Care presents investors with strong in-place cash flow and zero lease-up risk. The tenant occupies 100% of the ±5,212 SF building on a NNN lease generating \$195,039 in annual rent, offering dependable, management-light income with no vacancy drag. The property is positioned at the gateway to Peoria's affluent northwest corridor, within the Peoria/Arrowhead submarket, where average household incomes exceed \$121,203 within three miles. The site sits near Arrowhead Towne Center, Arizona's second-highest performing regional mall at over \$1,000 PSF in sales, and benefits from direct frontage on N 83rd Avenue with signalized access near the Loop 101, which carries 178,000 vehicles per day.

The asset also offers exceptional daytime demand drivers, sitting within a ten-minute drive of 112,000+ employees anchored by HonorHealth Deer Valley, TSMC's \$65B campus, and the Loop 101 corporate corridor. This high-barrier, supply-constrained infill location is further reinforced by nearby traffic generators including Foothills Recreation & Aquatics

Center and Thunderbird Conservation Park, positioning the property as one of the submarket's most compelling single-tenant healthcare acquisitions. The tenancy is credit-backed by Banner Health, Arizona's largest employer and one of the most recognized nonprofit health systems in the western U.S. The walk-in urgent care model, with extended hours and on-site diagnostics, provides a cost-effective ER alternative within one of healthcare's fastest-growing segments, driving consistent daily traffic and repeat visitation.

The lease runs through January 2033 with 2.5% annual rent increases, offering predictable, inflation-hedged income growth throughout the term. The offering is priced at \$3,570,029 (5.25% cap rate, \$685 PSF), using a blended rent methodology that averages the current in-place rent of \$195,039 with the Year 1 option rent of \$179,814. This approach results in a favorable, competitively positioned list price for investors seeking recession-resistant, credit-backed net lease exposure.



INVESTMENT HIGHLIGHTS

STRONG IN-PLACE CASH FLOW WITH ZERO LEASE-UP RISK

- Banner Urgent Care occupies 100% of the ±5,212 SF building on a NNN lease generating \$195,039 in annual rent, offering investors dependable, management-light cash flow with no vacancy drag in one of Metro Phoenix's most supply-constrained retail corridors.

PRIME PEORIA/ARROWHEAD SUBMARKET POSITIONING

- Located at the gateway to Peoria's affluent northwest corridor, the site benefits from average household incomes exceeding \$121,203 within three miles and proximity to Arrowhead Towne Center, Arizona's second-highest performing regional mall at over \$1,000 PSF in sales.

EXCEPTIONAL ACCESS, VISIBILITY & DAYTIME DEMAND

- The property offers direct frontage on N 83rd Avenue with signalized access near the Loop 101, carrying 178,000 vehicles per day, and sits within a ten-minute drive of 112,000+ employees anchored by HonorHealth Deer Valley, TSMC's \$65B campus, and the Loop 101 corporate corridor.

INSTITUTIONAL-QUALITY ASSET IN A SUPPLY-CONSTRAINED INFILL LOCATION

- One of the submarket's most compelling single-tenant healthcare acquisitions, the asset sits within a high-barrier infill trade area with limited new supply, reinforced by daily traffic generators including Foothills Recreation & Aquatics Center and Thunderbird Conservation Park.

CREDIT-BACKED TENANCY WITH RECESSION-RESISTANT DEMAND

- Operated by Banner Health, Arizona's largest employer and one of the most recognized nonprofit health systems in the western U.S., the tenant delivers consistent daily traffic and repeat visitation. The walk-in urgent care model, with extended hours and on-site diagnostics, offers a cost-effective ER alternative within healthcare's fastest-growing segment.

LONG-TERM LEASE, EMBEDDED RENT GROWTH & ATTRACTIVELY PRICED ENTRY POINT

- The tenant recently exercised its renewal option, extending the lease through January 2033 with 2.5% annual rent increases throughout the term, offering predictable, inflation-hedged income growth and reaffirming the tenant's long-term commitment to the site. The offering is priced at \$3,570,029 (5.25% cap rate / \$685 PSF) using a blended rent methodology averaging the current in-place rent of \$195,039 and the Year 1 option rent of \$179,814, resulting in a favorable and competitively positioned list price.





BANNER
URGENT CARE

PROPERTY
OVERVIEW

TENANT OVERVIEW

www.bannerhealth.com



Banner Urgent Care operates as part of Banner Health, a large nonprofit health system headquartered in Phoenix, Arizona, formed in 1999 through the merger of Samaritan Health System and Lutheran Health Systems. Today, Banner operates 33 hospitals and numerous specialized facilities across six states, primarily in the western and southwestern United States, with

particularly deep roots in Arizona, Colorado, Wyoming, Nebraska, Nevada, and North Dakota, and is recognized as Arizona's largest employer. Banner Urgent Care serves as a key access point within this integrated delivery system, bridging the gap between primary care and unnecessary emergency room visits while connecting patients to a network of over 5,000 Banner Health doctors and specialists across the region.

With 24 locations across 14 cities in three states, Banner Urgent Care operates one of the most expansive urgent care networks in the region. Centers accept most insurance plans and offer shorter wait times, certified medical staff, and services that are significantly more cost-effective than an emergency room visit. Each location is equipped to treat a broad range of conditions, including colds, flu, respiratory infections, sprains, minor fractures, burns, and cuts, along with onsite services such as X-rays, lab testing, vaccinations, and sports physicals. Video visits, same-day appointments, and extended hours are also available, ensuring patients have access to care when and where they need it.

Banner Urgent Care's retail footprint is strategically positioned within high-traffic, community-oriented shopping centers and mixed-use corridors, making it a natural fit alongside everyday retail and service tenants. Its presence in a center generates consistent daily traffic from a broad and recurring patient base, including families, working adults, and seniors. The brand's deep integration with the Banner Health system adds institutional credibility and long-term stability as a tenant, reflecting the growing demand for accessible, neighborhood-level healthcare in high-growth markets across Arizona and the Southwest.

OPERATES
33
HOSPITALS & SPECIALIZED FACILITIES ACROSS 6 STATES



24
LOCATIONS ACROSS 14 CITIES IN 3 STATES

LEASE ABSTRACT

LESSOR	The Kobold Group, LLC																								
LESSEE	Arizona Urgent Care, LLC																								
TENANT NAME	Banner Urgent Care																								
TENANT SIZE (SF)	5,212																								
LEASE COMMENCEMENT DATE	7/29/2014																								
EXPIRATION DATE	1/31/2033																								
LEASE TERM	19 Years																								
REMAINING LEASE TERM	79 Months																								
NO. & TERM OF OPTIONS	One, 5-Year Option																								
CONTRACTUAL RENTAL RATE	\$37.42																								
RENT INCREASE SCHEDULE	<p>2.5% Increases Annually</p> <table border="0"> <tr> <td>Original Year 11</td> <td></td> <td>\$16,253.26</td> </tr> <tr> <td>Original Year 12</td> <td></td> <td>\$16,578.32</td> </tr> <tr> <td>Executed Option Year 1</td> <td>(2/1/2028 - 1/31/2029)</td> <td>\$14,984.50</td> </tr> <tr> <td>Executed Option Year 2</td> <td>(2/1/2029 - 1/31/2030)</td> <td>\$15,359.11</td> </tr> <tr> <td>Executed Option Year 3</td> <td>(2/1/2030 - 1/31/2031)</td> <td>\$15,743.09</td> </tr> <tr> <td>Executed Option Year 4</td> <td>(2/1/2031 - 1/31/2032)</td> <td>\$16,136.67</td> </tr> <tr> <td>Executed Option Year 5</td> <td>(2/1/2032 - 1/31/2033)</td> <td>\$16,549.08</td> </tr> <tr> <td>Option Year 6-10</td> <td></td> <td>FMV</td> </tr> </table>	Original Year 11		\$16,253.26	Original Year 12		\$16,578.32	Executed Option Year 1	(2/1/2028 - 1/31/2029)	\$14,984.50	Executed Option Year 2	(2/1/2029 - 1/31/2030)	\$15,359.11	Executed Option Year 3	(2/1/2030 - 1/31/2031)	\$15,743.09	Executed Option Year 4	(2/1/2031 - 1/31/2032)	\$16,136.67	Executed Option Year 5	(2/1/2032 - 1/31/2033)	\$16,549.08	Option Year 6-10		FMV
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Option Year 6-10		FMV																							
LESSEE OPERATING EXPENSES	From and after the Commencement Date, Tenant shall directly pay all costs to manage, operate, insure, maintain, and repair the Common Areas ("CAM Costs"). Should Tenant fail to maintain the Common Areas, Landlord shall have the right, but not the obligation, to perform such work and invoice Tenant for the actual cost plus applicable taxes and a five percent (5%) management fee.																								
PROPERTY TAX EXPENSE	From and after the Commencement Date, Tenant shall pay all real property taxes, assessments, personal property taxes, and Rent Sales Tax levied against the Premises prior to delinquency, prorated upon lease termination. Landlord shall deliver all tax bills to Tenant no less than sixty (60) days prior to delinquency. Tenant shall have the right to contest any tax at its sole expense, and Landlord shall not settle any contest without Tenant's prior written consent. Tenant shall not be responsible for taxes on Landlord's income or tax increases caused by Landlord's failure to timely deliver bills or remit payments.																								
PROPERTY INSURANCE	Tenant shall maintain at all times during the Term, at Tenant's sole expense, the following coverages with Landlord named as additional insured and thirty (30) days prior notice of cancellation: property insurance at 100% full replacement cost; commercial general liability at \$2,000,000.00 per occurrence and \$4,000,000.00 aggregate; workers' compensation at statutory limits; business interruption equal to 100% of annual Minimum Rent for twelve (12) months; and boiler & machinery at the lesser of 25% of replacement cost or \$5,000,000.00. All policies shall include a waiver of subrogation, and Tenant shall indemnify and hold Landlord harmless from all claims arising from Tenant's acts or omissions at the Premises.																								
MAINTENANCE & REPAIRS	From and after the Commencement Date, Tenant shall be solely responsible for maintaining the entire Premises in good condition and repair, including the roof, walls, plumbing, plate glass, HVAC, electrical, parking lot, landscaping, and irrigation system. Upon written notice of any defective condition, Tenant shall commence repairs within ten (10) days; should Tenant fail to do so, Landlord may perform such repairs and charge Tenant the actual cost plus applicable taxes and a five percent (5%) management fee. Landlord bears no responsibility for any repair or maintenance of the Premises. Upon lease termination, Tenant shall surrender the Premises broom-clean and in the same condition as at commencement, reasonable wear and tear and acts of God excepted.																								

LOCAL AERIAL



PROPERTY DESCRIPTION

ADDRESS:

↘ 21980 N 83rd Avenue
Peoria, AZ 85383

SQUARE FOOTAGE (GLA):

↘ ±5,212 SF

LAND AREA:

↘ ±0.73 Acres

YEAR BUILT:

↘ 2016

CROSS STREETS:

↘ N 83rd Ave and W Deer Valley Rd

PARCEL:

↘ 200-08-513



MACRO AERIAL





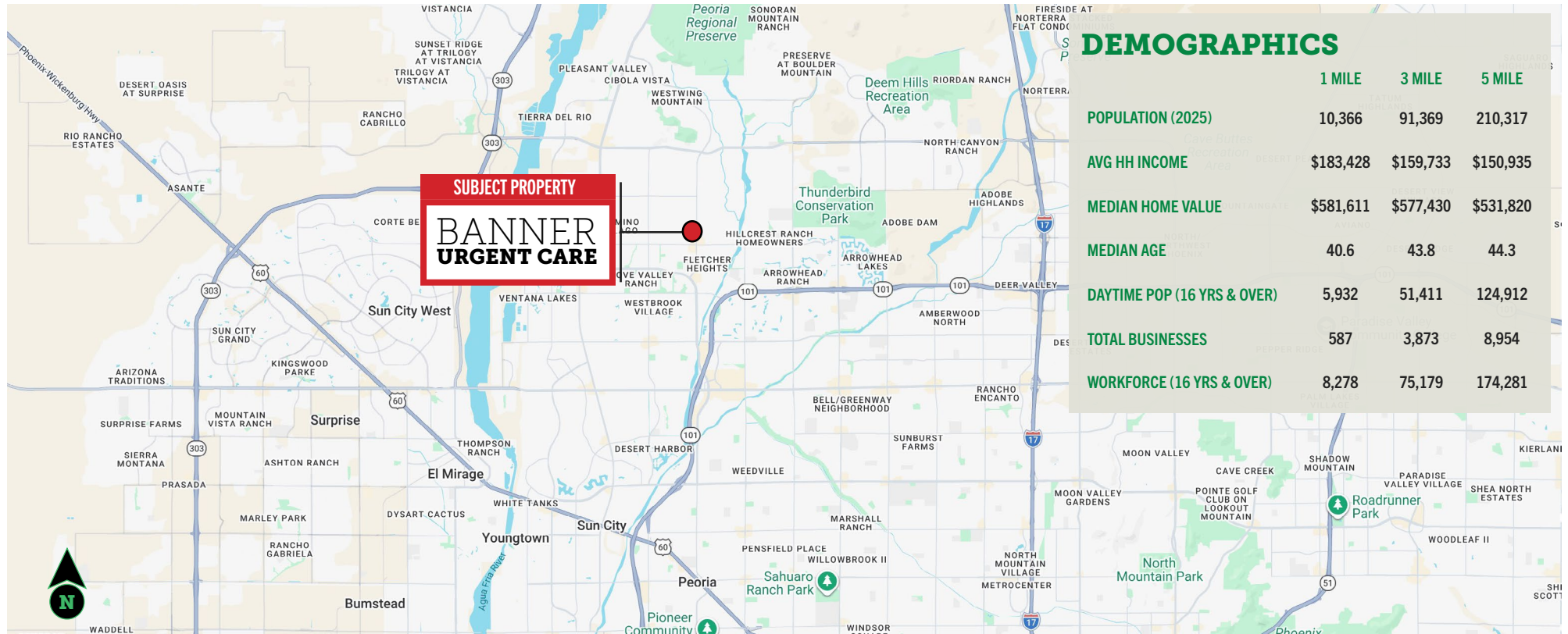
BANNER
URGENT CARE

**MARKET
OVERVIEW**

AREA OVERVIEW

This Banner Urgent Care property is strategically positioned within the rapidly expanding North Peoria submarket, one of the Phoenix metropolitan area's most dynamic growth corridors. Located near the intersection of Deer Valley Road and 83rd Avenue with immediate access to the Loop 303 Freeway, the property benefits from exceptional regional connectivity throughout the West Valley, including convenient access to Peoria, Glendale, Surprise, North Phoenix, and other surrounding communities. The area is characterized by a strong mix of master-planned residential communities, healthcare providers, neighborhood retail centers, and expanding employment hubs, creating a highly desirable environment supported by sustained population growth and increasing consumer demand. The surrounding commercial corridor is anchored by national retailers, grocery-anchored shopping centers, and a growing concentration of medical users, generating consistent daytime activity while serving one of the fastest-growing residential populations in the region.

The property is located within North Peoria, a highly affluent and rapidly developing submarket that continues to attract significant public and private investment. Over the past decade, the area has experienced substantial residential expansion, fueled by high-quality master-planned communities, top-rated schools, and abundant lifestyle amenities. Residents enjoy convenient access to regional parks, golf courses, hiking and outdoor recreation, while the nearby Loop 303 corridor has emerged as a premier destination for industrial, logistics, healthcare, and commercial development. The continued expansion of the West Valley is further supported by major regional employment centers, including the nearby Taiwan Semiconductor Manufacturing Company semiconductor campus and other advanced manufacturing investments that are driving long-term job creation and population growth. Combined with ongoing infrastructure improvements, strong household incomes, and limited availability of well-located commercial properties, these factors position North Peoria as one of the Phoenix area's most attractive markets for healthcare real estate investment and long-term asset appreciation.



↘ PEORIA OVERVIEW



Peoria, Arizona is one of the Phoenix metropolitan area's most dynamic and rapidly growing cities, situated in the northwest region of the Valley just 25 minutes from downtown Phoenix. Incorporated in 1954, Peoria has evolved from a small agricultural community of fewer than 2,000 residents into one of Arizona's largest cities, now home to a population of over 204,000 and climbing. Spanning nearly 180 square miles across Maricopa and Yavapai counties, Peoria ranks as the sixth-largest city in Arizona by land area and consistently earns national recognition for its livability, governance, and forward-thinking growth strategy. Most recently, U.S. News & World Report named Peoria one of the Best Places to Live in May 2025, ranking it #7 in Arizona and #1 among all West Valley cities.

Peoria's location within the Phoenix MSA is a key competitive advantage for residents and businesses alike. The city sits at the intersection of major regional transportation corridors, including Loop 101, Loop 303, and the planned Northern Parkway, providing seamless connectivity throughout the metro area and beyond. With a 30-minute commute shed encompassing nearly 1.95 million people, employers have direct access to a large, skilled, and educated workforce. Peoria's pro-business climate, combined with its strategic position along some of the Valley's highest-growth corridors, has made it an increasingly attractive destination for companies seeking operational efficiency and regional reach.

Peoria's economic development strategy is built around long-term, high-wage job creation in sectors including advanced manufacturing, semiconductor, aerospace, life sciences, and clean technology. The city has proactively invested \$140 million, with up to \$500 million reimbursable, to develop roads, utilities, and arterials across 6,700 acres of shovel-ready land along the Loop 303 corridor. This infrastructure investment positions Peoria as one of the most prepared cities in the Southwest to attract and accommodate major industrial and technology users. The city's focus on innovation, sustainability, and entrepreneurship further reinforces its reputation as a magnet for private investment and quality job growth.

Beyond its economic strengths, Peoria offers an exceptional quality of life that supports both workforce recruitment and retention. Residents enjoy access to the natural beauty of the Sonoran Desert, Lake Pleasant Regional Park, and an extensive trail system, along with top-tier recreation at the Peoria Sports Complex, the spring training home of the San Diego Padres and Seattle Mariners. The city's A-rated schools, cultural amenities, and diverse housing options make it an attractive community for families and professionals at every stage of life. Peoria's combination of thoughtful master planning, robust infrastructure, and a high quality of life continues to set it apart as one of Arizona's premier cities for both business and community.

SALES COMPARABLES

PROPERTY NAME	PROPERTY ADDRESS	SALE DATE	SALES PRICE	NET INCOME	CAP RATE	SQUARE FEET	\$/PSF
Next Care	2062 Willow Creek Road Prescott, AZ	10/28/2025	\$2,300,000.00	\$126,040.00	5.48%	4,019	\$572.28
Northwest Allied Urgent Care	10568 N Oracle Road Oro Valley, AZ	03/05/2024	\$5,659,762.00	\$297,138.00	5.25%	6,869	\$823.96
MD Now	9955 Lake Worth Road Lake Worth, FL	01/19/2024	\$2,783,985.00	\$149,500.00	5.37%	3,250	\$856.61
Next Care	9241 E. Cadence Parkway Mesa, AZ	04/14/2023	\$4,322,000.00	\$244,193.00	5.65%	6,850	\$630.95
AVERAGES:			\$3,766.437.00	\$204,218.00	5.44%	5,247	\$721.00





BANNER
URGENT CARE

**FINANCIAL
OVERVIEW**

RENT ROLL

Tenant	Lease Start	Lease End	Square Feet	% of GLA	CONTRACT RENTAL RATE		RENT PER SQ. FT.		% Rent	Rent Increases
					Year	Month	Year	Month		
Banner Urgent Care	Jul - 14	Jan - 33	5,212	100.0%	\$195,039.00	\$16,253.26	\$37.42	\$3.12	None	2.5% Annually: Original Year 11 - \$37.42 Original Year 12 - \$38.16 Executed Option Year 1 - \$34.50 Executed Option Year 2 - \$35.36 Executed Option Year 3 - \$36.25 Executed Option Year 4 - \$37.15 Executed Option Year 5 - \$38.08 Executed Option Year 6-10 - FMV
Totals:			5,212	100.0%	\$195,039.00	\$16,253.26	\$37.42	\$3.12		



BANNER URGENT CARE



▼ CONFIDENTIALITY STATEMENT

This is a confidential Offering Memorandum that is intended only for the purpose of review by a prospective purchaser of Banner Urgent Care, located at 21980 N 83rd Avenue, Peoria, AZ 85383, and is not to be used for any other purpose or by any other person without the consent of Diversified Partners. Material included in this Offering Memorandum is based upon information provided by Owner and information obtained by the Broker through sources deemed reliable. This Memorandum is not to be considered a representation of the state of affairs of the project and is not intended to be the entirety of documentation required by prospective investors for consideration. No warrantee or representation, expressed or implied, is made by the Owner or Broker as to the accuracy or completeness of information included within this Offering Memorandum. All financial projections and project information (including acreage and square footage) is for general reference purposes only, may be approximate in nature and are subject to variation. Qualified investors shall have the opportunity to review additional documentation and inspect the subject property. Investors should conduct their own due diligence to determine the condition of the property. This Offering Memorandum has been prepared by the Broker and approved by the Owner for distribution to prospective purchasers only for their review. The Owner reserves the right, at its sole discretion, to reject offers to purchase the subject property. The Owner shall not have any legal commitment to any party reviewing this Offering Memorandum until any written agreements have been fully executed and any contingencies have been waived. Receipt of this Offering Memorandum shall confirm agreement that this document is confidential and shall not be distributed to any other entity without written consent from Diversified Partners. If upon review of this Offering Memorandum you no longer have further interest or do not wish to pursue the purchase of this property, please return this Offering Memorandum to Diversified Partners.

EXCLUSIVELY LISTED BY:

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