

MEDICAL/OFFICE - 10 YR ABS NNN SALE-LEASE - 3% ANNUAL INCREASES

MEDICAL / OFFICE FLAGSHIP LOCATED IN A HIGH TRAFFIC COMMERCIAL CORRIDOR WITH EXCEPTIONAL VISIBILITY TO RETAIL, OFFICE AND MEDICAL DEVELOPMENTS. ANCHORED BY WELL-ESTABLISHED MEDICAL GROUP FEATURING A THRIVING MEDICAL GROUP KNOWN FOR ITS HIGH CONCENTRATION OF OUTPATIENT AND ELECTIVE CARE.

9150 W Indian School Rd, Bldg. 5, Phoenix, AZ 85037



Executive Summary

9150 W. Indian School Rd. Bldg 5
Phoenix, AZ 85307

FINANCIAL SUMMARY

Price	\$2,700,000
Cap Rate	7.02%
Building Size	± 5,262 SF
Net Cash Flow	7.02% \$189,432
Year Built	2005
Lot Size	± 0.57 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	AMIS LLC
Guarantor	Personal Guarantee (~\$40M Net Worth)
Roof and Structure	HOA/Tenant Responsible
Lease Commencement Date	October 1st, 2025
Lease Expiration Date	September 30th, 2035
Lease Term	10 Years
Rental Increases	3% Annually
Renwal Optoins	5,10 Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Year 1	\$189,432.00	7.02%
Year 2	\$195,115.00	7.23%
Year 3	\$200,969.00	7.44%
Year 4	\$206,998.00	7.67%
Year 5	\$213,208.00	7.90%
Year 6	\$219,604.00	8.13%
Year 7	\$226,192.00	8.38%
Year 8	\$232,978.00	8.63%
Year 9	\$239,967.00	8.88%
Year 10	\$247,166.00	9.15%

Base Rent Net	\$189,432
Operating Income	\$189,432
Total Return	7.02% \$189,432



AMIS LLC

Property Description



INVESTMENT HIGHLIGHTS

- »• 10-Year Absolute Triple Net (NNN) Lease
- 3% Annual Rental Escalations
- Significant capital invested in specialized medical buildout and infrastructure
- Strategic location along Indian School Road within Phoenix's West Valley
- Dense trade area with strong population growth and household income
- Excellent visibility with arterial access and building/monument signage potential
- Surrounded by established residential neighborhoods and expanding developments



DEMOGRAPHICS

1-mile

3-Mile

5-Mile

Population

2029 Projection	21,657	161,665	379,650
2024 Estimate	19,674	149,209	351,650
Growth 2024 - 2029	10.08%	8.35%	8.05%

Households

2029 Projection	5,600	46,000	110,000
2024 Estimate	5,309	43,419	104,165
Growth 2024 - 2029	5.20%	5.61%	5.30%

Income

2024 Est. Average Household Income	\$65,552	\$65,727	62,093
2024 Est. Median Household Income	\$61,423	\$56,470	\$65,253

Tenant Overview



13+
Locations

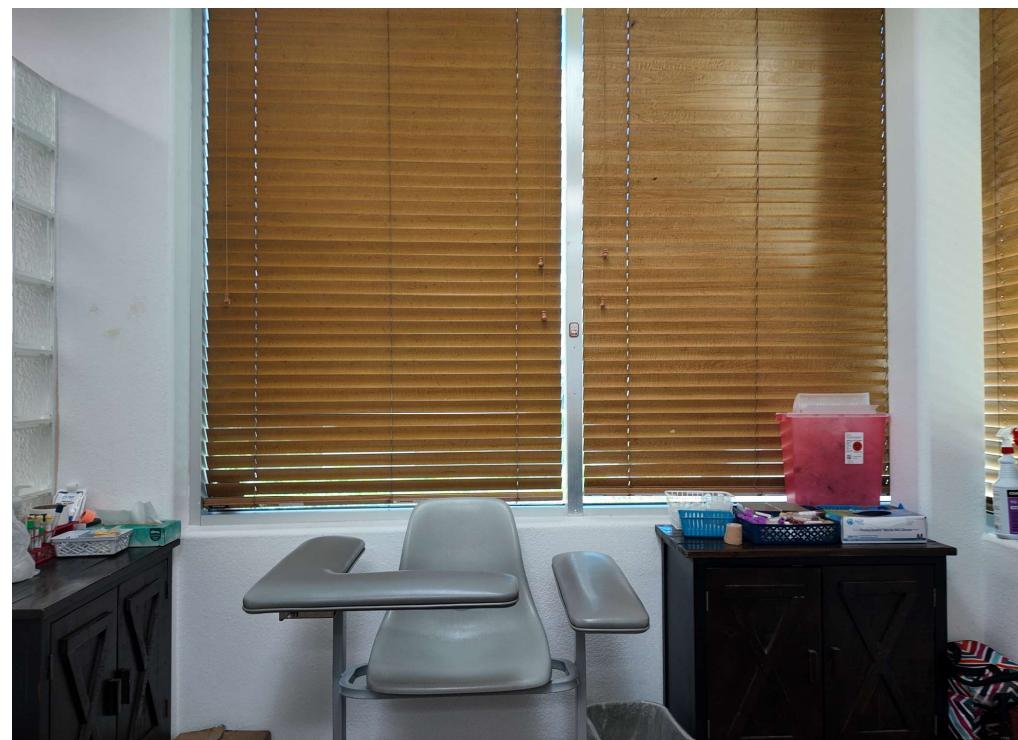
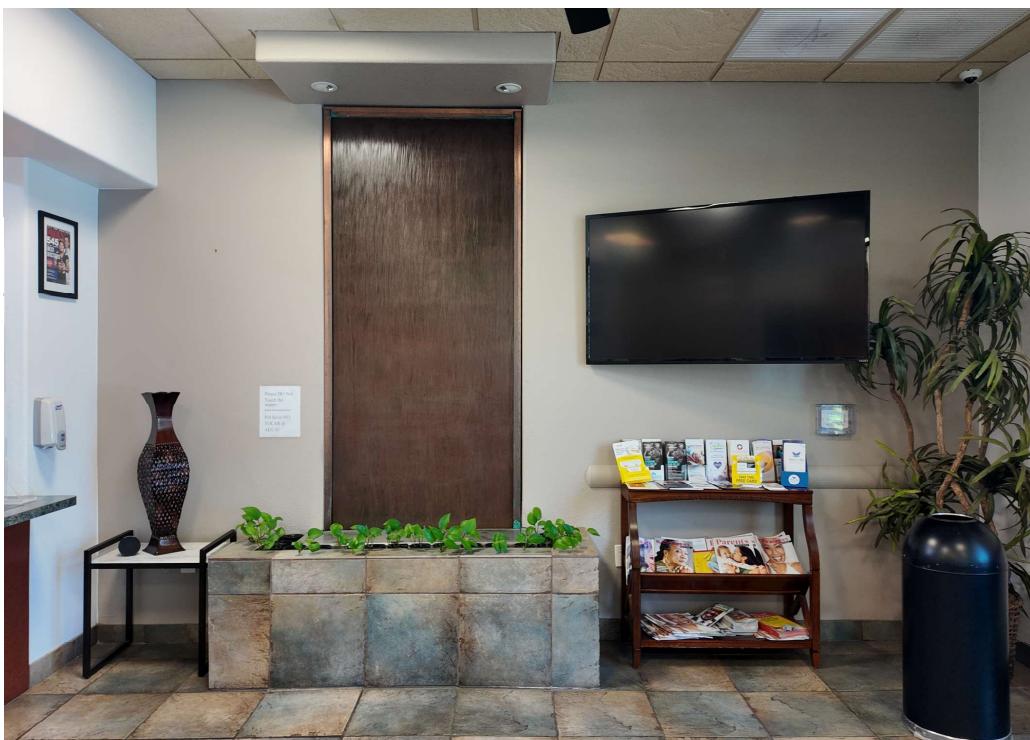
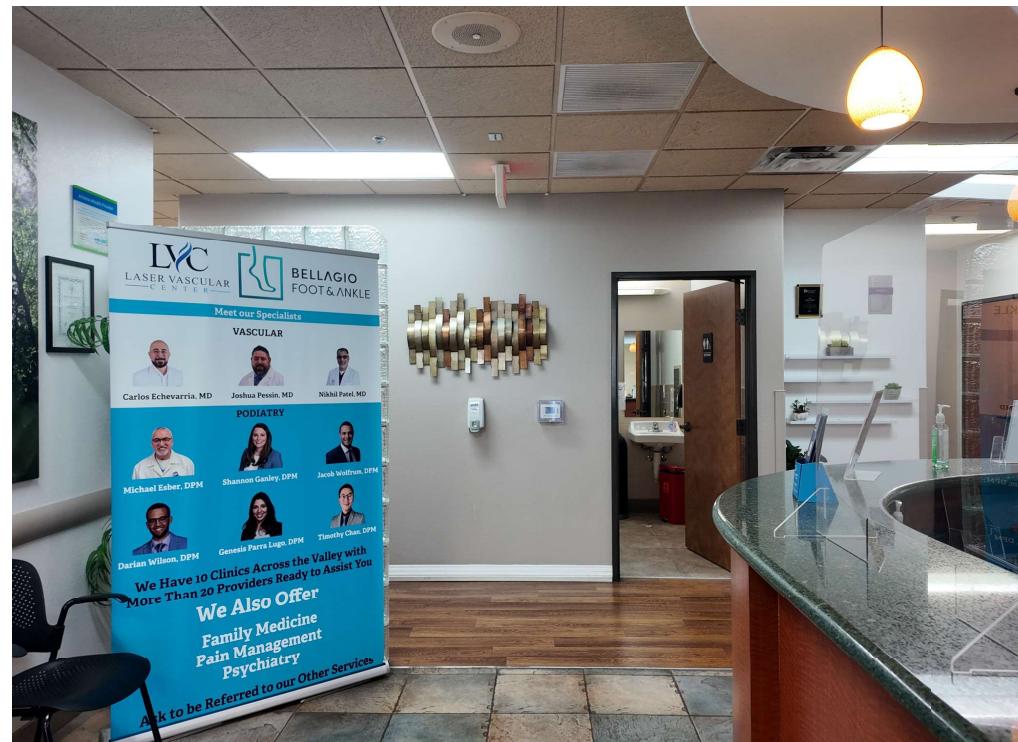


Phoenix
-ARIZONA-

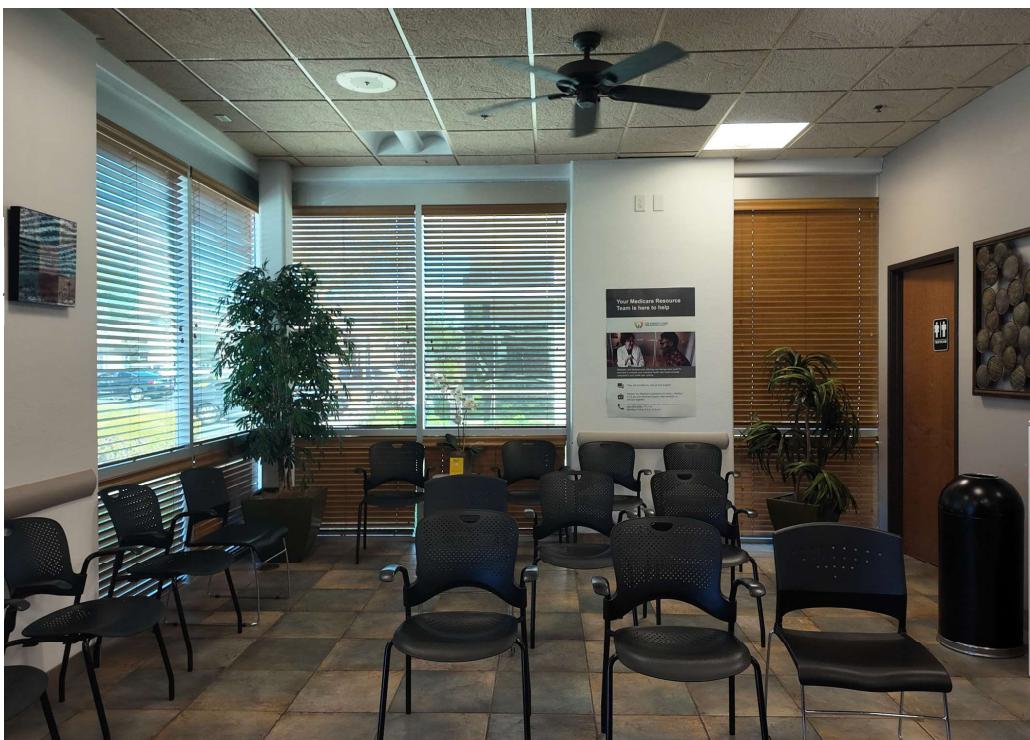
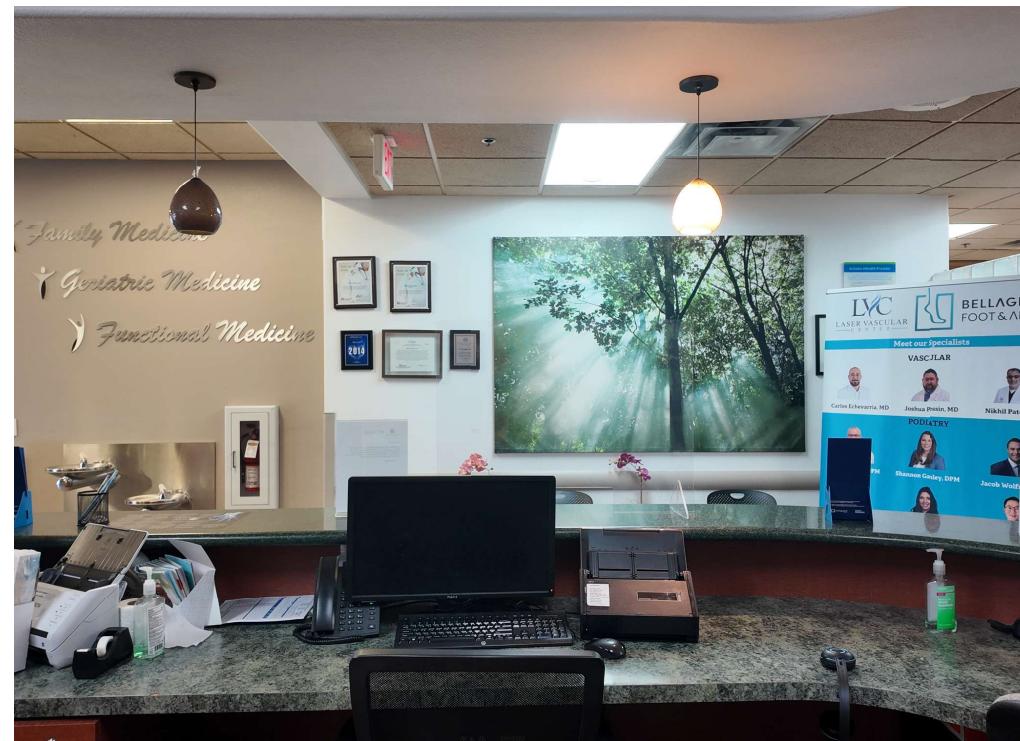
This medical practice provides comprehensive foot, ankle, and leg care, offering a diverse mix of services including advanced laser treatments, minimally invasive procedures, and a high volume of outpatient surgeries. The practice treats both routine and complex conditions—ranging from heel pain and injuries to circulation disorders, varicose veins, and chronic wounds—creating multiple revenue streams and a strong patient base. With established operations, specialized staff, and cutting-edge technology, it represents a scalable and profitable investment in the healthcare sector.



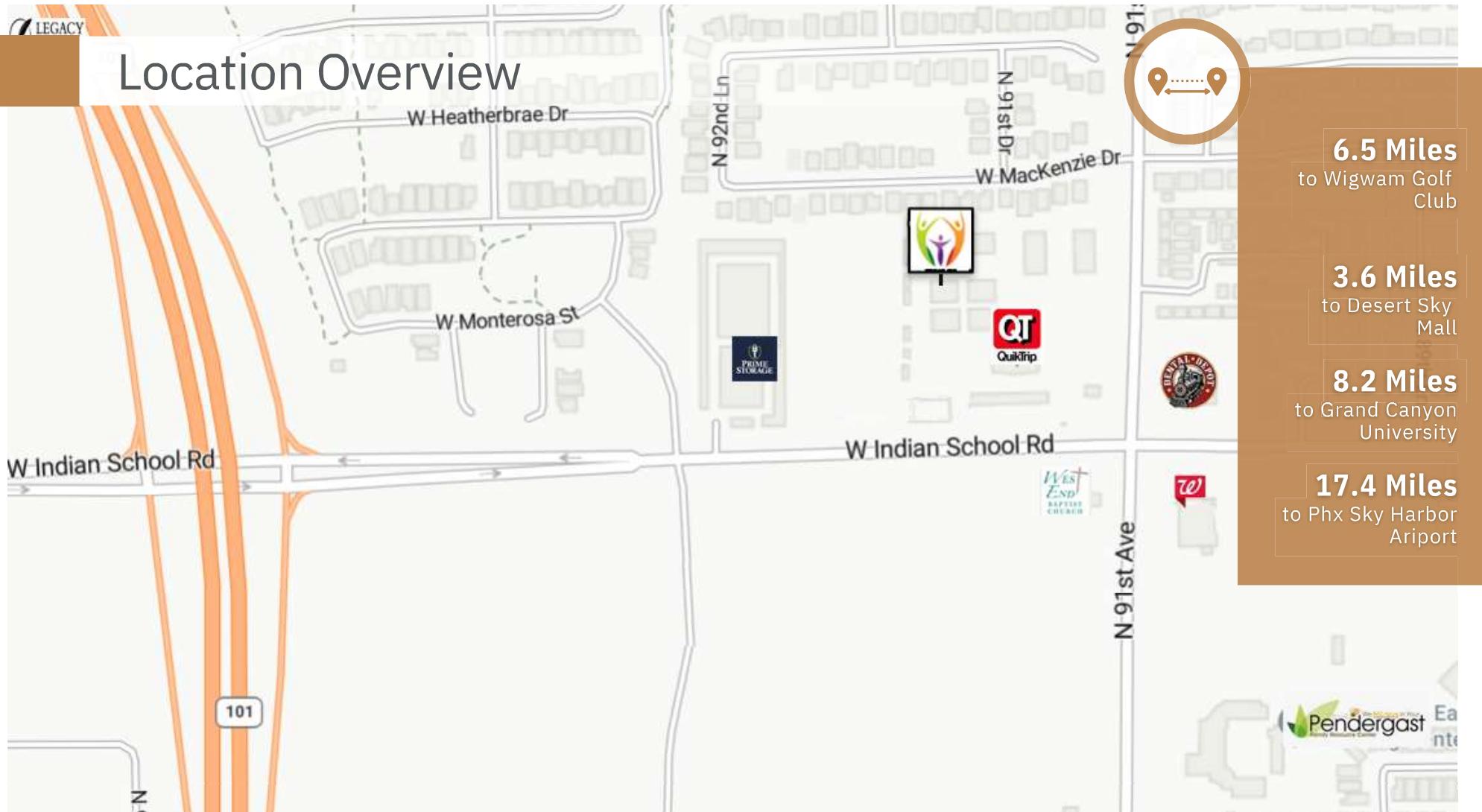
Interior Photos



Interior Photos



Location Overview



Positioned in the heart of West Phoenix's thriving commercial corridor, 9150 W. Indian School Rd., Bldg 5 offers a highly visible and accessible location surrounded by premier destinations, established neighborhoods, and major transportation arteries. Nestled just east of Loop 101 and a short drive from Interstate 10, the property enjoys effortless connectivity to Downtown Phoenix, Glendale, Goodyear, and the greater West Valley region. This strategic positioning allows tenants to serve both local residents and the growing professional population that continues to expand across this corridor.

Within minutes of the property are several prominent landmarks that enhance its regional appeal and underscore the convenience of its location. Just 6.5 miles away lies the Wigwam Golf Club, a historic and prestigious resort destination known for its world-class golf courses, fine dining, and luxury accommodations—frequented by both residents and corporate guests. Desert Sky Mall, only 3.6 miles from the site, serves as a major retail hub anchored by national brands, restaurants, and entertainment venues, drawing steady foot traffic from nearby residential communities. For education and institutional presence, Grand Canyon University is located just 8.2 miles away, bringing a consistent flow of students, staff, and visitors to the area while fueling demand for professional and commercial services.

Additionally, Phoenix Sky Harbor International Airport, just 17.4 miles east, provides seamless access for traveling professionals and clients, linking the property to national and international markets. The site's proximity to major thoroughfares such as Indian School Road, Litchfield Road, and N. 91st Avenue ensures high daily visibility and convenient ingress and egress.

The immediate trade area surrounding the property includes a dynamic mix of medical, office, and retail users. Tenants enjoy convenient access to essential services such as QuikTrip, Starbucks, Shepherd's Pharmacy, and multiple healthcare providers including Abidi Pediatrics and West Phoenix Internal Medicine, which contribute to the site's strong medical synergy. The nearby KenGarza Plaza and surrounding retail centers offer restaurants, fitness studios, and specialty shops that make this corridor a daily destination for residents and professionals alike.

Blending convenience, exposure, and accessibility, 9150 W. Indian School Rd., Bldg 5 stands at the intersection of growth and opportunity—offering an exceptional location for medical, professional, or service-oriented tenants seeking a presence in one of West Phoenix's most desirable and rapidly developing submarkets.



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