

840 E. MCKELLIPS ROAD | BUILDING 2 | MESA

NNN MEDICAL INVESTMENT SALE




PBJ Feature:
Fastest Growing
Companies Under
\$20 Million
HealthyU Clinics

Alexandra Loye
Executive Managing Director
+1 602 229 5957
alexandra.loye@cushwake.com

Paige Blanzzy
Associate
+1 602 224 4484
paige.blanzzy@cushwake.com



Executive Summary

Located in the Phoenix metro area, this medical office offers a strong investment opportunity with a long-term lease in place with HealthyU Medicine. HealthyU is a well-established healthcare provider known for delivering high quality, patient focused care across a wide range of services including primary care, specialty medicine, and wellness programs. Their consistent growth, strong reputation, and commitment to community health make them a dependable tenant with long term stability.

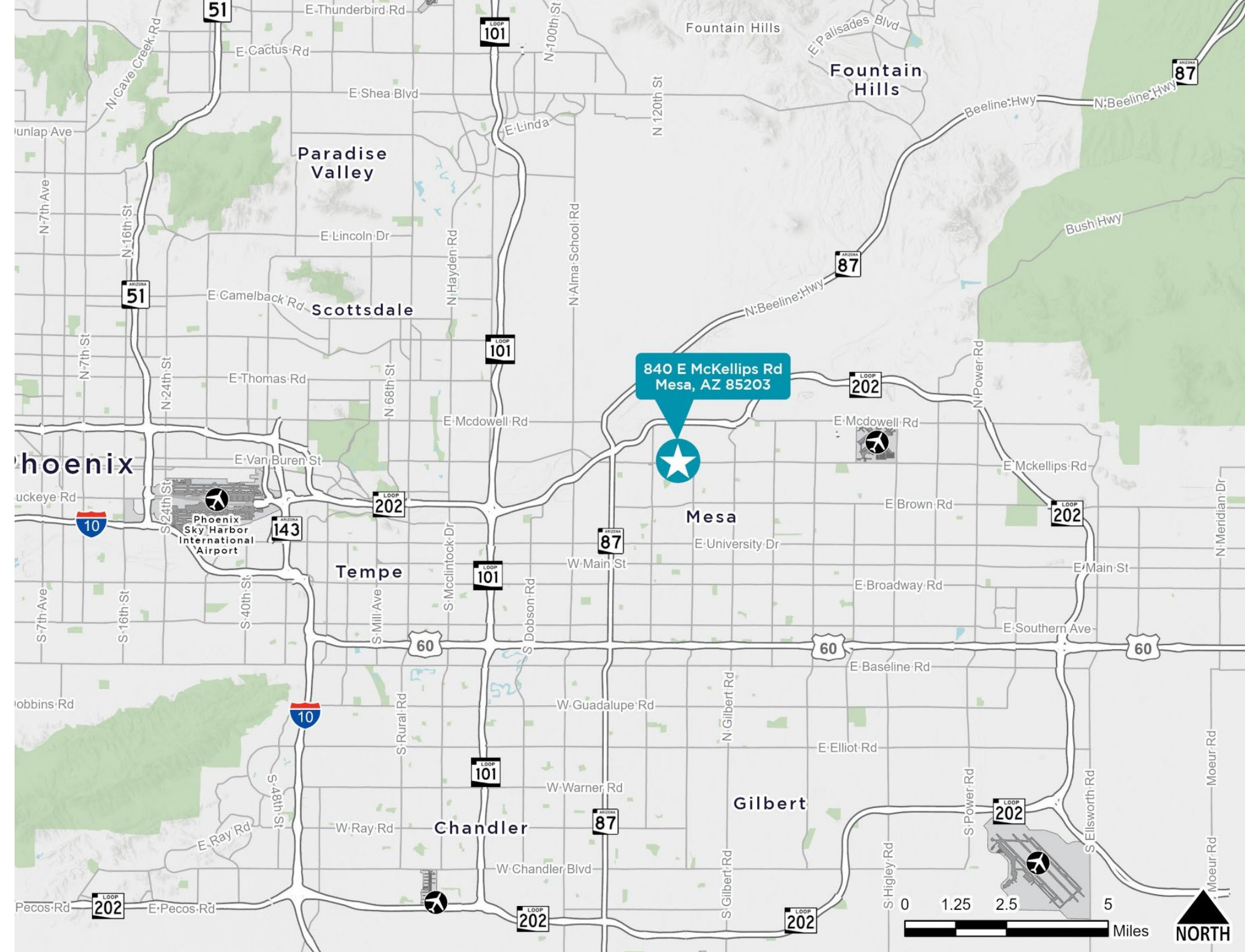
This medical office building is leased under a triple net agreement, allowing investors to benefit from predictable income and minimal management responsibilities. With the tenant covering property taxes, insurance, and maintenance, this lease offers a passive and efficient ownership structure. Combined with the strength of the Phoenix healthcare market and HealthyU's expanding footprint, this asset presents a compelling opportunity for investors seeking reliable returns in a resilient and growing sector.

Lease Abstract

Tenant	HealthyU Family Medicine, LLC
Location	Metro Phoenix
Lease Term	10 Year
Lease Commencement	11/1/25
Lease Expiration	10/31/35
Lease Type	NNN
Annual Increases	3%
Options to Extend	One 5 Year Option
OpEx	Reimbursed by Tenant
Landlord Responsibilities	Tenant responsible for repairs and replacement including HVAC.

Offering Terms

840 E. MCKELLIPS ROAD BUILDING 2 MESA	
NOI	\$137,102
Price	\$2,285,000
Cap Rate	6%



Tenant Profile

Headquarters	Mesa, Arizona
Company Type	Private
Locations	20
Founded	2021
Website	www.healthyuclinics.com




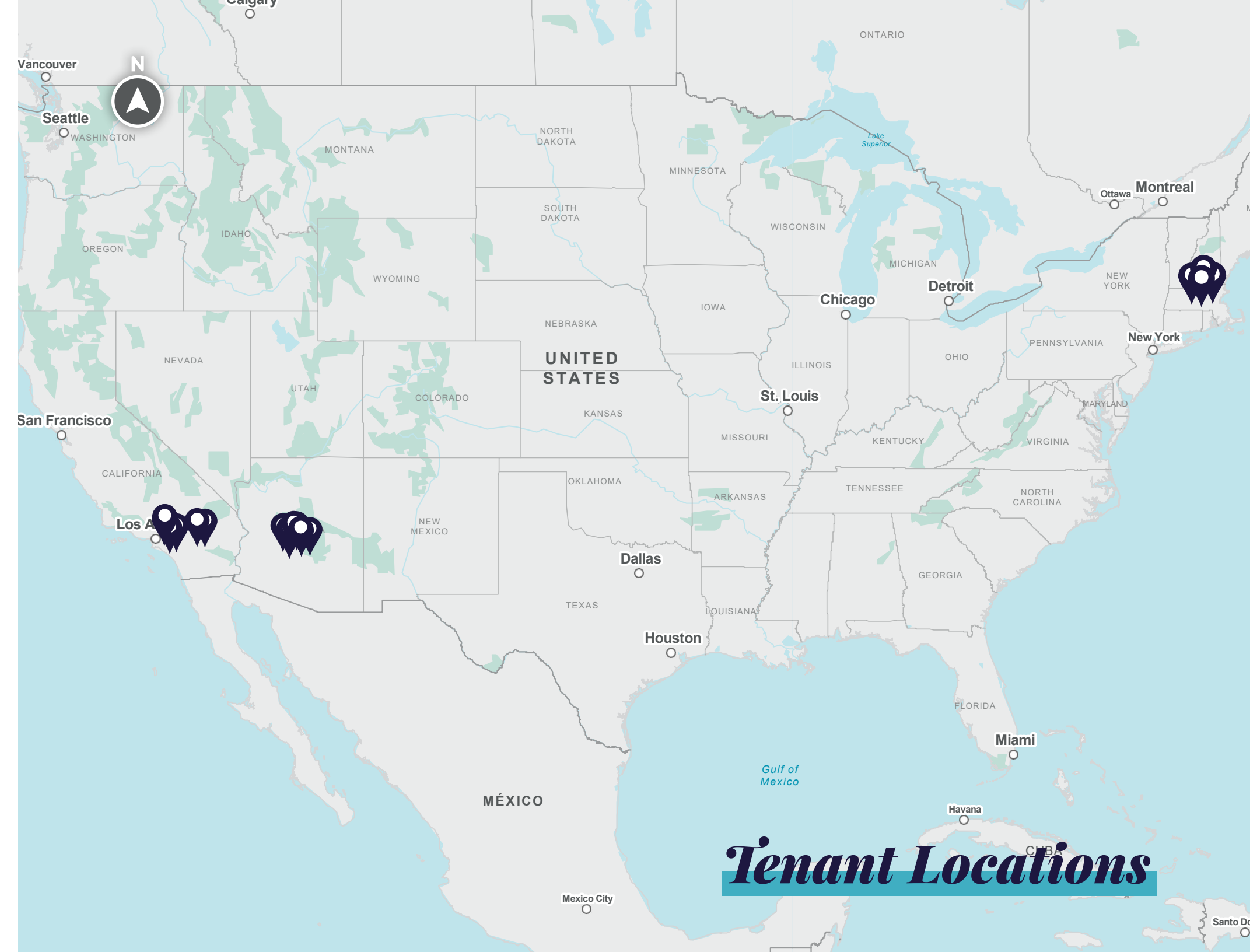
HealthyU Family Medicine, LLC (also branded as HealthyU Clinics) is a multi-specialty primary care medical group founded in 2021. Its legal business entity is an Arizona LLC, with its principal office located in Mesa, AZ, and it operates a network of clinics across the Phoenix metropolitan area, Southern California, and Massachusetts.

HealthyU's care model emphasizes integrated, patient focused services. It offers primary care and preventive care, sports medicine, podiatry, pain management, behavioral health, mammograms, sports physicals, telehealth and wellness, and complementary treatments, with the goal of delivering the "right care, at the right time, at the right place." The model includes both conventional and holistic elements. They also operate in clinic labs and diagnostic services, and accept a broad range of insurance plans.

HealthyU Clinics has rapidly expanded, with ~16 locations throughout Arizona and California, and 4 locations in Massachusetts. Their strategy of offering a wide spectrum of services all under one roof helps drive patient retention and operational efficiency.

Key Tenant Highlights

- PBJ Feature: Fastest Growing Companies Under \$20 Million 
- Established multi-specialty primary care medical group with rapid extension since 2021.
- Comprehensive healthcare services including primary care and preventive care, sports medicine, podiatry, pain management, behavioral health, mammograms, sports physicals, telehealth and wellness, and complementary treatments.
- Serves a diverse and growing population in suburban and urban markets, with a care model tailored to families and working professionals.
- Focus on integrated, patient-centered care combining conventional and holistic approaches.
- Operated by experienced leadership with a focus on community health and wellness.



840 E. MCKELLIPS ROAD | BUILDING 2 | MESA



Offering Terms

NOI \$137,102
Sale Price \$2,285,000
Cap Rate 6%

840 E. McKellips Road, Building 2

Property Details

Location 840 E. McKellips Road, Building 2
Mesa, AZ 85203

Size 5,569 SF

Stories One (1)

Property Type Medical Office Condominium

Year Built 2003

Zoning C-2, Mesa

Parking Tenant has exclusive use of eight (8) covered parking spaces, which convey with condo. All other parking is uncovered and in common on a first come, first serve basis.



APN 136-08-100

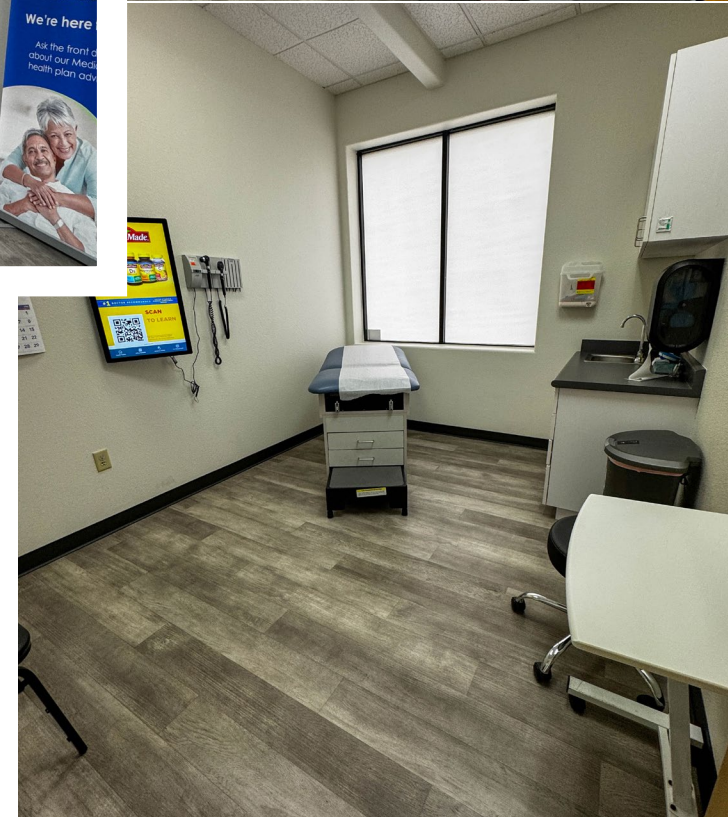
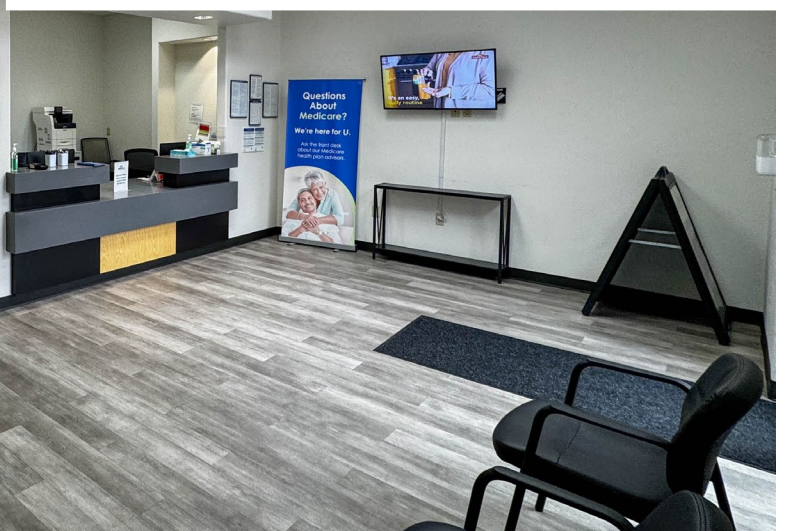
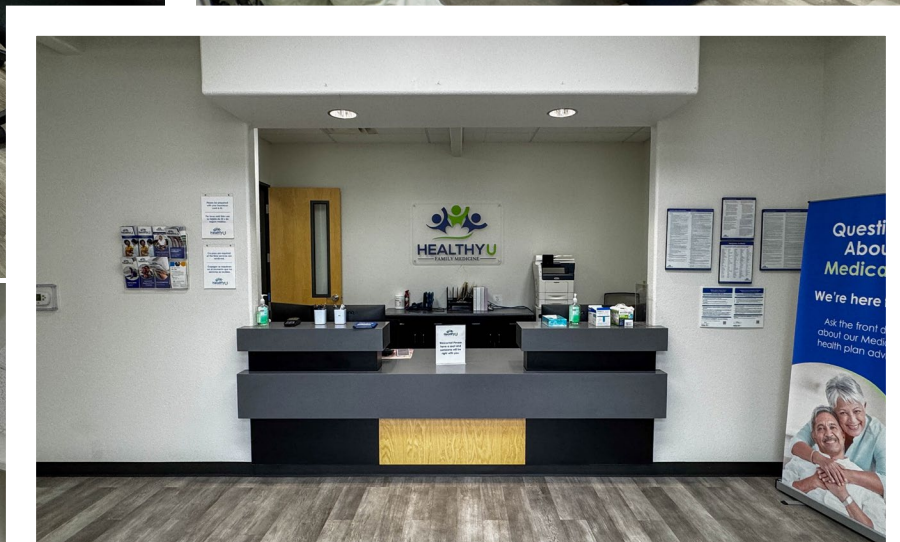
2025 Property Taxes \$8,549.48

Opex HOA manages expenses. Tenant reimburses for 100% of Opex.

Rent Roll

Months	Monthly Rent	Annual Rent	Annual Increase	Cap Rate
1-12	\$11,425.17	\$137,102.00	3%	6.00%
13-24	\$11,767.92	\$141,215.06	3%	6.18%
25-36	\$12,120.96	\$145,451.51	3%	6.37%
37-48	\$12,484.59	\$149,815.06	3%	6.56%
49-60	\$12,859.13	\$154,309.51	3%	6.75%
61-72	\$13,244.90	\$158,938.79	3%	6.96%
73-84	\$13,642.25	\$163,706.96	3%	7.16%
85-96	\$14,051.51	\$168,618.17	3%	7.38%
97-108	\$14,473.06	\$173,676.71	3%	7.60%
109-120	\$14,907.25	\$178,887.01	3%	7.83%

840 E. MCKELLIPS ROAD | BUILDING 2 | MESA





The Metro Phoenix Area

Lifestyle & Entertainment

Metro Phoenix offers an exceptional lifestyle shaped by its sunny climate and abundance of outdoor recreation. With more than 300 days of sunshine each year, residents enjoy a wide variety of activities including hiking, golf, cycling, mountain biking, and rock climbing. Popular destinations include Camelback Mountain, South Mountain Park and Preserve, Tempe Town Lake, the Desert Botanical Garden, and the Phoenix Zoo. The region also provides easy access to the Grand Canyon, which is just a scenic drive away and remains one of the most iconic natural wonders in the country.

The cultural and entertainment scene in Phoenix continues to grow and attract attention. Downtown Phoenix hosts the First Friday Art Walk each month, drawing thousands of visitors to enjoy local art, music, and food. The city is home to a vibrant mix of live music venues, galleries, and independent shops. Major annual events include the Waste Management Phoenix Open, NASCAR races at Phoenix Raceway, and college football games such as the Fiesta Bowl and the Guaranteed Rate Bowl. Phoenix has hosted the Super Bowl multiple times and is one of the few cities in the United States with professional teams in basketball, football, baseball, and hockey.

Tourism and hospitality play a major role in the local economy, supported by a wide range of accommodations. Greater Phoenix welcomes more than 16 million leisure visitors each year and offers over 500 hotels with more than 69,000 guest rooms. The area features more than 40 luxury resorts including The Phoenician, Arizona Biltmore, JW Marriott Desert Ridge, Fairmont Scottsdale Princess, and Sanctuary Camelback Mountain. These properties help position Phoenix as a top destination for leisure travel, business events, and conferences.

Housing

Housing options in Metro Phoenix are as diverse as the people who live there. The region offers everything from modern downtown condominiums and historic homes to family neighborhoods and newly developed communities. Distinct areas across the city provide a variety of living environments, each with access to parks, schools, and local amenities. Whether someone prefers the energy of city life or the peace and quiet of desert surroundings, Phoenix offers a welcoming and dynamic place to call home.



Major Phoenix Employers

- | | |
|-----------------------------|---------------------|
| Banner Health | Honeywell Aerospace |
| HonorHealth | The Boeing Company |
| Dignity Health | Raytheon |
| Phoenix Children's Hospital | Amazon |
| Mayo Clinic | Walmart |
| Arizona State University | Fry's |
| State of Arizona | USAA |
| Maricopa County | Wells Fargo |
| City of Phoenix | Bank of America |
| Intel Corporation | American Express |



Exclusive Advisors

Alexandra Loye
Executive Managing Director
+1 602 229 5957
alexandra.loye@cushwake.com

Paige Blanzzy
Associate
+1 602 224 4484
paige.blanzzy@cushwake.com

