



FOR SALE | OFFICE

MEDICAL INVESTMENT OPPORTUNITY

9515 W Camelback Rd, Suite 122/124, Phoenix, AZ 85037

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



coberealestate.com

Medical Investment Opportunity

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PROPERTY SUMMARY

Sale Price:	\$1,752,000
Cap Rate:	5.5%
NOI:	\$93,360
Total SF:	3,200 SF
Zoning:	C-2
Cross Streets:	SWC Camelback Rd & 95th Ave

PROPERTY OVERVIEW

Fantastic investment opportunity in orthodontic and dental suites that are 100% leased with 4-6 years remaining on the lease with options to extend. Tenants are well-established orthodontic/ dental practices. Covered parking, plus building and monument signage included. Adjacent to restaurants, shopping, medical & more.

PROPERTY HIGHLIGHTS

- 1,600 SF endodontics and maxillofacial surgeon suite
- 1,600 SF orthodontics suite
- Covered parking, (5.6:1000 parking ratio), building, & monument signage included
- Immediate access to Loop 101 Agua Fria Freeway
- Dynamic area with restaurants, shopping, medical, dental, & 1 mile south of Sate Farm Stadium
- Great demographics with population exceeding 100,000 in 3-mile radius.
- Owner Agent

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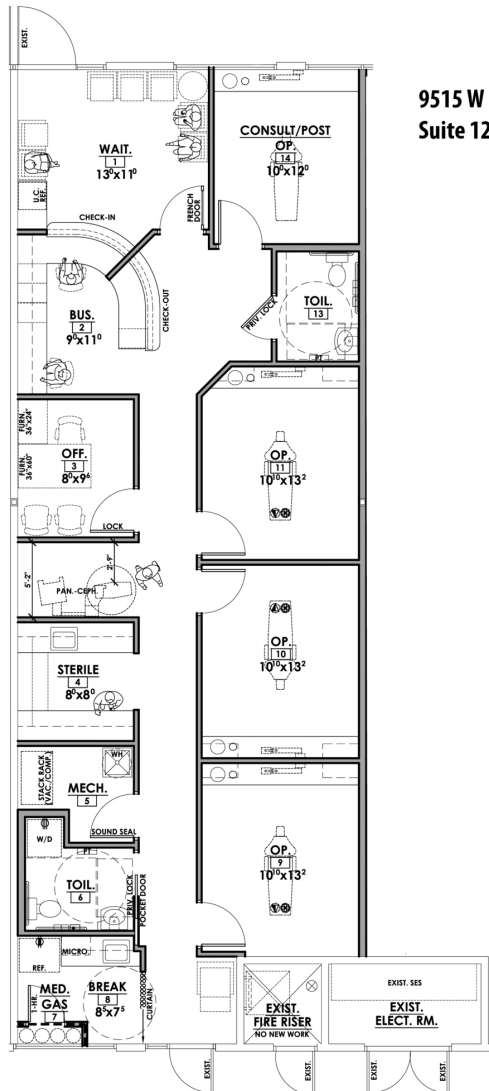
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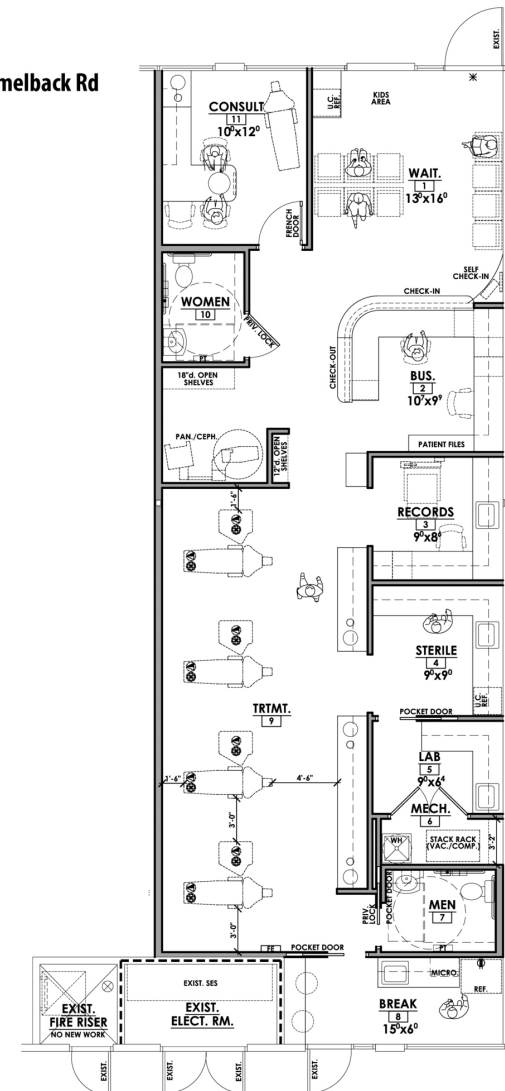
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9515 W Camelback Rd
Suite 122

9515 W Camelback Rd
Suite 124



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Rent Roll

Tenant	Suite	SF	P/SF	Lease Start	Lease End	Monthly Rent	Annual Rent
New Image Orthodontics	Ste 124	1,600 SF	\$ 30.55	10/1/2021	9/30/2022	\$ 4,073.00	\$ 48,876.00
			\$ 31.15	10/1/2022	9/30/2023	\$ 4,153.00	\$ 49,836.00
			\$ 31.38	10/1/2023	9/30/2024	\$ 4,235.00	\$ 50,820.00
			\$ 32.39	10/1/2024	9/30/2025	\$ 4,318.00	\$ 51,816.00
			\$ 32.64	10/1/2025	9/30/2026	\$ 4,403.00	\$ 52,836.00
			\$ 33.68	10/1/2026	9/30/2027	\$ 4,490.00	\$ 53,880.00
			\$ 33.96	10/1/2027	12/31/2027	\$ 4,578.00	\$ 13,584.00
West Valley Endodontics & Oral Surgery	Ste 122	1,600 SF	\$ 29.68	1/1/2022	12/31/2022	\$ 3,957.00	\$ 47,484.00
			\$ 30.26	1/1/2023	12/31/2023	\$ 4,035.00	\$ 48,420.00
			\$ 31.16	1/1/2024	12/31/2024	\$ 4,155.00	\$ 49,860.00
			\$ 32.09	1/1/2025	12/31/2025	\$ 4,278.00	\$ 51,336.00

NOI: \$ 96,360.00
 Sale Price: \$ 1,752,000.00
 Cap Rate: 5.50%

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New Image DENTISTRY • ORTHODONTICS

New Image Dentistry & Orthodontics serves the West Valley through 2 locations. Their comprehensive range of dental services ensure that all your oral health needs are covered. Their treatments run the gamut from braces and dental implants to veneers, fillings, and so much more. You can count on their team of professionals to go above and beyond in bringing you the best results possible. Dr. Aaron Ivanhoe, Dr. Michael Dodd, and Dr. Dominic Tam are committed to delivering our services with the utmost efficiency and care.



West Valley Endodontics & Oral Surgery

West Valley Endodontics exists to provide patients with the highest quality of care, and is committed to treating all patients with compassion, integrity, and respect. They work alongside Dentists and specialists that also hold their patients in the highest regard, and who are equally committed to providing patients with the utmost level of care.

The surgical staff at **West Valley Oral Surgery** are experienced and certified in oral and maxillofacial surgery, which assist in administration of I.V. sedation and surgery. All surgical staff are trained and experienced in emergency protocols and CPR certified. Dr. Carpenter manages a wide variety of problems relating to the mouth, teeth and facial regions. He practices a full scope of oral and maxillofacial surgery.

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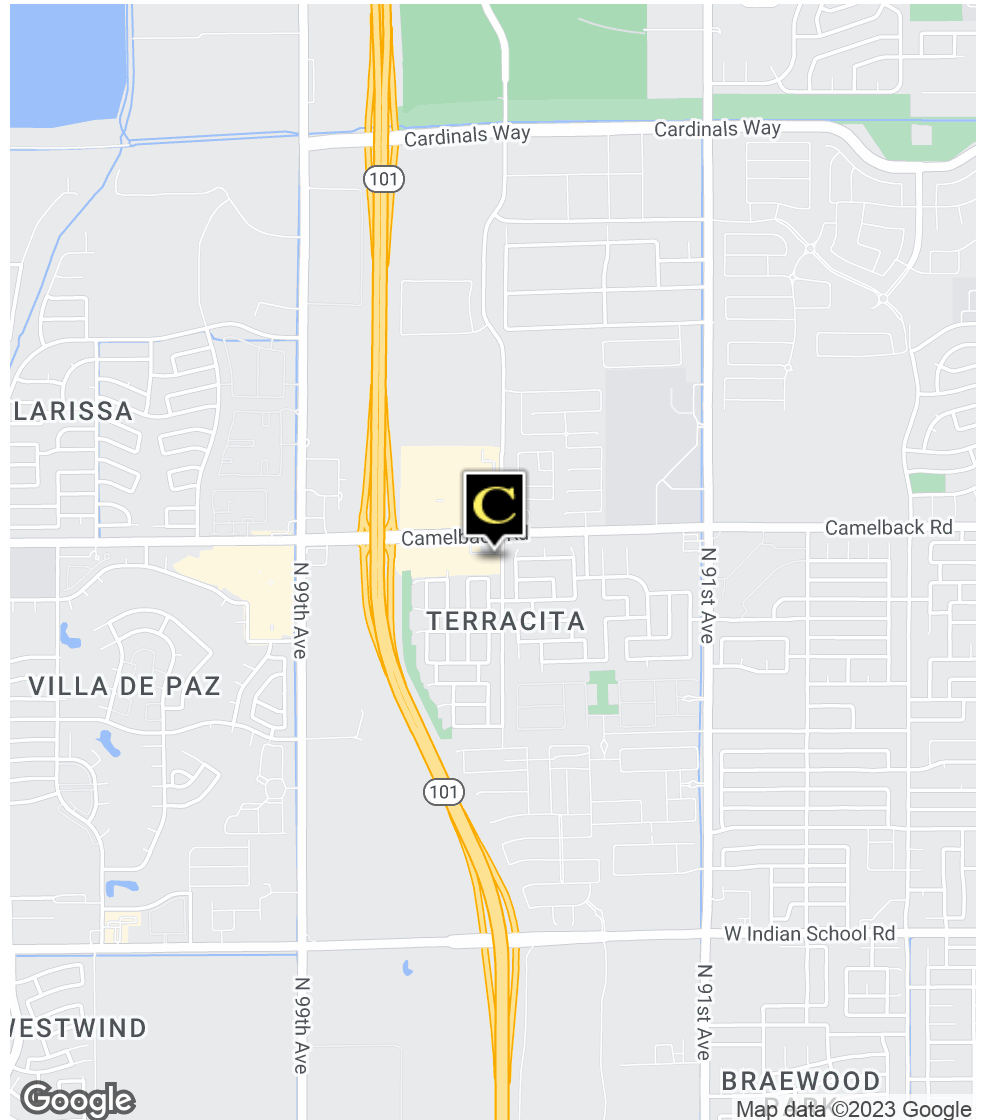
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,018	100,444	287,482
Median age	28.0	27.4	28.2
Median age (Male)	28.1	26.5	27.3
Median age (Female)	28.1	28.2	29.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,174	29,158	86,828
# of persons per HH	3.2	3.4	3.3
Average HH income	\$61,633	\$63,097	\$58,522
Average house value	\$180,456	\$195,354	\$184,356

* Demographic data derived from 2020 ACS - US Census

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