



**FOR SALE | OFFICE**

# NNN LEASED ORTHODONTIC OFFICE

3800 W Ray Rd Suite 9, Chandler, AZ 85226

**Steve Beck** President & Associate Broker | 480.610.2400 | [steve@coberealestate.com](mailto:steve@coberealestate.com)



[coberealestate.com](http://coberealestate.com)

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## PROPERTY SUMMARY

|                       |                                 |
|-----------------------|---------------------------------|
| <b>Sale Price:</b>    | \$752,500                       |
| <b>Cap Rate:</b>      | 7.0%                            |
| <b>NOI:</b>           | \$52,674                        |
| <b>Suite Size:</b>    | 2,450 SF                        |
| <b>Zoning:</b>        | PAD                             |
| <b>Cross Streets:</b> | E of NEC McClintock Dr & Ray Rd |

## LOCATION OVERVIEW

Vibrant Chandler location with strong demographics. Ray Road traffic count exceeds 39,700 VPD. Located within 1 mile of Loop 101 Price Freeway and 2 miles of Loop 202 Santan Freeway

## PROPERTY HIGHLIGHTS

- 2,450 SF Office includes: Waiting Room, Reception/Front Office, Doctor's Office, Assistants Office, Consultation Room, Pano Room, Operatory (5 Chairs), Lab, Sterilization Room, Break Room and 2 Restrooms.
- Projected 7% Cap Rate
- Initial Term thru May 31, 2025
- Ray Road Traffic Count Exceeds 39,700 VPD
- Within 1-Mile of Loop 101 Price Fwy & 2 Miles of Loop 202 Santan Fwy



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Rent Roll  
3800 W Ray Rd Ste 9  
Chandler, AZ 85226

| Tenant                     | Suite | SF    | P/SF     | Lease Term               | Monthly Rent | Annual Rent  |
|----------------------------|-------|-------|----------|--------------------------|--------------|--------------|
| Young Orthodontics         | Ste 9 | 2,450 | \$ 16.00 | June 1,2019-May 31,2020  | \$ 3,267.00  | \$ 39,204.00 |
|                            |       |       | \$ 21.50 | June 1,2020-May 31, 2021 | \$ 4,389.58  | \$ 52,674.96 |
|                            |       |       | \$ 22.14 | June 1,2021-May 31, 2022 | \$ 4,521.27  | \$ 54,255.24 |
|                            |       |       | \$ 22.81 | June 1,2022-May 31, 2023 | \$ 4,656.91  | \$ 55,882.92 |
|                            |       |       | \$ 23.49 | June 1,2023-May 31, 2024 | \$ 4,796.61  | \$ 57,559.32 |
|                            |       |       | \$ 24.20 | June 1,2024-May 31, 2025 | \$ 4,940.51  | \$ 59,286.12 |
| <u>Option 1 Lease Term</u> |       |       | \$ 24.92 | June 1,2025-May 31, 2026 | \$ 5,088.73  | \$ 61,064.76 |
|                            |       |       | \$ 25.67 | June 1,2026-May 31, 2027 | \$ 5,241.39  | \$ 62,896.68 |
| <u>Option 2 Lease Term</u> |       |       | \$ 26.44 | June 1,2027-May 31, 2028 | \$ 5,398.63  | \$ 64,783.56 |
|                            |       |       | \$ 27.24 | June 1,2028-May 31, 2029 | \$ 5,560.59  | \$ 66,727.08 |
|                            |       |       | \$ 28.05 | June 1,2029-May 31, 2030 | \$ 5,727.41  | \$ 68,728.89 |
| <u>Option 3 Lease Year</u> |       |       | \$ 28.89 | June 1,2030-May 31, 2031 | \$ 5,899.23  | \$ 70,790.76 |
|                            |       |       | \$ 29.76 | June 1,2031-May 31, 2032 | \$ 6,076.21  | \$ 72,914.48 |
|                            |       |       | \$ 30.65 | June 1,2032-May 31, 2033 | \$ 6,258.49  | \$ 75,101.92 |
|                            |       |       |          |                          |              |              |

NOI: \$ 52,674.96  
Sale Price: \$ 752,500.00  
Cap Rate: 7.00%

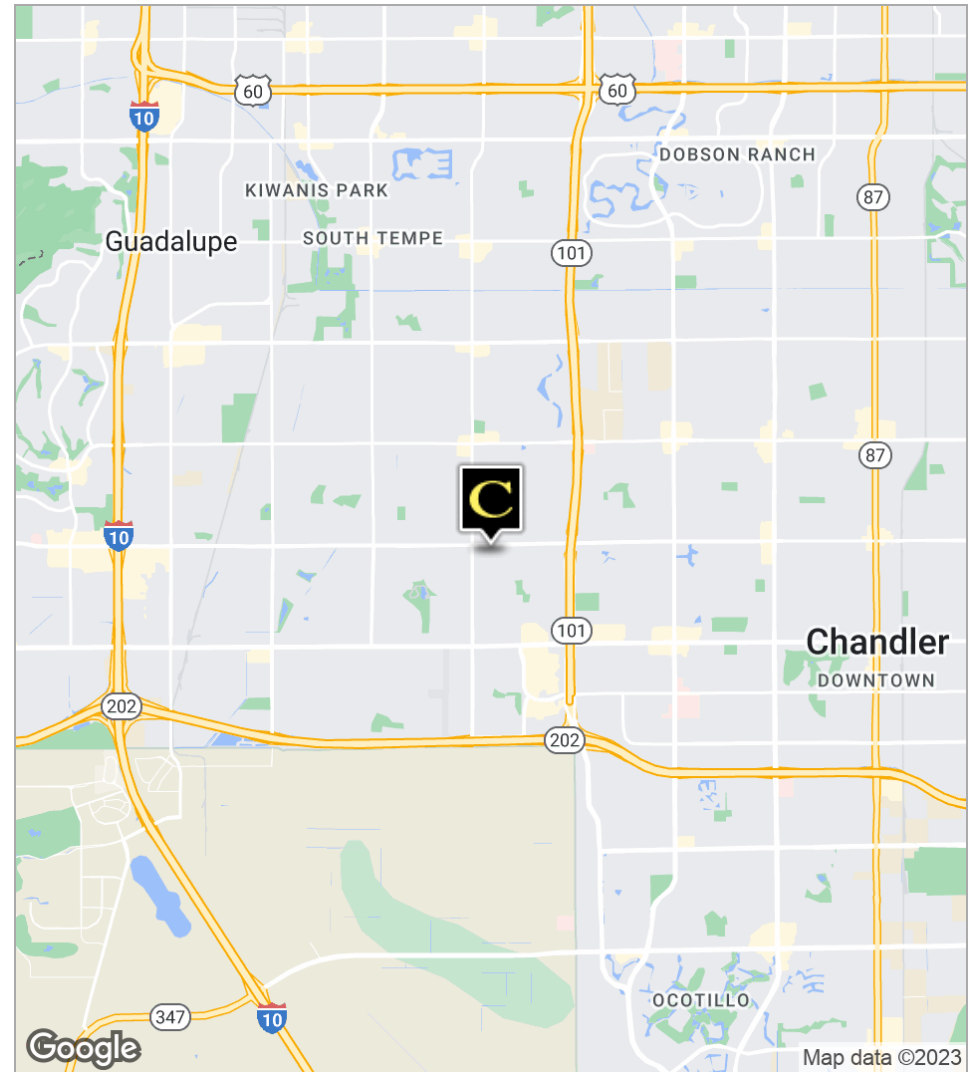
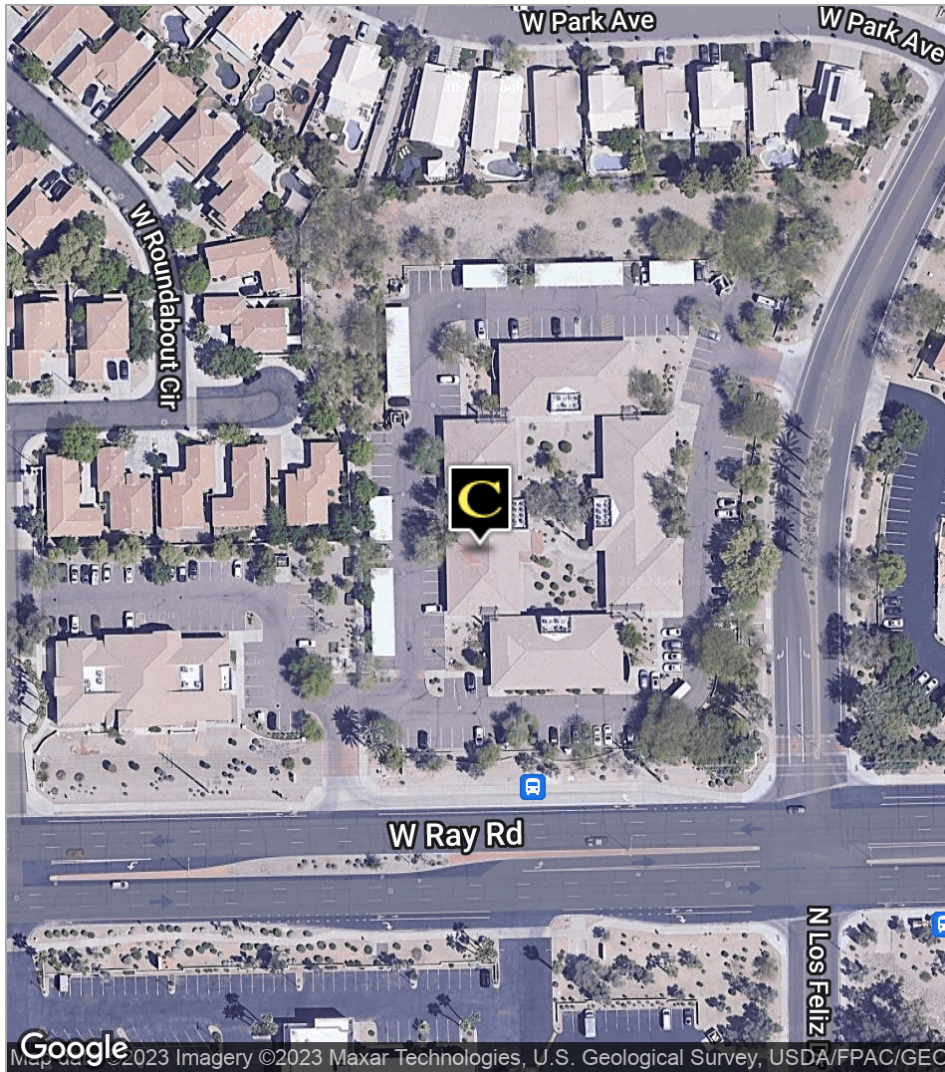
\*\* projected June 1, 2020



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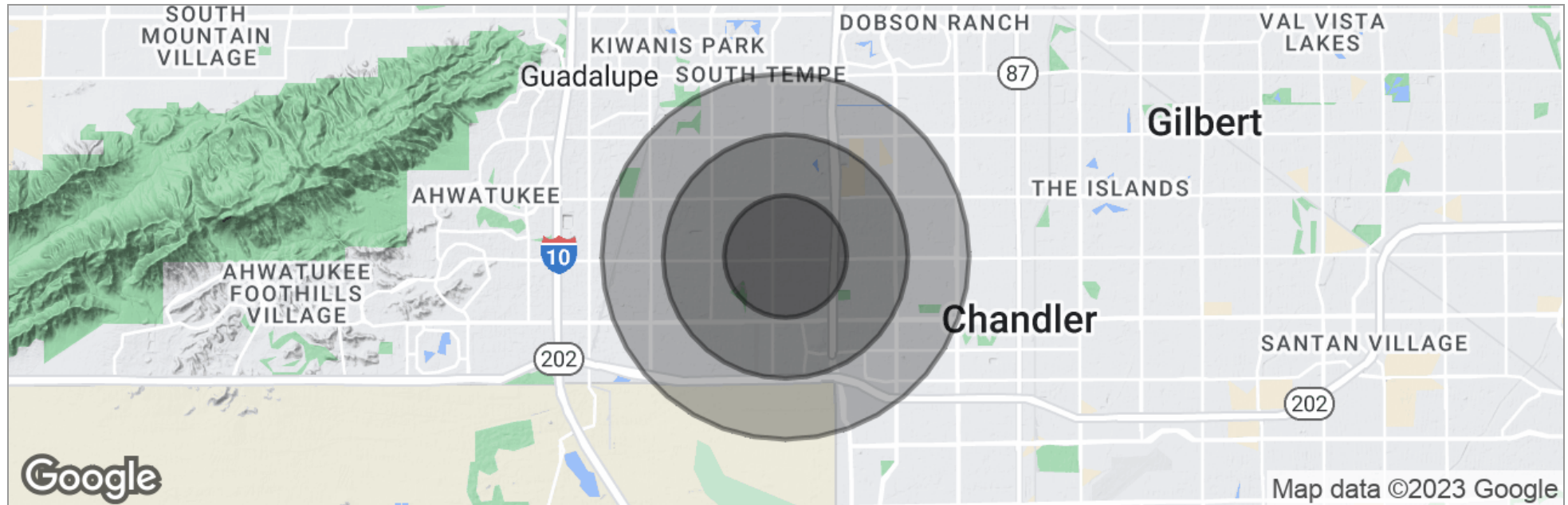
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|                     | 1 Mile    | 2 Miles   | 3 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Population    | 16,619    | 48,726    | 98,911    |
| Population Density  | 5,290     | 3,877     | 3,498     |
| Median Age          | 36.3      | 37.8      | 37.5      |
| Median Age (Male)   | 35.1      | 36.5      | 35.9      |
| Median Age (Female) | 37.3      | 38.7      | 38.7      |
| Total Households    | 6,620     | 19,368    | 39,258    |
| # of Persons Per HH | 2.5       | 2.5       | 2.5       |
| Average HH Income   | \$90,655  | \$98,093  | \$92,271  |
| Average House Value | \$318,727 | \$330,595 | \$314,729 |

\* Demographic data derived from 2020 ACS - US Census

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