



SINGLE-TENANT NNN MEDICAL CONDO

100% Occupied

2181 East Pecos Road., Ste 1,
Chandler, AZ 85225

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Menlo Group
COMMERCIAL REAL ESTATE

Single-Tenant NNN Medical Condo Investment Sale

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Executive Summary

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OFFERING SUMMARY

Sale Price:	\$1,535,834.00
Price PSF:	\$385.71
Cap Rate:	7.25%
NOI:	\$111,348.00
Total SF:	+/- 4,124
Tenant:	Steward Health Care
Occupied:	100%

PROPERTY OVERVIEW

This offering is for a fully occupied medical office condominium located on the SEC of Pecos Rd & Cooper Rd in Chandler, Arizona. The tenant is a well established medical tenant who is part of Steward Health Care, a national private medical provider, and have just executed a brand new five (5) year NNN Lease Agreement. This property is in the fast growing southeast valley which boasts high demographics and rising populations. The site is part of SanTan Crossing Professional Plaza, a professionally managed association with building signage, plentiful parking, and well-kept landscaping. With easy access to Loop 202 and business, retail, and medical amenities, this property is ideally located for any buyer.

PROPERTY HIGHLIGHTS

- National Private Medical Provider Tenant
- Single Tenant Medical Condo
- True NNN Lease with Minimal Landlord Responsibility
- Lease Term Commences October 31, 2023 and expires October 30, 2028.
- Three Percent (3%) Annual Increases
- Built in 2008

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Investment Highlights

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ESTABLISHED MEDICAL TENANT

5-YEAR SIGNLE TENANT, NNN INVESTMENT

This offering provides an investor steady income on a five (5) year lease term with a strong medical tenant on a true NNN Lease structure with annual 3% escalations.

BUILT-OUT MEDICAL OFFICE WITHIN OFFICE CONDO PARK

The site is located within SanTan Crossing Professional Plaza, an office condo association made up of eleven (11) multi-tenant condominiums with a mix of professional and medical businesses. The property offers building signage and sits on a large lot with plentiful parking, covered and uncovered.

SYNERGY WITHIN BUSINESS PARK

SanTan Crossing Professional Plaza is home to a wide variety of professional service providers including medical, dental, and financial advisors.

CONVENIENT CHANDLER LOCATION

Located in the heart of Chandler and part of the desirable and fast-growing southeast valley, the site is just off of the SEC of Pecos Rd and Cooper Rd with close proximity to the Loop 202 and surrounded by business and retail amenities.

OVERVIEW:

Price:	\$1,535,834.00
Cap Rate:	7.25%
NOI:	\$111,348.00
Lease Type:	True NNN
Annual Escalations:	3% annually

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Tenant Profiles

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TENANT PROFILE:

Steward Health Care is the largest physician-owned private for-profit health care network in the United States and attends to 2.2 million people during more than twelve million physician and hospital visits annually.

Established in 2008 as the physician network for the hospitals under the Steward Health Care System, SHCN extends across nine states and takes pride in its community based care model, which drives value-added tools and services to communities, patients, physicians and hospitals across the continuum of care.

Steward Health care signed a new five (5) year Lease Agreement under Physician Group of Arizona, Inc, an entity under the Steward corporate umbrella, in October 2023. The Lease is a true NNN structure with 3% annual increases and expires October 30, 2028.

TENANT OVERVIEW

Company:	Steward Health Care
Founded:	2008
NOI:	\$111,348.00
Lease Term:	Five (5) Years
Headquarters:	Dallas, TX
Website:	https://www.steward.org/

RENT SCHEDULE

LEASE MONTHS	ANNUAL RENT	RENT PSF
1-12	\$111,348.00	\$27.00 PSF NNN
13-24	\$114,688.44	\$27.81 PSF NNN
25-36	\$118,129.09	\$28.64 PSF NNN
37-48	\$121,672.97	\$29.50 PSF NNN
49-60	\$125,323.15	\$30.39 PSF NNN

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Additional Photos

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Additional Photos

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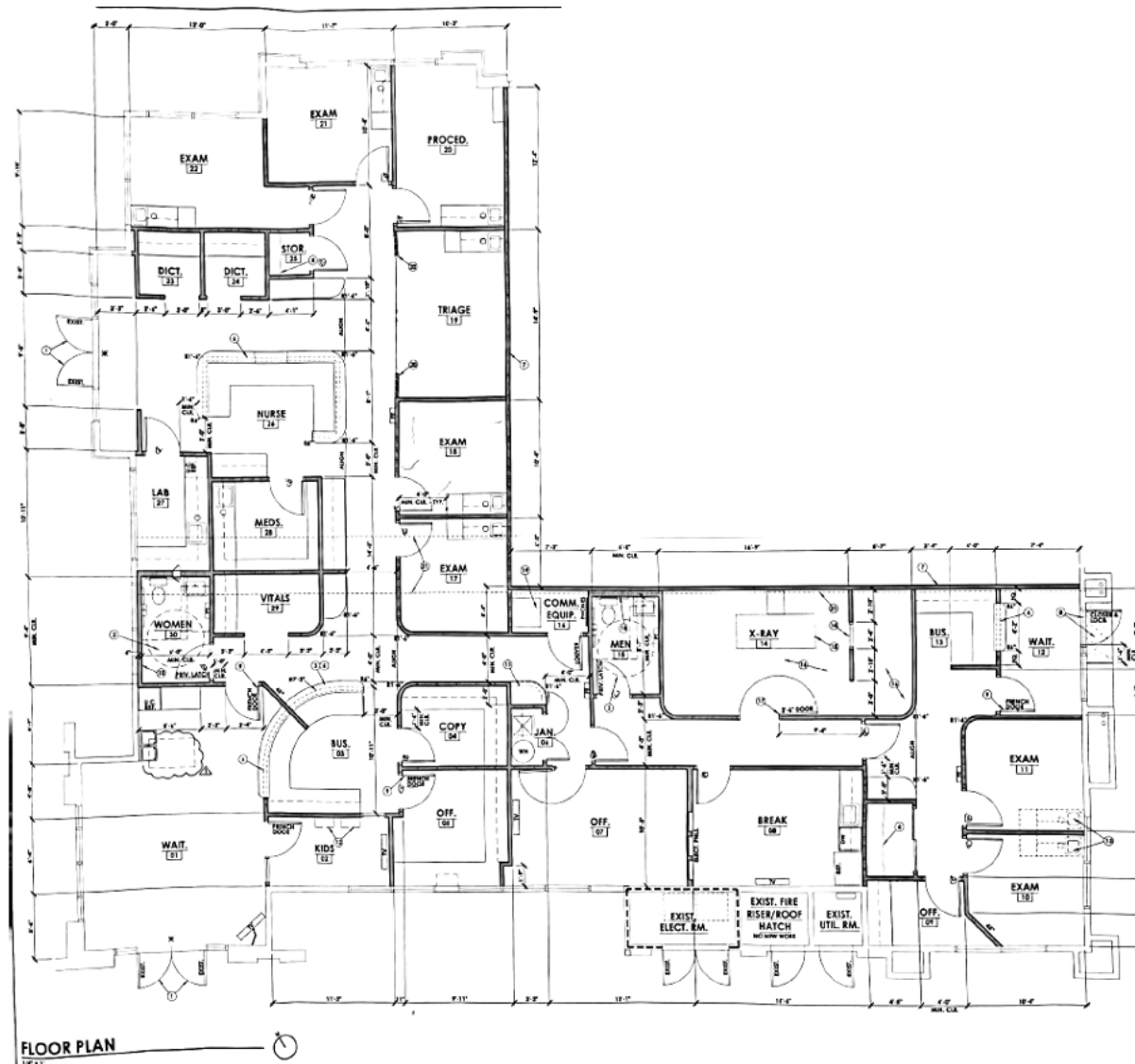


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Floor Plan

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Site Plan

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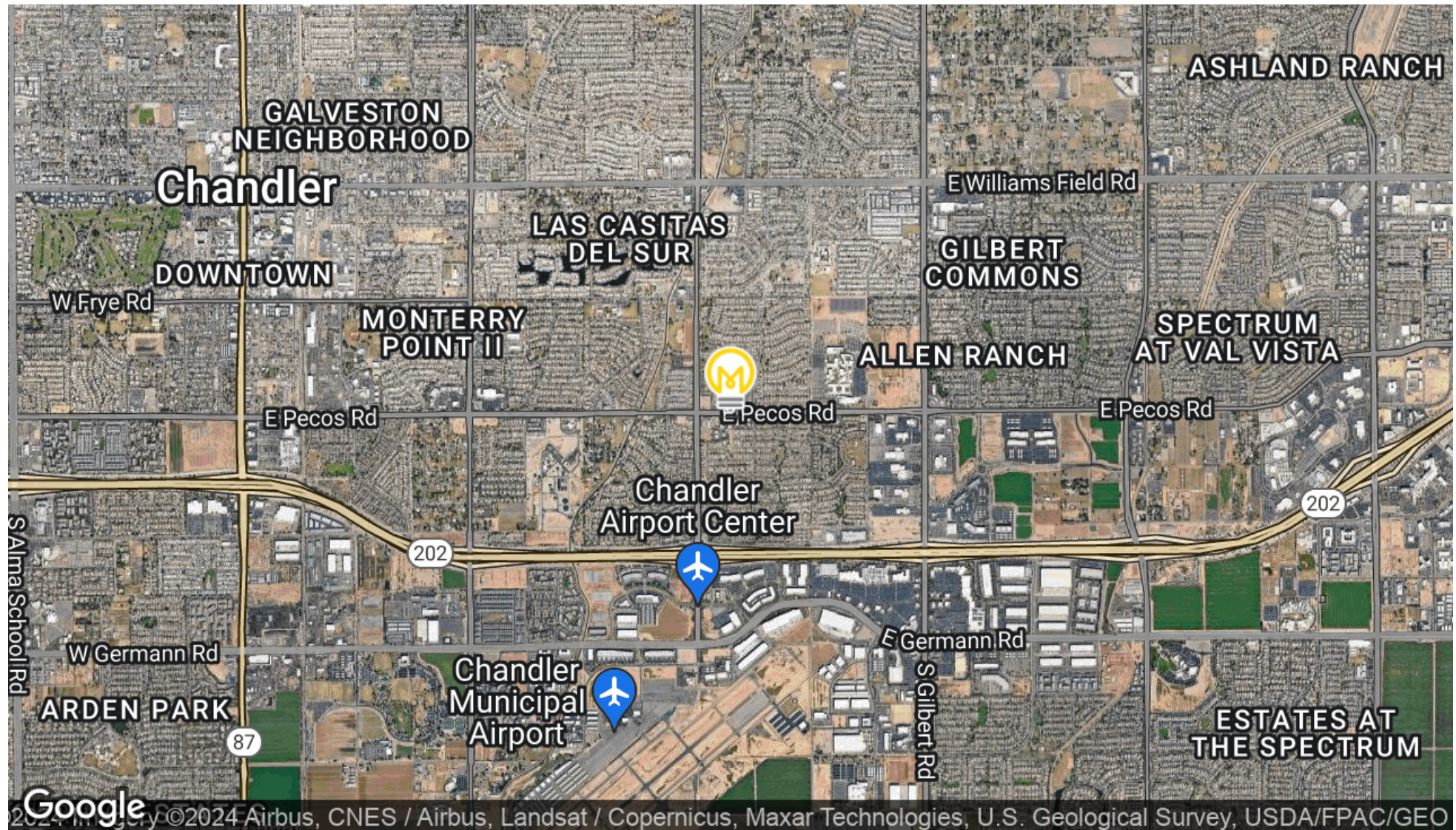


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Aerial Map

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Demographics Map & Report

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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,820	10,196	22,184
Average Age	37.2	40.0	39.8
Average Age (Male)	35.4	37.2	36.9
Average Age (Female)	37.8	40.7	41.5

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	971	3,723	8,380
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$104,595	\$95,900	\$97,138
Average House Value	\$311,053	\$297,249	\$308,871

* Demographic data derived from 2020 ACS - US Census

