

AVAILABLE FOR SALE:

PIMA COLLABORATIVE CENTER

8454 N 90th St, Scottsdale, AZ 85258

Exclusively listed by:

Stuart Milne, SIOR, CCIM
Rich Andrus, MBA, SIOR, CCIM
(480) 659-1777
stuart@menlocre.com
rich@menlocre.com

CONFIDENTIALITY & DISCLAIMER



All materials and information received or derived from Menlo Group Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Menlo Group Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Menlo Group Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Menlo Group Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Menlo Group Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



PROPERTY SUMMARY

PROPERTY TYPE	Medical office
PRICE	\$7,518,350
PRICE PER SF	\$350.00
BUILDING SIZE	+/- 21,481 SF
LAND SIZE	1.82 Acres
SALE TYPE	Investment or owner/user
EXPENSES	\$6.09 PSF
OCCUPANCY	48% leased
CROSS STREETS	N 90th St & E Del Camino Dr

PROPERTY HIGHLIGHTS

- 21,481 SF single-story, Class A medical office with income in place
- 11,619 SF available to occupy
- Ground lease through 2078
- 6 exterior loaded entries (no lobby/elevator)
- Backup generator (natural gas) & redundant fiber optic telecom
- Located in an opportunity zone
- Immediate access to Loop 101
- Close proximity to restaurants, retail and service amenities
- Permit-ready plans available for owner/user

TENANT PROFILE

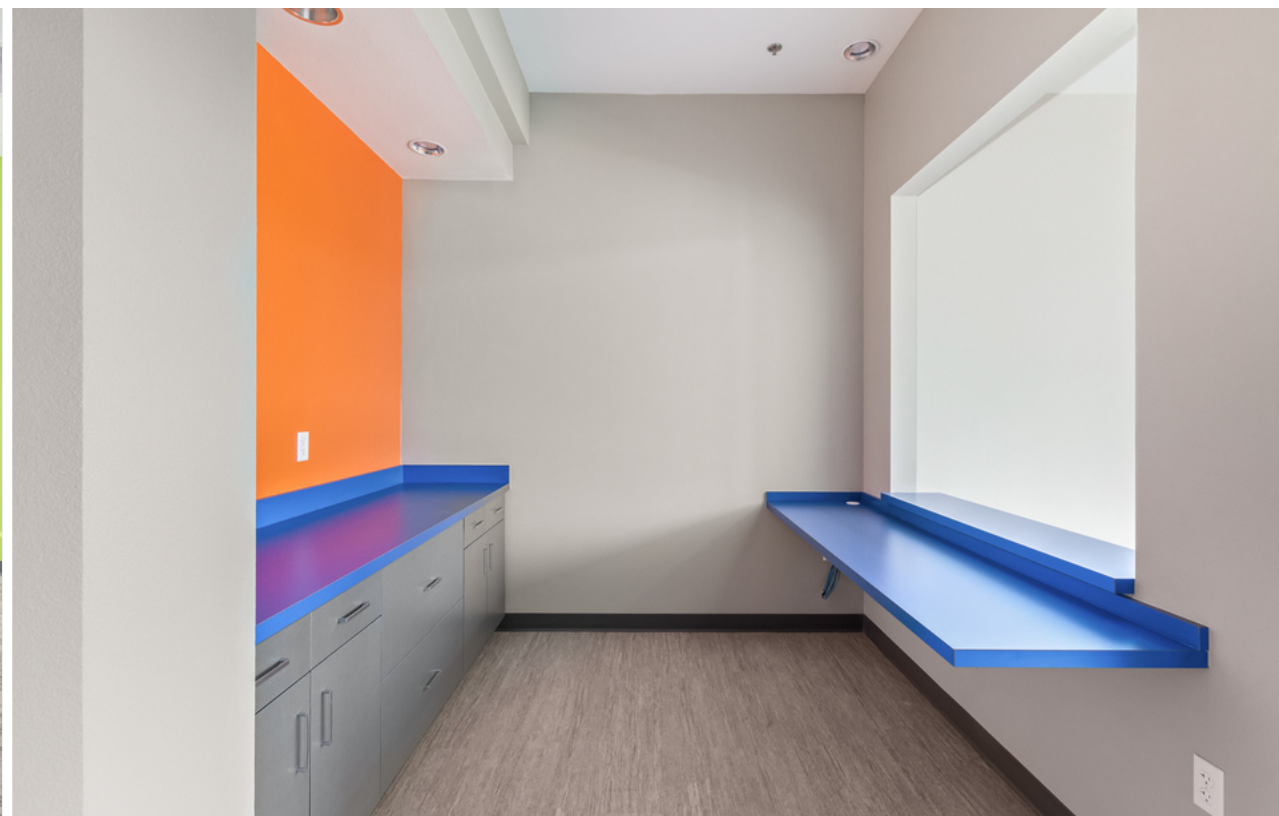
Circle City ABA provides applied behavior analysis (ABA) therapy to children with autism. This therapy is child-centered and involves play. Circle City ABA also provides education and support to the children's families.

Circle City ABA was founded more than 20 years ago and has centers across Indiana, Iowa and Nebraska. The organization is currently expanding into Arizona and Georgia to further its mission and will soon have 27 total locations.

INVESTMENT HIGHLIGHTS

TENANT	Circle City ABA
PREMISES	10,222 SF
RENT PER SF	\$26.00
LEASE TERM	10 years
LEASE EXPIRATION	January 31, 2034
RENT INCREASES	3% annually
LEASE TYPE	NNN
GURANTOR	Corporate
NOI	\$265,772
BUILD OUT	Brand new

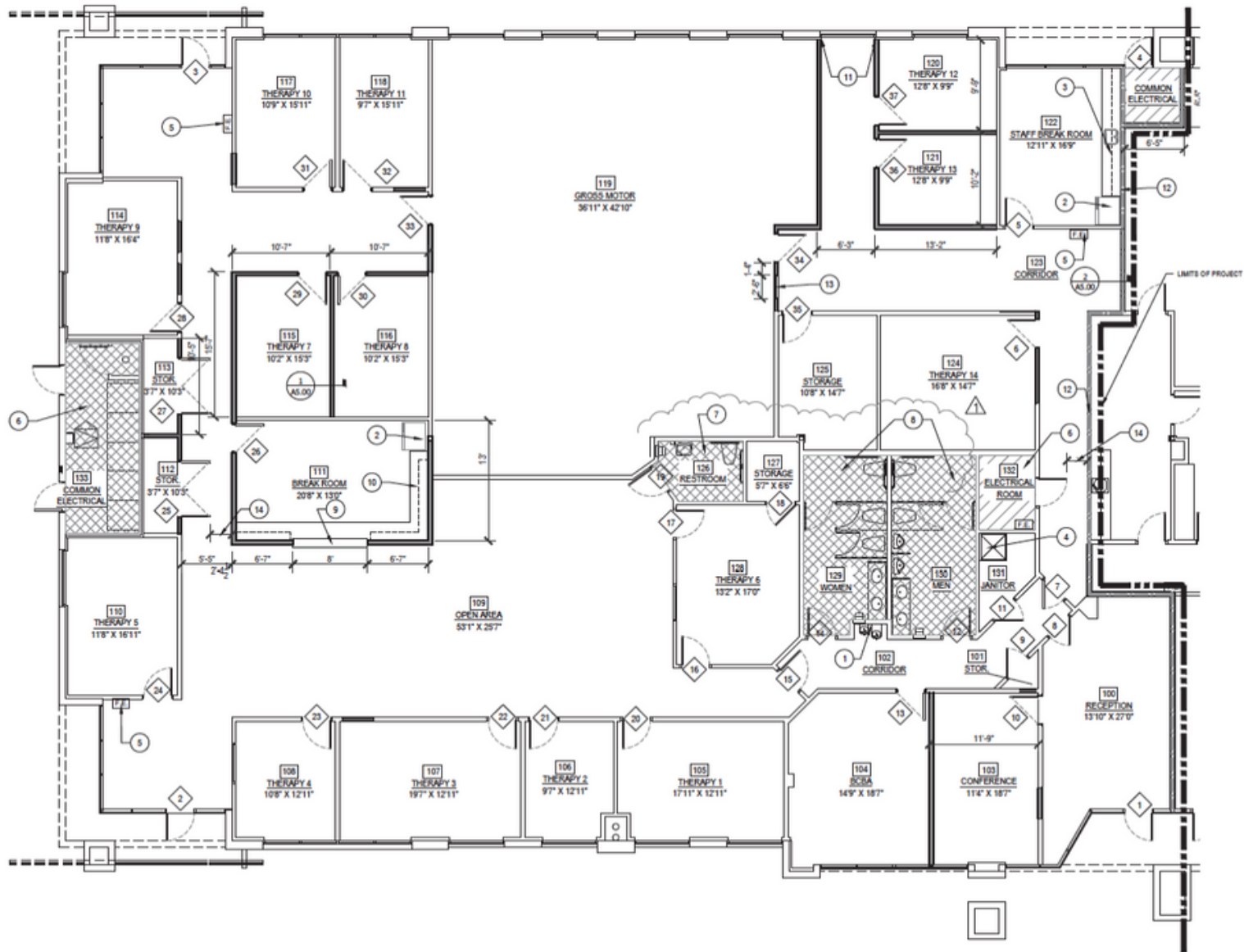






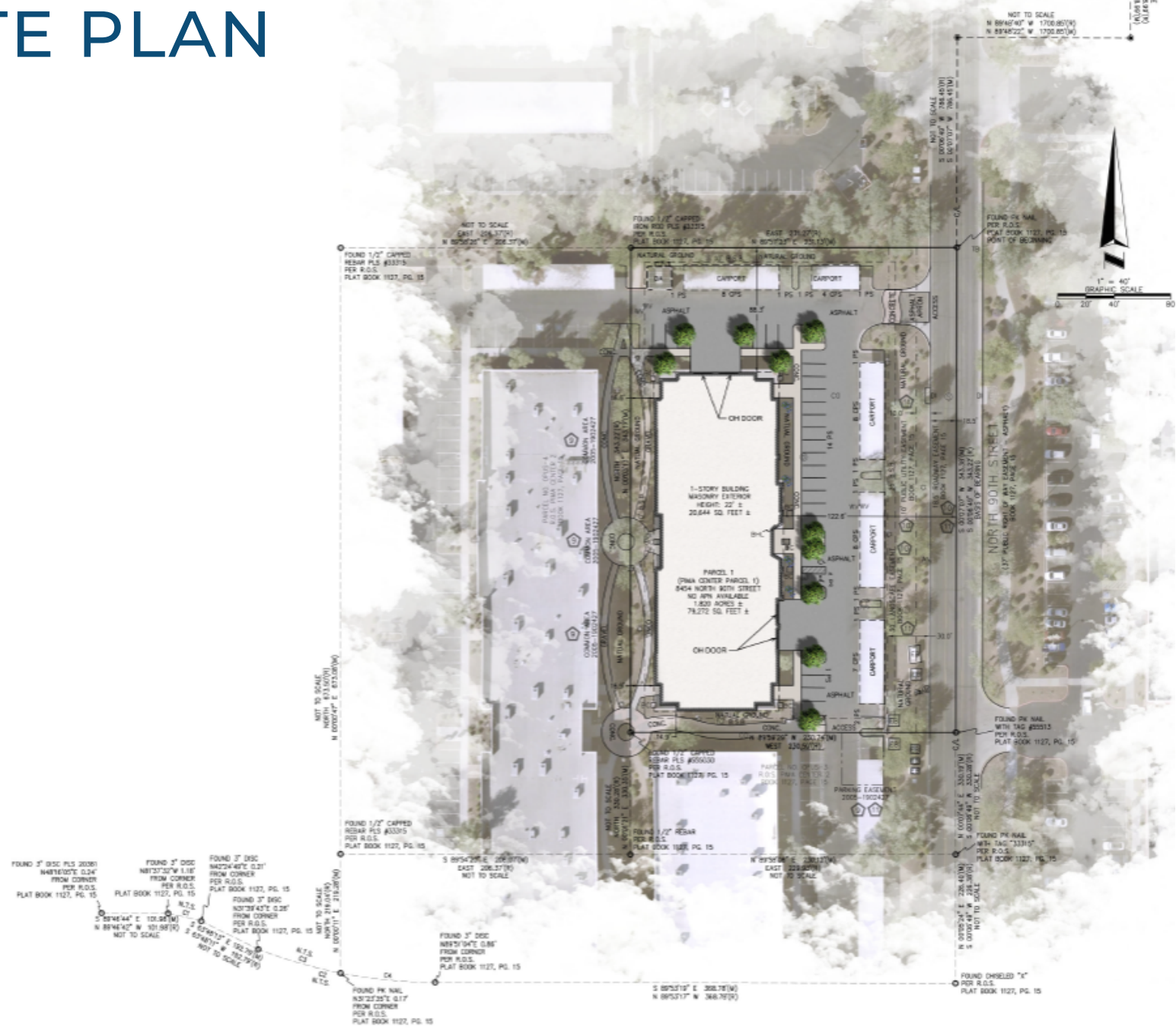


CIRCLE CITY ABA FLOOR PLAN



NORTH 1/4 CORNER
SECTION 21
T-3-N, R-5-E
G.S.R.M.
POINT OF COMMENCEMENT

TO SCALE
1" = 1700.85'(4)



SINGLE TENANT MEDICAL PLAN



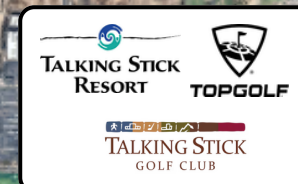
E Shea Blvd

HONORHEALTH
Scottsdale Shea
Medical Center

LOCATION



LOOP
101



Talking Stick Way

N Scottsdale Rd

N Pima Rd

Hayden Rd

OPPORTUNITY ZONE



N Pima Rd

N 90th St

E Del Camino Dr

N Pima Center Pkwy

Rancho Solano
Preparatory School

E Via de Ventura

