

FOR SALE

Multi-Property, Two Tenant, NNN Portfolio

21321 E Ocotillo Rd #108 Queen Creek, AZ 85142
6828 E Brown Rd #100 & #101 Mesa, AZ 85207

PRESENTED BY:

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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY

SALE DETAILS

PRICE	Portfolio: \$2,315,000 Mesa: \$1,156,090.24 Queen Creek: \$1,158,909.76
CAP RATE	6.25%
NOI	Portfolio: \$144,687.50 Mesa: \$72,255.64 (Combined) Queen Creek: \$72,431.86
QUEEN CREEK PROPERTY:	
BUILDING SIZE	2,736 SF
YEAR BUILT	2007
APN	314-03-917
PARKING	5.30 / 1,000 2 Covered Reserved
ZONING	C-1 (Town of Queen Creek)
MESA PROPERTY:	
BUILDING SIZE	3,194 SF
YEAR BUILT:	2000
APN:	218-04-095D
PARKING:	5.00 / 1,000 3 Covered Reserved
ZONING:	LC (City of Mesa)

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QUEEN CREEK - PROPERTY INVESTMENT DETAILS



QUEEN CREEK PROPERTY DESCRIPTION

SVN Desert Commercial Advisors, as the sole representative of the Owner, is pleased to present for sale this multi-property, two-tenant, Triple Net medical investment portfolio. The portfolio consists of two office condo properties, one of which is located in Queen Creek, Arizona, and the other is located in Mesa Arizona.

The Queen Creek property is a single-tenant asset currently leased to a Four Corners Compounding Pharmacy. Personally Guaranteed by the company's principal, who fully executed their lease in November of 2022. With three and a half years remaining on the lease, this location was built to spec for the compounding pharmacy and includes a large manufacturing area as well as a controlled clean room with advanced independent air filtration. The lease is an absolute NNN lease where the tenant is responsible for reimbursing the Owner for all associated expenses including taxes, insurance, and CAM costs.

QUEEN CREEK LOCATION DESCRIPTION

Located at 21321 E Ocotillo Rd #108 Queen Creek, AZ 85142 south of the Loop-202 off of Rittenhouse Rd & E Ocotillo Rd. This ±2,724 SF Queen Creek Professional Village condo is easy to get to from anywhere in the valley. Within the immediate proximity of the property lies the Queen Creek Marketplace, anchored by Sprouts Farmers Market, Trader Joe's, In-N-Out Burger, and many other desirable retail amenities. The subject property is located in the heart of the quickly expanding southeast valley, allowing for many new and prominent amenities and neighborhoods nearby. Within a 15-minute drive are the Phoenix-Mesa Gateway Airport, ASU's Polytechnic Campus, and two Dignity Health hospitals as well as the Elliot Road Technology Corridor, Eastmark Industrial, and the LG Battery Facility, a recently announced fabrication facility for LG Electronics of Korea which will bring thousands of new jobs to the Queen Creek marketplace.

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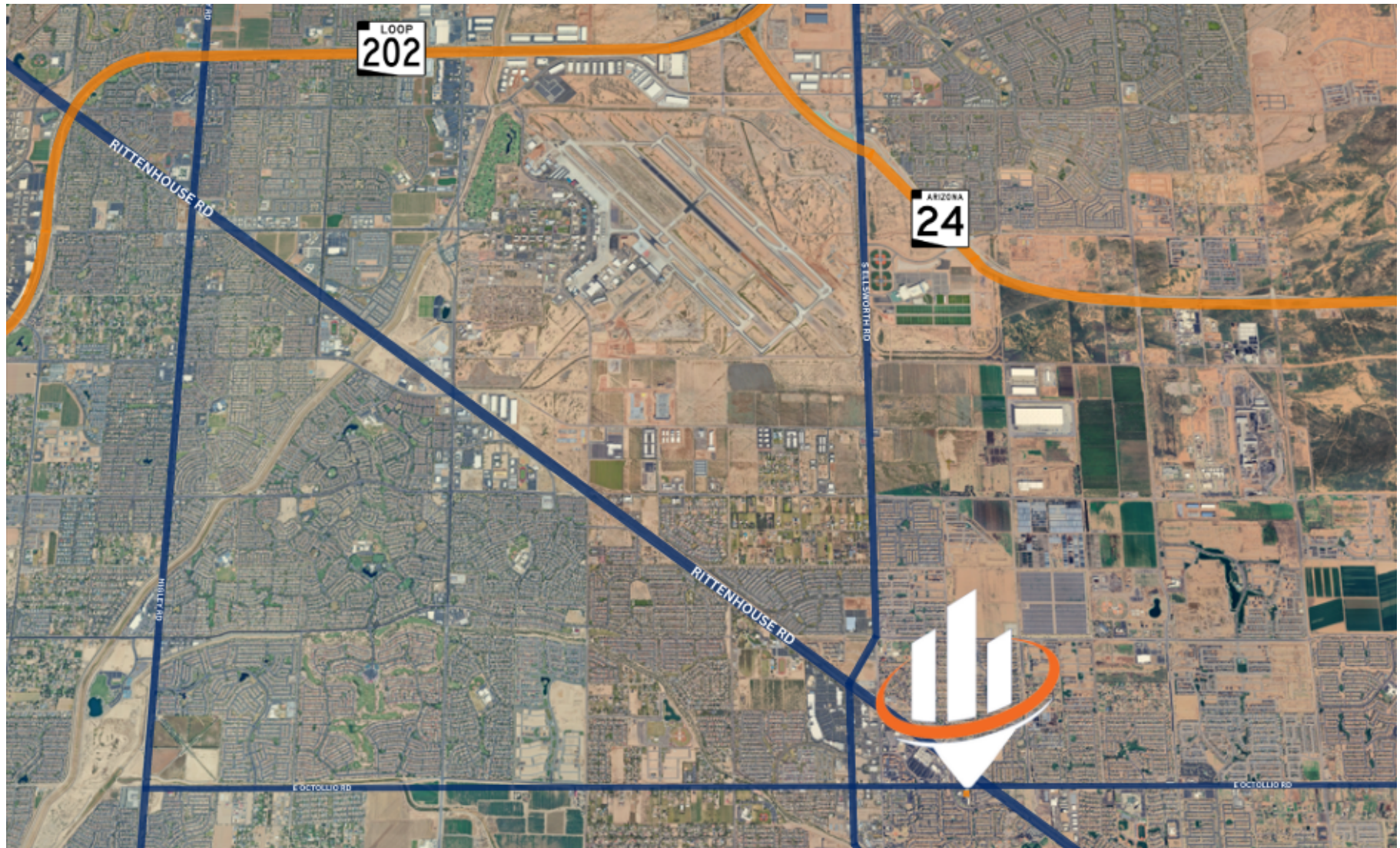
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QUEEN CREEK - PROPERTY AERIAL



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QUEEN CREEK - ADDITIONAL PROPERTY PHOTOS



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MESA - PROPERTY INVESTMENT DETAILS



MESA PROPERTY DESCRIPTION

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The Mesa property is a two-tenant asset currently leased to Four Corners Compounding Pharmacy, which operates this as its second location, and Cosmetic Family Dental Clinic P.C. A multi-operatory dental clinic that has been open in the Mesa area for over 10 years. Both leases observe the same triple net structure where the tenant reimburses the owner for all associated expenses, including taxes, insurance, and CAM costs.

MESA LOCATION DESCRIPTION

Located at 6828 E Brown Rd #100 & #101 Mesa, AZ 85207 in the northeast pocket of Mea, the subject property is primarily located off E Brown Rd and Power Rd. Units 100 and 101 are surrounded by unique shopping centers, diverse restaurants, and great accessibility to and from the office via the Loop 202 and US 60. Up the street from the property lies Red Mountain Gateway, a neighborhood retail center anchored by Target and featuring a unique mix of local and nationally recognized restaurants and QSRs. The subject property also lies within the northwest pocket of the Loop-202 near the Falcon Field Industrial Park and Longbow. Additionally, this part of Mesa has seen substantial infill growth over the last market cycle and is forecasted to continue this growth over the next few years.

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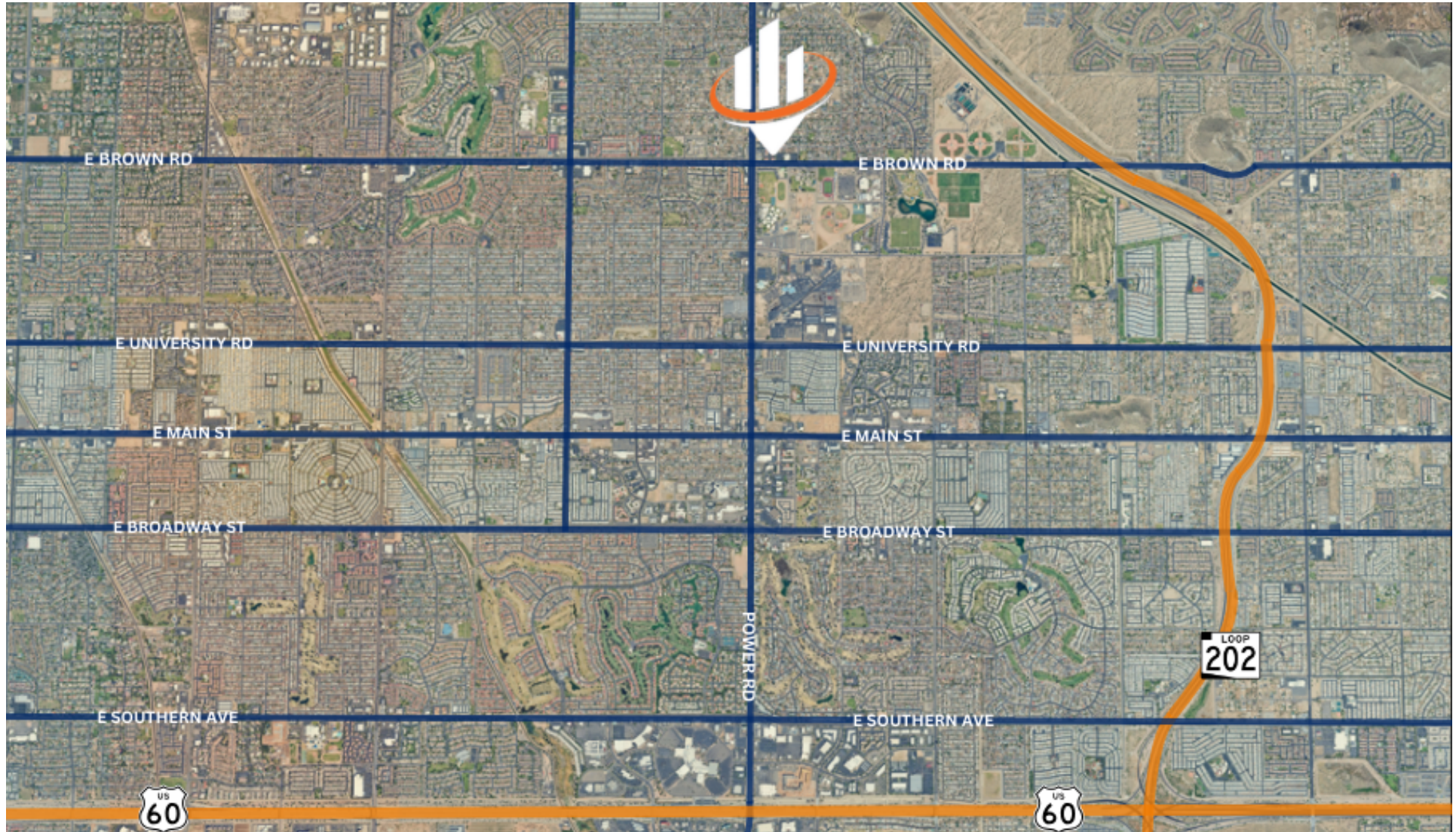
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RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Queen Creek	Four Corners Compounding Pharmacy	2,736 SF	\$26.78	\$73,270.08	3/1/2023	2/29/2028
Mesa - #101	Red Mountain Compounding Pharmacy	1,726 SF	\$20.60	\$35,555.60	3/1/2023	2/29/2028
Mesa - #100	Cosmetic Family Dental Clinic P.C.	1,468 SF	\$25.00	\$36,700.00	3/1/2023	2/29/2028
TOTALS		5,930 SF	\$72.38			

- The rates quoted above are for the current yearly PSF rent, which bumps 3% for all tenants in March of each year.
- Four Corners Compounding Pharmacy has Three, Five-year options to renew. Those options shall be at market rent but in no event less than Three Percent (3%) of the then-current base rent and must provide notice to the Lessor no less than 180 days prior to expiration.
- Red Mountain Compounding Pharmacy has Three, Five-year options to renew. Those options shall be at market rent but in no event less than Three Percent (3%) of the then-current base rent and must provide notice to the Lessor no less than 180 days prior to expiration.



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DESERT COMMERCIAL ADVISORS

