

FOR SALE | OFFICE INVESTMENT

DOBSON GROVE PROFESSIONAL PLAZA

1405 N Dobson Rd, Chandler, AZ 85224

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

Dave Collins VP, Associate Broker / 480.610.2400 / dave@coberealestate.com



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PROPERTY SUMMARY

Sale Price:	\$1,437,500
Cap Rate:	10.38%
NOI:	\$149,221
Lot Size:	1.62 Acres
Building Size:	11,326 SF
Zoning:	PAD
Cross Streets:	N Dobson Rd & S of W Warner Rd

PROPERTY OVERVIEW

Solid investment opportunity to purchase Dobson Grove Professional Plaza. Available for sale at \$1,437,500 with a 10.38% Cap Rate and annual NOI of \$149,221. The original building on the property was the former residence of the longtime historical Dobson family, developers of Dobson Ranch. It has since been converted for office use and consists of suites 12-20. These suites open to a beautiful and lush landscaped courtyard with patio seating. Property consists of three buildings with multi-tenant executive suites and is currently 100% leased. Also on the property is a 1,152 SF garage/warehouse. Tenant R.S.V.P Realty is the current on-site property managers for the Plaza.

LOCATION OVERVIEW

Dobson Grove Professional Plaza is located between Warner & Ray Roads on N Dobson Rd. Within minutes access of Loop 101-Price Freeway. Dobson Road frontage with high traffic counts exceeding 26,500 VPD. Adjacent to Andersen Junior High and Anderson Elementary Schools and close proximity to major retail.

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PROPERTY HIGHLIGHTS

- Available for Sale at \$1,437,500 with 10.38% Cap Rate and Annual NOI of \$149,221
- 100% Leased with Long-Term, Well Established Medical/Office and Retail Tenants
- Total of 11,326 SF: Plaza has 3 Office Buildings Consisting of 10,174 SF of Multi-Tenant Executive Suites and 1,152 SF Garage/Warehouse.
- Excellent Demographic Area of Dobson Ranch with High Daily Traffic Counts
- Well Maintained, Charming Interiors with Lush and Established Landscaping
- Covered Parking and Monument Signage
- Within Minutes Access of the Loop 101

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INCOME AND EXPENSES

1405 E Dobson Road Chandler, AZ

Tenants	Monthly Rent	Annual Rent
Multi-Tenant	\$ 17,332.95	\$ 207,995.40
Total	\$ 17,332.95	\$ 207,995.40

Projected Expenses for Landlord in 2016

Management Fees 5%	\$ 866.65	\$ 10,399.77
Property Insurance	\$ 134.42	\$ 1,613.00
Rental Tax	\$ 302.10	\$ 3,625.20
Property Tax	\$ 1,581.43	\$ 18,977.18
Utilities: Elec/Wtr/Tr	\$ 926.17	\$ 11,114.00
Annual Fire Inspection	\$ 204.17	\$ 2,450.00
Landscaping	\$ 882.92	\$ 10,595.00
Total	\$ 4,897.85	\$ 58,774.15
Net Operating Income	\$ 12,435.10	\$ 149,221.25
Cap Rate	10.38%	
Sale Price	\$ 1,437,500.00	

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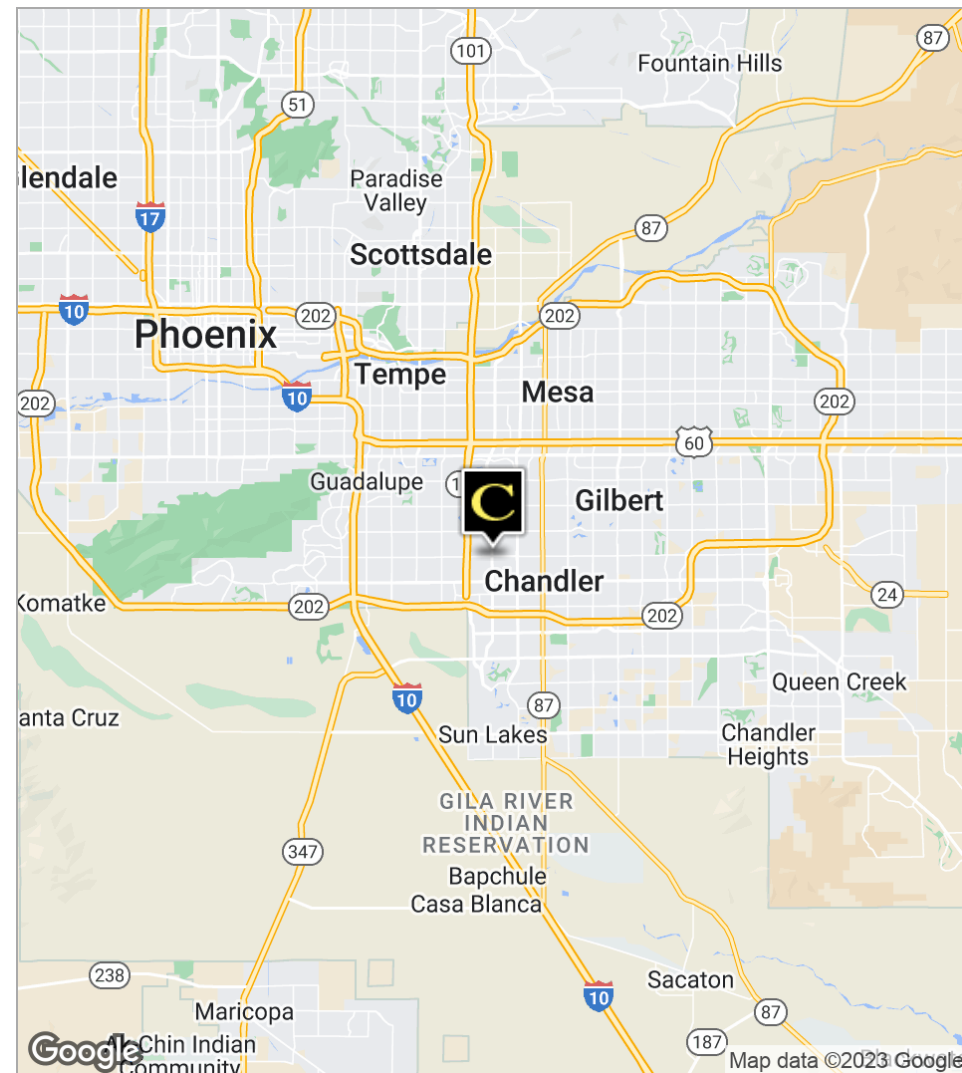
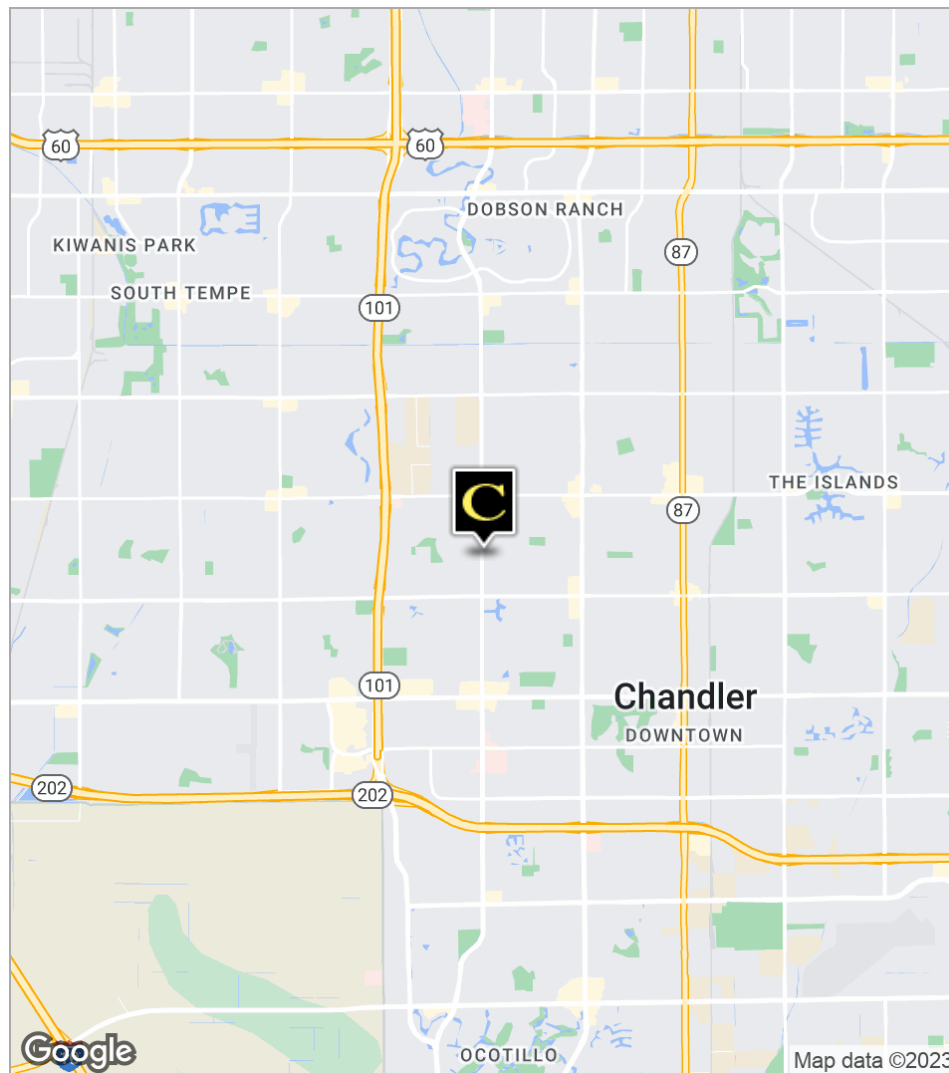
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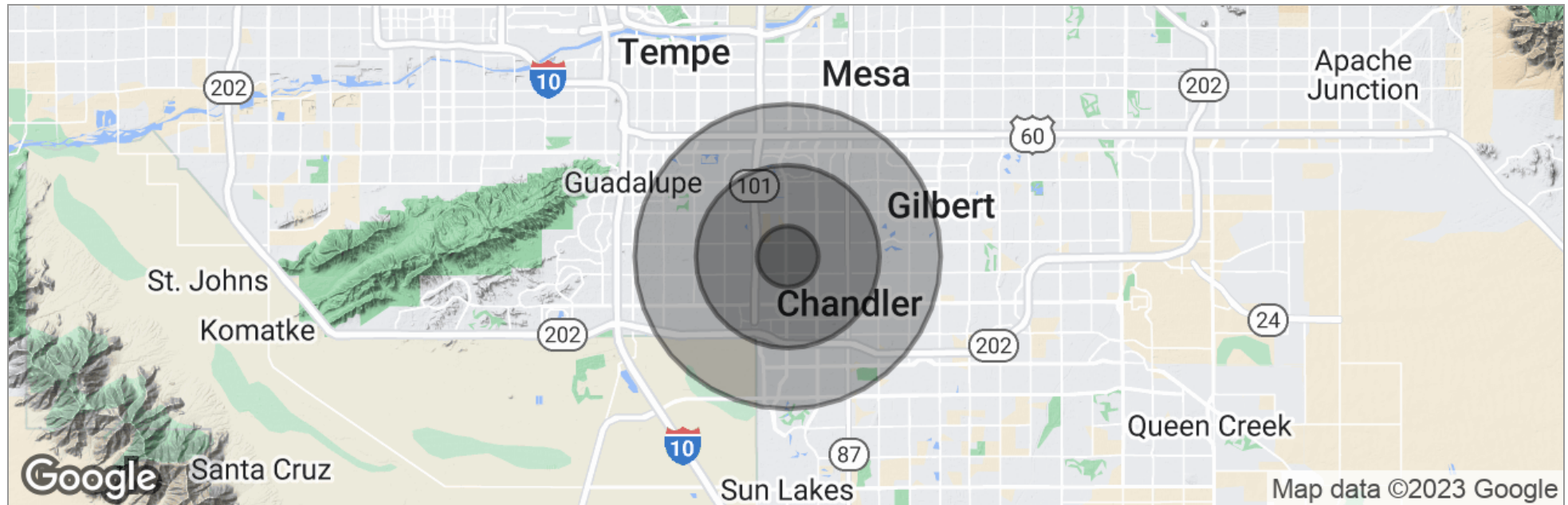
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	1 Mile	3 Miles	5 Miles
Total Population	15,636	133,705	321,738
Population Density	4,977	4,729	4,096
Median Age	35.0	34.1	34.2
Median Age (Male)	33.9	32.9	32.9
Median Age (Female)	36.2	35.1	35.2
Total Households	6,210	51,938	123,765
# of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$76,203	\$76,478	\$80,204
Average House Value	\$279,274	\$275,932	\$284,961

* Demographic data derived from 2020 ACS - US Census

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