



FOR SALE | OFFICE

MEDICAL OFFICE INVESTMENT OPPORTUNITY

11851 N 51st Ave Bldg G, Glendale, AZ 85304

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



coberealestate.com

Medical Office Investment Opportunity

11851 N 51st Ave Bldg G, Glendale, AZ 85304



MODERN VASCULAR GLENDALE

Modern Vascular Glendale is an outpatient clinic providing minimally invasive endovascular procedures to treat peripheral artery disease. The company is owned in part by seventeen local physicians as well as out-of-state investors. The company's revenues are in part attributable to referrals from its physician owners.

PROPERTY SUMMARY

Sale Price: \$3,995,200

Cap Rate: 7.5%

Building Size: 6,162 SF

Zoning: C-O Commercial Office

Cross Streets: N 51st Ave and W Rivera Dr

LOCATION OVERVIEW

N 51st Ave, just South of Cactus.

Less than 5 miles from 3 Major Highways, 17, US 60, and 101. 6 minutes to Banner Thunderbird Medical Center 12 minutes to Abrazo Arrowhead Hospital 16 minutes to John C. Lincoln Hospital

PROPERTY HIGHLIGHTS

- Ambulatory Surgery Center / Medical Office Investment Opportunity
- 6,162 SF Fully Leased Medical Office for Sale for \$3,995,200
- 15 Year Leases - Absolute NNN
- Corporate Guarantee
- Build Out Includes: Reception/Waiting Area, Pre Op, 2 Operation Rooms, Post Op, Break Room and Restrooms.
- 7.5% Cap Rate
- Building and Monument Signage
- Covered Parking

FOR SALE | OFFICE

Medical Office Investment Opportunity

11851 N 51st Ave Bldg G, Glendale, AZ 85304



Steve Beck, President & Associate Broker | P: 480.610.2400 | C: 480.251.1505 | steve@coberealestate.com

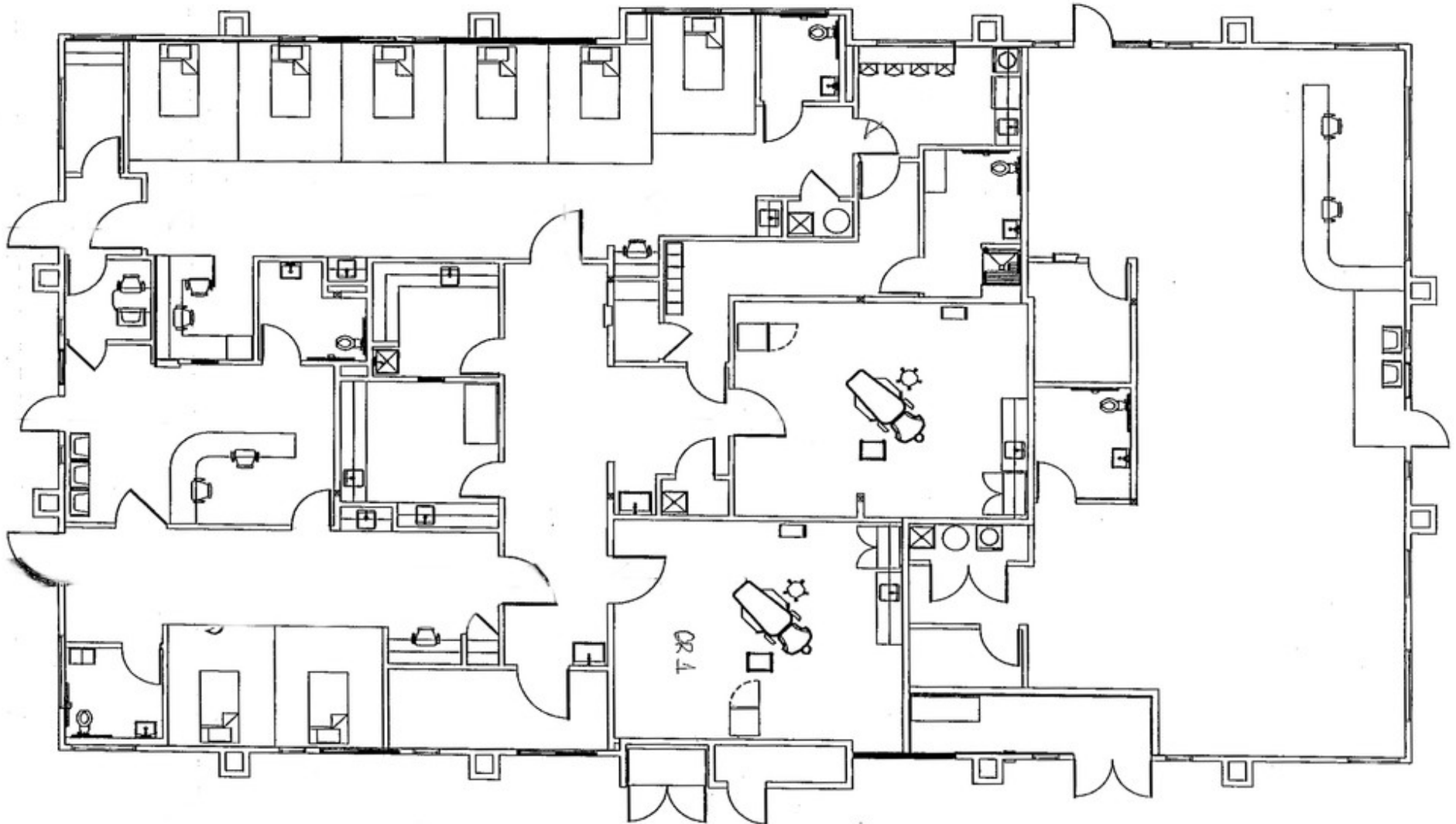
www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

FOR SALE | OFFICE

Medical Office Investment Opportunity

11851 N 51st Ave Bldg G, Glendale, AZ 85304



Steve Beck, President & Associate Broker | P: 480.610.2400 | C: 480.251.1505 | steve@coberealestate.com

www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

Medical Office Investment Opportunity

11851 N 51st Ave Bldg G, Glendale, AZ 85304



11851 N 51st Ave Building G
Glendale AZ

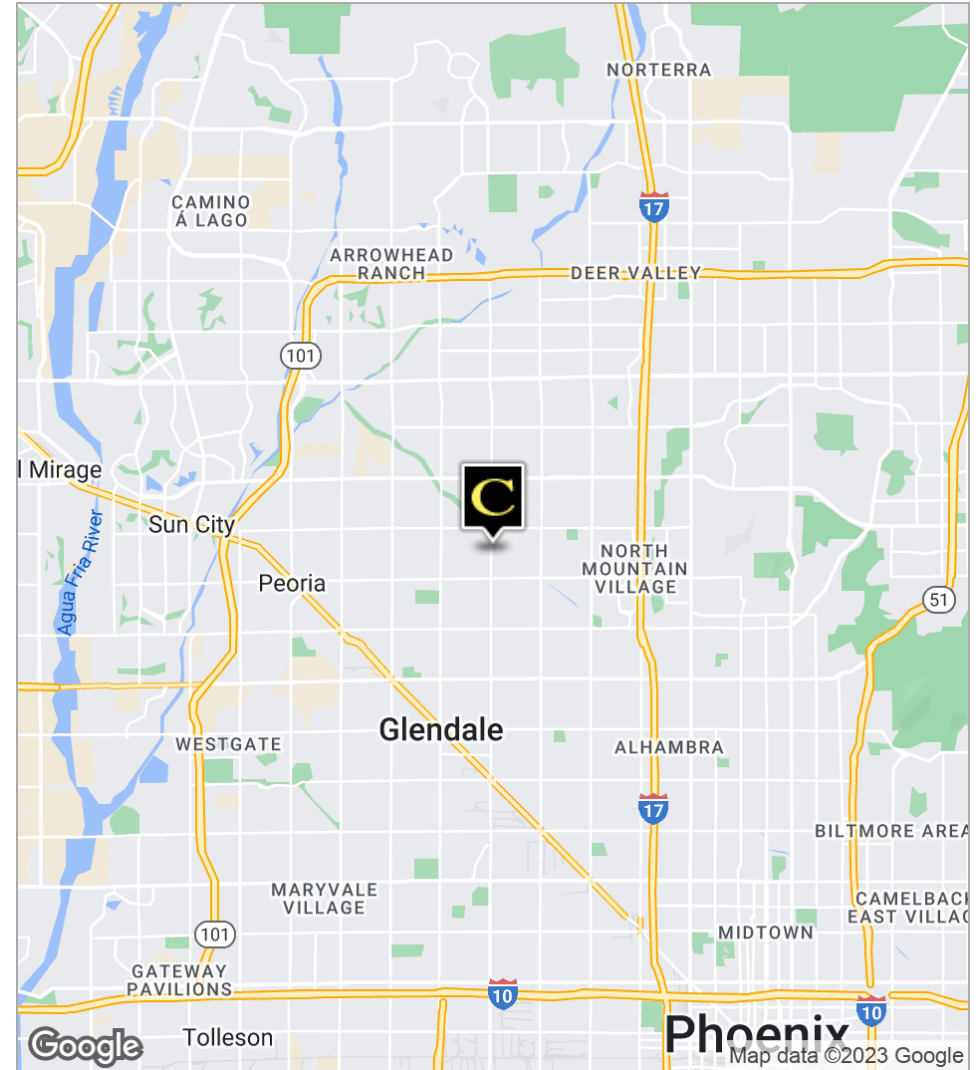
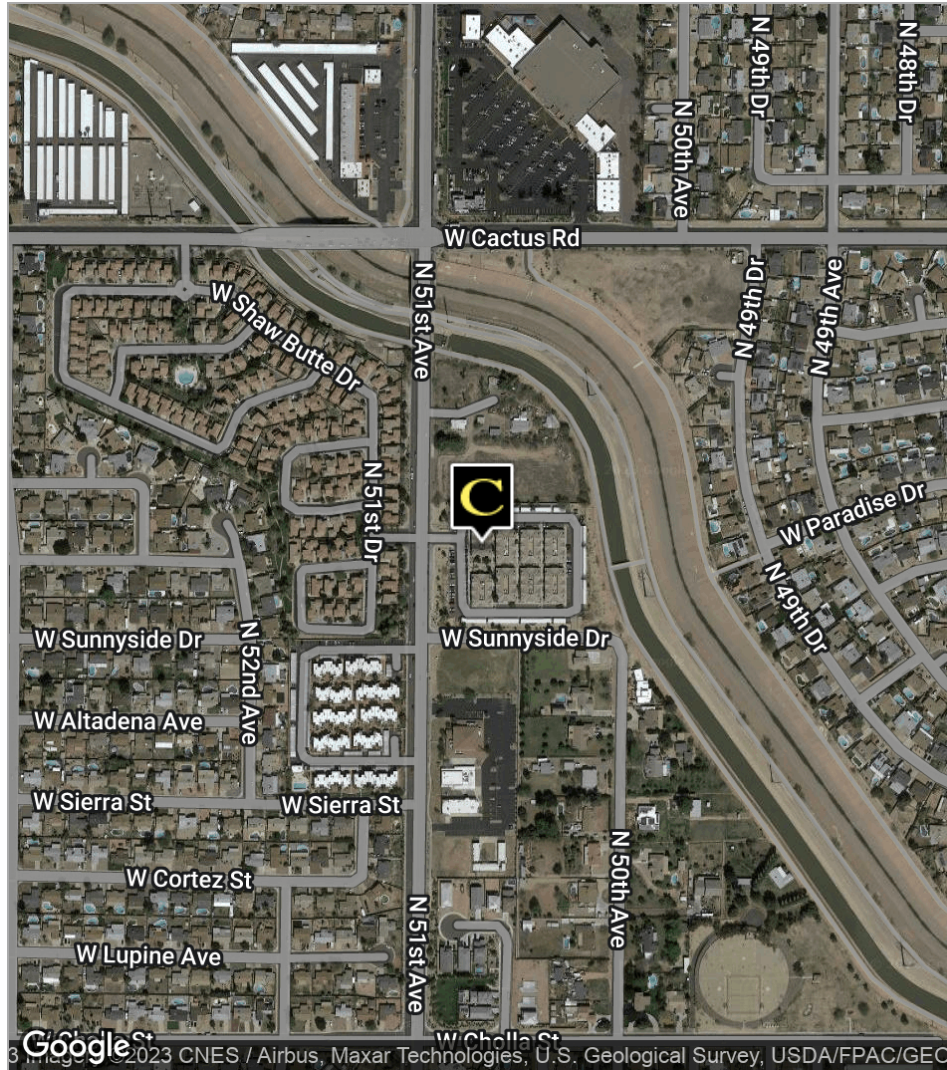
Rent Roll

Tenant	Lease Term (Years)	Rent	Estimated NNN Expenses	Total Charges	Annual Rent
Modern Vascular of Glendale					
	1	\$ 24,970.00	\$ 1,622.66	\$ 26,592.66	\$ 319,111.92
	2	\$ 24,970.00	\$ 1,655.11	\$ 26,625.11	\$ 319,501.36
	3	\$ 24,970.00	\$ 1,688.22	\$ 26,658.22	\$ 319,898.59
	4	\$ 25,469.40	\$ 1,721.98	\$ 27,191.38	\$ 326,296.56
	5	\$ 25,978.79	\$ 1,756.42	\$ 27,735.21	\$ 332,822.49
	6	\$ 26,498.36	\$ 1,791.55	\$ 28,289.91	\$ 339,478.94
	7	\$ 27,028.33	\$ 1,827.38	\$ 28,855.71	\$ 346,268.52
	8	\$ 27,568.90	\$ 1,863.93	\$ 29,432.82	\$ 353,193.89
	9	\$ 28,120.28	\$ 1,901.20	\$ 30,021.48	\$ 360,257.77
	10	\$ 28,682.68	\$ 1,939.23	\$ 30,621.91	\$ 367,462.92
	11	\$ 29,256.33	\$ 1,978.01	\$ 31,234.35	\$ 374,812.18
	12	\$ 29,841.46	\$ 2,017.57	\$ 31,859.04	\$ 382,308.42
	13	\$ 30,438.29	\$ 2,057.93	\$ 32,496.22	\$ 389,954.59
	14	\$ 31,047.06	\$ 2,099.08	\$ 33,146.14	\$ 397,753.68
	15	\$ 31,668.00	\$ 2,141.07	\$ 33,809.06	\$ 405,708.76

FOR SALE | OFFICE

Medical Office Investment Opportunity

11851 N 51st Ave Bldg G, Glendale, AZ 85304



Steve Beck, President & Associate Broker | P: 480.610.2400 | C: 480.251.1505 | steve@coberealestate.com

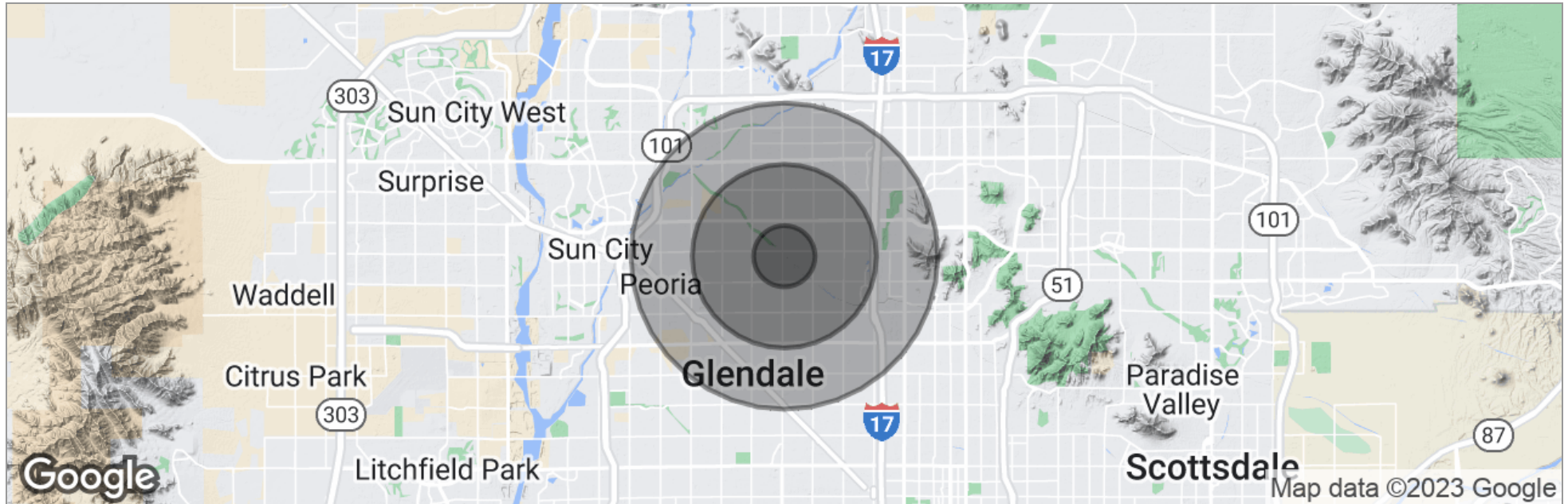
www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.

FOR SALE | OFFICE

Medical Office Investment Opportunity

11851 N 51st Ave Bldg G, Glendale, AZ 85304



	1 Mile	3 Miles	5 Miles
Total Population	17,262	153,902	409,961
Population Density	5,495	5,443	5,220
Median Age	35.4	35.4	33.9
Median Age (Male)	31.9	33.8	32.3
Median Age (Female)	39.5	37.3	35.5
Total Households	5,858	55,505	149,017
# of Persons Per HH	2.9	2.8	2.8
Average HH Income	\$71,016	\$63,917	\$59,355
Average House Value	\$216,196	\$209,100	\$209,465

* Demographic data derived from 2020 ACS - US Census

Steve Beck, President & Associate Broker | P: 480.610.2400 | C: 480.251.1505 | steve@coberealestate.com

www.coberealestate.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein and some is subject to errors, omissions, withdrawal without notice, and any other special conditions imposed by our principals.