



SALE PRICE	\$5,390,000
PRICE/ SF	\$248.16
CAP RATE	6.75%
NOI	\$363,739
BUILDING SIZE	21,720 SF
OCCUPANCY	100%
YEARS BUILT	1979 (Phx), 2002 (Mesa), 2005 (Peoria)
ZONING	C-O Phoenix, LI Mesa, C-3 Peoria

- » Three Single Tenant, Long-term, NNN Leased, Medical Office Properties Located in Phoenix, Mesa and Peoria
- » All Properties Located in Highly Desirable Locations
- » All Three Properties Occupied by Retinal Consultants of Arizona, One of Arizona’s Largest Retinal Specialty Medical Groups
- » RCA’s Newly Constructed Headquarters, Located at 29th Avenue and Greenway in Phoenix, was Recently Purchased by an Institutional Fund Manager at a 6.25% Cap and in Excess of \$390/SF
- » Ideally Located Properties with Easy Freeway Access and Near an Abundance of Retail and Restaurant Amenities

**EXCLUSIVELY LISTED BY**

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**PROPERTY SUMMARY**

SALE PRICE	\$2,319,480
PRICE/ SF	\$204.85
CAP RATE	6.75%
BUILDING SIZE	11,323 SF
OCCUPANCY	100%
PARCEL SIZE	0.88 Acres
YEAR BUILT	1979
ZONING	C-O
PARKING RATIO	3.92/1,000 SF
CROSS STREETS	Missouri Ave & 12th St
TRAFFIC COUNT	+/- 21,038 VPD (Missouri Ave)

**PROPERTY OVERVIEW**

1101 East Missouri Avenue totals 11,323 square feet of office, situated on .88 acres of land. This single tenant, mid-century style, medical office building is located less than one mile from the SR-51, near the Biltmore Fashion Park, and less than 15 minutes from Phoenix Sky Harbor International Airport. The property has a recently renewed, long-term, NNN lease in place, at market rents, with Retinal Consultants of Arizona.

**PROPERTY HIGHLIGHTS**

- » Single Tenant, Long-term, NNN Leased Medical Office Property
- » Highly Desirable Location and Building
- » Easy Access to SR-51 and Surrounding Area
- » Near an Abundance of Retail and Restaurant Amenities
- » NNN Lease Recently Renewed and Extended by 128 Months



**PROPERTY SUMMARY**

SALE PRICE	\$1,440,269
PRICE/ SF	\$287.54
CAP RATE	6.75%
BUILDING SIZE	5,009 SF
OCCUPANCY	100%
PARCEL SIZE	0.15 Acres
YEAR BUILT	2002
ZONING	LI, Mesa
PARKING RATIO	5.32/1,000 SF
CROSS STREETS	Vineyard Ave & Baseline Rd
TRAFFIC COUNT	+/- 25,357 VPD (Baseline Rd)

**PROPERTY OVERVIEW**

2152 South Vineyard Avenue is a 5,009 square foot medical suite in the Vanderbilt Plaza. The property is located in Mesa at Baseline Road & Country Drive, approximately one half mile from US-60, near Loop-101, and three miles east of Banner Desert Medical Center. Constructed in 2002, this investment medical office is located in a strong medical trade area with nearby amenities. The property has a recently renewed, long-term, NNN lease in place, at market rents, with Retinal Consultants of Arizona.

**PROPERTY HIGHLIGHTS**

- » Single Tenant, Long-term, NNN Leased Medical Office Property
- » Highly Desirable Location and Building
- » NNN Lease Recently Renewed and Extended by 128 Months
- » Easy Access to US-60, Loop-101, and Surrounding Area
- » Near Banner Desert Medical Center and an Abundance of Amenities





**PROPERTY SUMMARY**

SALE PRICE	\$1,630,250
PRICE/ SF	\$302.57
CAP RATE	6.75%
BUILDING SIZE	5,388 SF
OCCUPANCY	100%
PARCEL SIZE	5,388 SF
YEAR BUILT	2005
ZONING	C-3
PARKING RATIO	6.04/1,000 SF
CROSS STREETS	91st Avenue & Thunderbird Road
TRAFFIC COUNT	+/- 41,603 VPD (Combined)

**PROPERTY OVERVIEW**

13943 North 91st Avenue, Building D is a 5,388 square foot single tenant medical office in Desert Harbor Professional Plaza. The property is located at Thunderbird Avenue, immediately off Loop-101, and less than one mile from Banner Boswell Medical Campus. Constructed in 2005, this investment medical office is located in a strong medical trade area with nearby amenities. The property has a recently renewed, long-term, NNN lease in place, at market rents, with Retinal Consultants of Arizona, one of Arizona’s largest and a world renowned retina specialty provider, which offers investors a quality, long-term income stream and highly desirable real estate.

**PROPERTY HIGHLIGHTS**

- » Single tenant, Long-term, NNN leased Medical Office Property
- » Highly Desirable Location and Building
- » NNN Lease Recently Renewed and Extended by 128 Months
- » Tenant is One of Arizona’s Largest Retinal Specialty Groups
- » Easy Access to Loop-101 and Surrounding Area
- » Near Banner Boswell and an Abundance of Amenities