

FOR SALE OR LEASE - 4445 N 7TH ST | PHOENIX, AZ 85014

±19,169 SF THREE BUILDING MEDICAL OFFICE COMPLEX

ST-USER/OCCUPANT

\$3,260,000 | \$170.06 PSF



±19,169 SF Medical Office Complex Consisting of a ±9,180 SF, ±8,309 SF and ±1,680 SF Freestanding Building that can be Purchased as a group or Leased Individually

C-2 Zoned City of Phoenix

90 Parking Spaces - Parking Ratio: 4.7/1,000

NEC of 7th St & E Roma Ave
Close Proximity to Xavier College Prep School, Central High and the Department of Veteran Affairs (VA Hospital Community)

Appraised at \$3,260,000.00 | January 2020

4445 N 7TH ST | PHOENIX, AZ 85014

Ron Schooler
D 480.522.2770
M 602.469.3750
rschooler@cpi.az.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CFPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

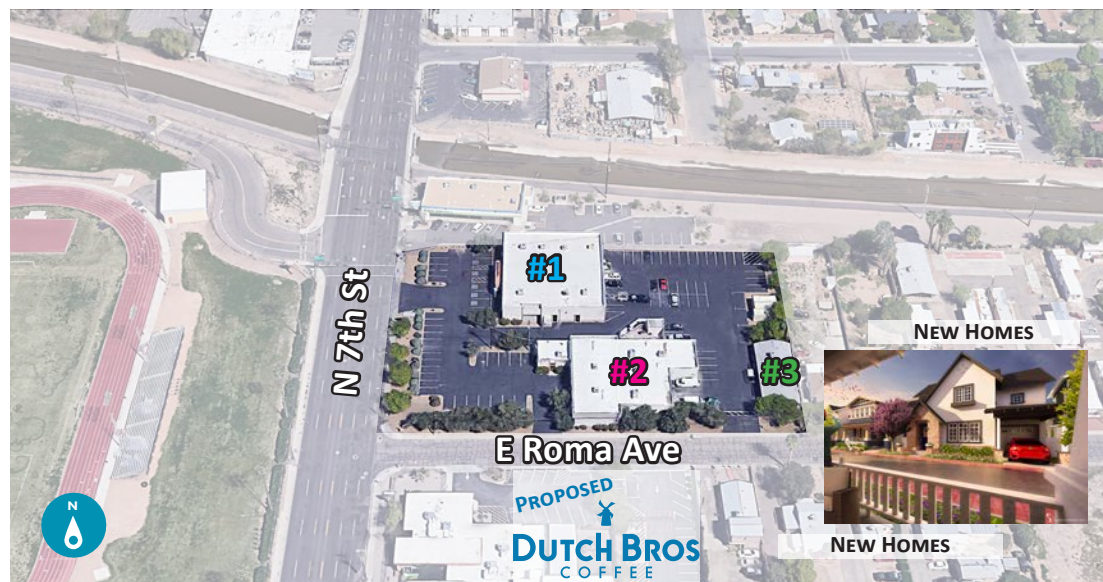
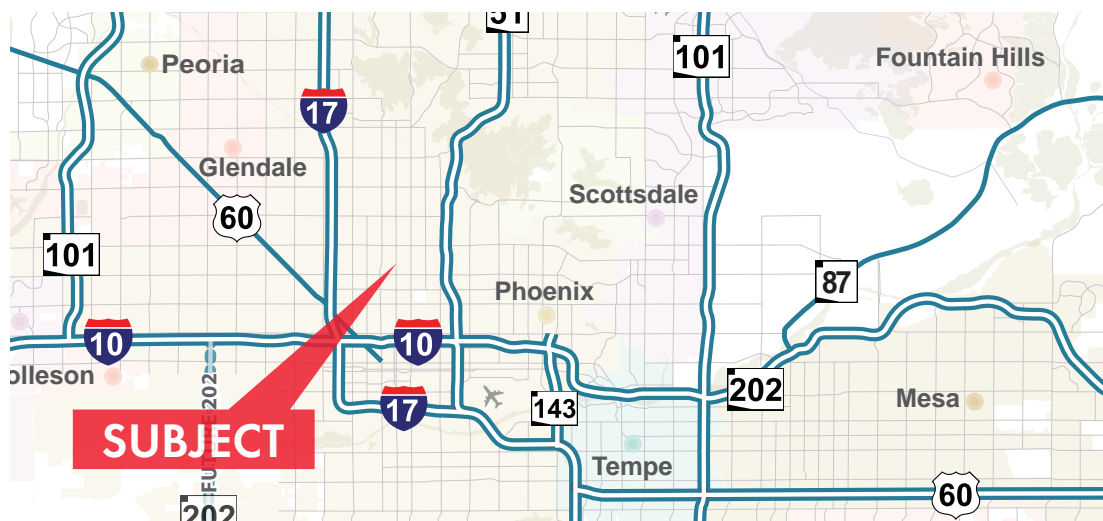
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. 11 04 20

FOR SALE OR LEASE - 4445 N 7TH ST | PHOENIX, AZ 85014

PROPERTY HIGHLIGHTS

INVESTMENT OVERVIEW

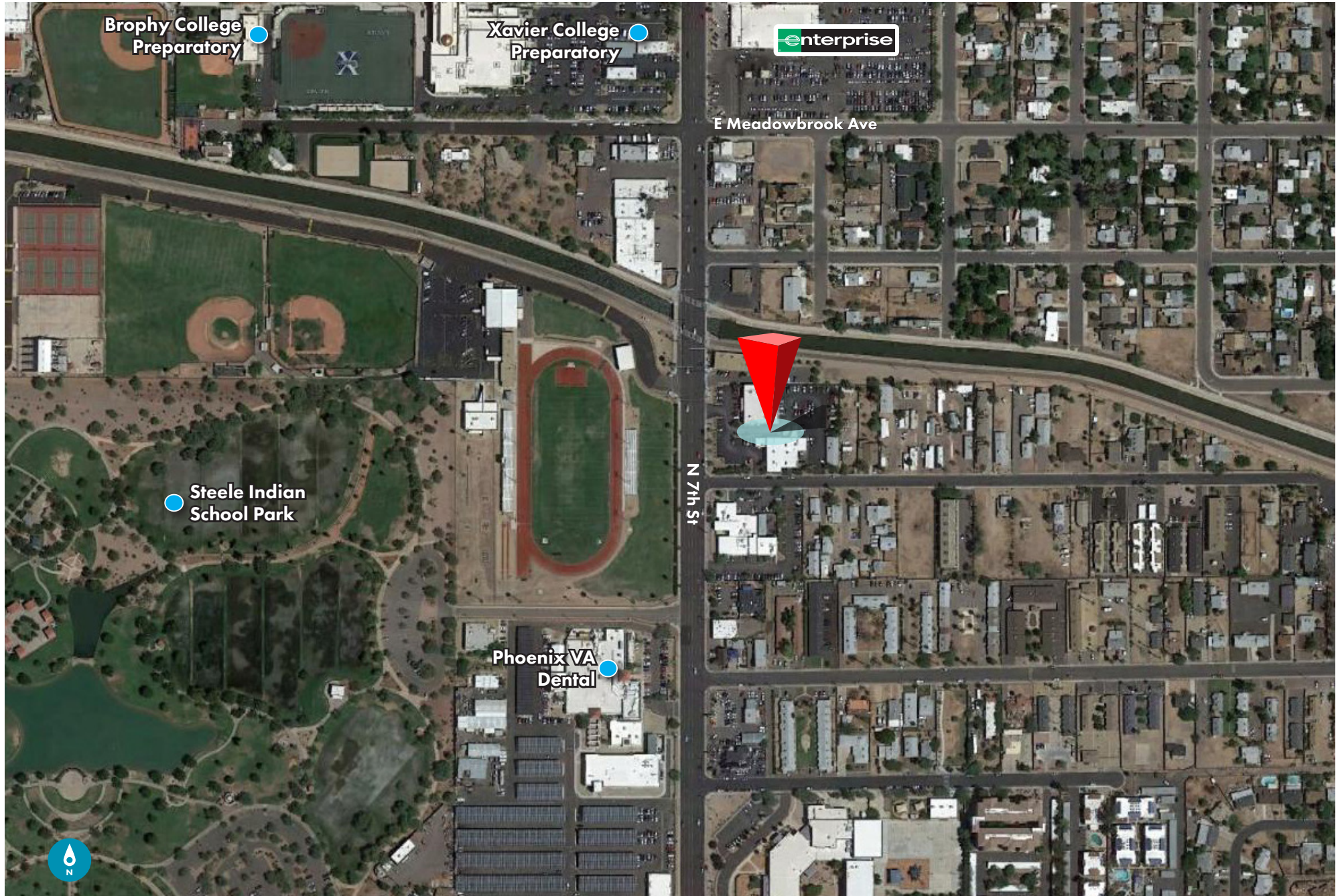
Commercial Properties, Inc. is pleased to present the exclusive offering of 4445 N 7th St, Phoenix, AZ 85014. Located in Phoenix, Arizona, this Property offers an investor or user/occupant the opportunity to acquire a single parcel property in the Central Phoenix Metropolitan area.



Price	\$3,260,000
Price Per SF	\$170.06
Occupancy thru 12/2020	100%
Lease Type	Modified Gross
Short Term Tenant Thru 12/2020	Hanger Prosthetics/Orthotics \$38,642 Monthly Rent (MG)
Address	4445 N 7th St Phoenix, AZ 85014
Property Type Zoning	Office/Medical Zoned C-2
Stories	One (1)
Buildings	Three (3)
Gross Leasable Area	+19,169 SF
Fenced Yard	Yes
Land Area Bldg. FAR	1.80 AC 24%
Year Built	1978/1988 (Remod 2011)
Parking	90 Total Spaces (4.7:1,000)
Construction	Concrete/Split Granite Block
APN	155-19-078
Configuration	See Floor Plan Pgs. 6 - 8
Power	TBD

* Price Reflects Jan 28th, 2020 appraisal by
Kalinowski Neal & Associates Real Estate Appraisers
Mr. Kevin Neal (480-421-0964)

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. 11 04 20





Demographics (CoStar)	1 Mile	3 Mile	5 Mile
2019 Total Population:	23,501	178,391	434,469
2024 Population:	26,654	195,921	467,080
Median Age:	35.60	36.20	33.90
2019 Total Households:	11,098	76,988	166,105
Average Household Inc:	\$65,372	\$74,786	\$70,778

PROPERTY INCOME (04/20 - 12/20)

\$38,642 MG NET of Elec/Jan

PROPERTY EXPENSES (01/20 - 12/20)

Office Supplies	\$150	
Property Taxes-2018	\$40,000	
Air Conditioning Repair	\$15,000	
Property Insurance	\$0	(Tenant)
Liability/Contents Insurance	\$0	(Tenant)
Accounting	\$1,500	
Property Mgmt. Fee (Self)	\$0	
Rent Tax Pass Thru	\$0	
TOTAL	\$ 56,857	

LEASE ANALYSIS

Square Feet: ±19,169

Date Range	Lease Rate	Monthly Base Rent
04/2020 - 12/2020	\$24.41	\$39,000

Property Expenses based on Present Lease (Thru 12/2020) Actuals

Landlord Responsibilities:

- Property Taxes
- Property Insurance
- Repairs for Exterior of Building, Roof, Parking Lot and HVAC Units

Tenant Responsibilities:

- Landscape Maintenance
- Water/Sewer/Trash
- Utilities
- Property Liability Insurance
- Maintenance and Repairs for Interior of Building
- Fire Alarm, Miscellaneous



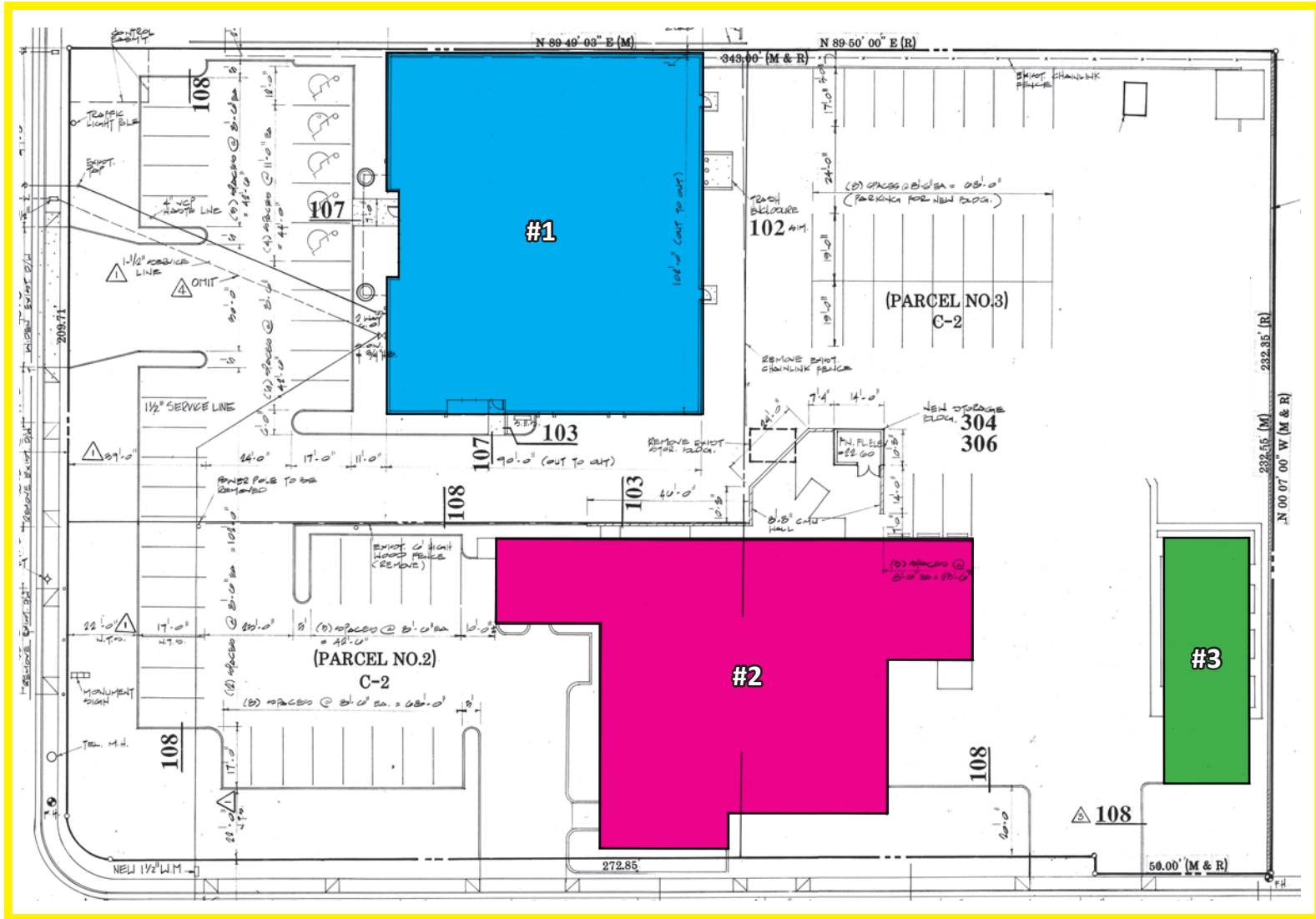
The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. 11 04 20

PROPERTY FOR SALE
±19,169 SF

BUILDING 1 | ±9,180 SF
FOR LEASE (NORTH BLDG)

BUILDING 2 | ±8,309 SF
FOR LEASE (SOUTH BLDG)

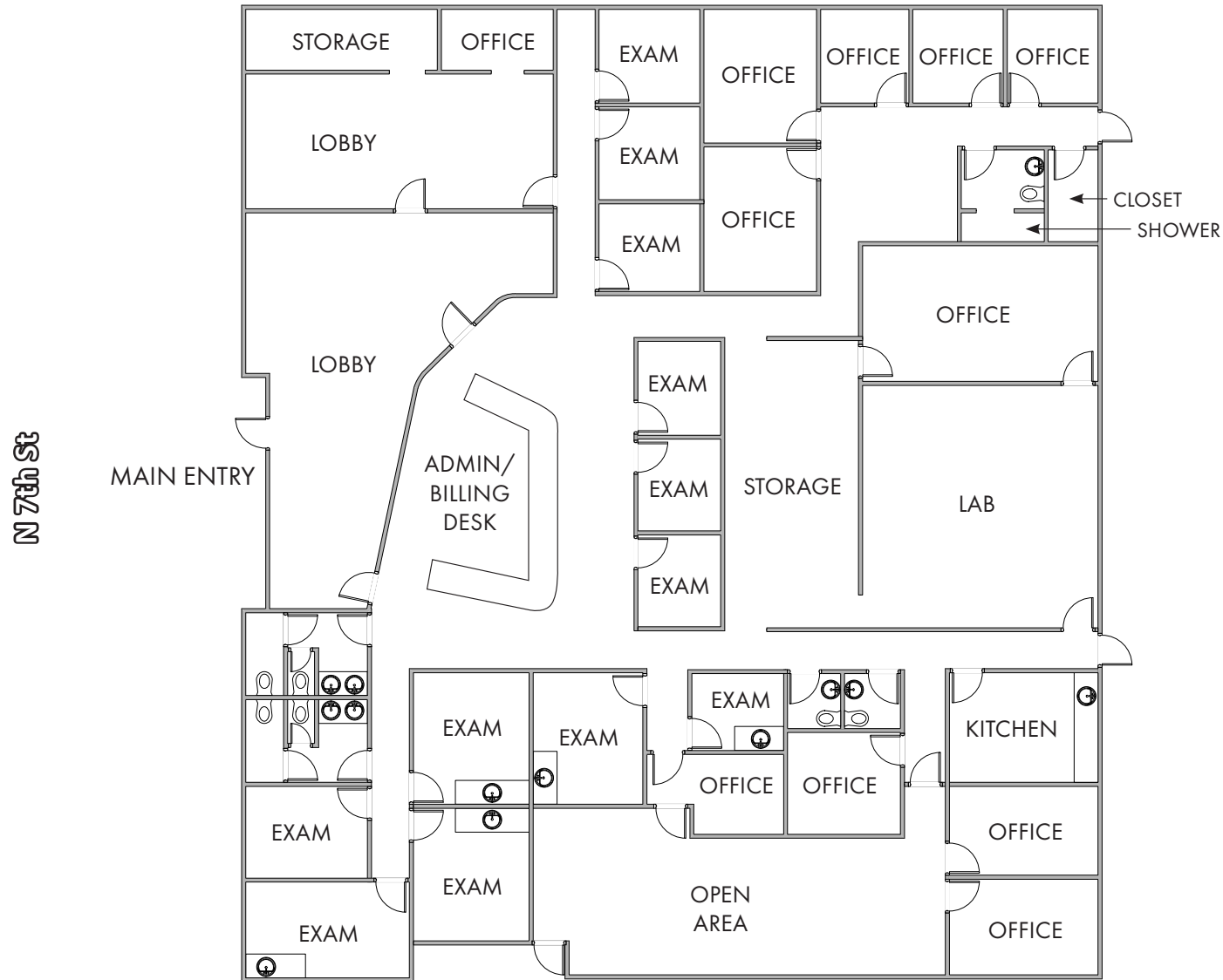
BUILDING 3 | ±1,680 SF
FOR LEASE (EAST BLDG)



E Roma Ave

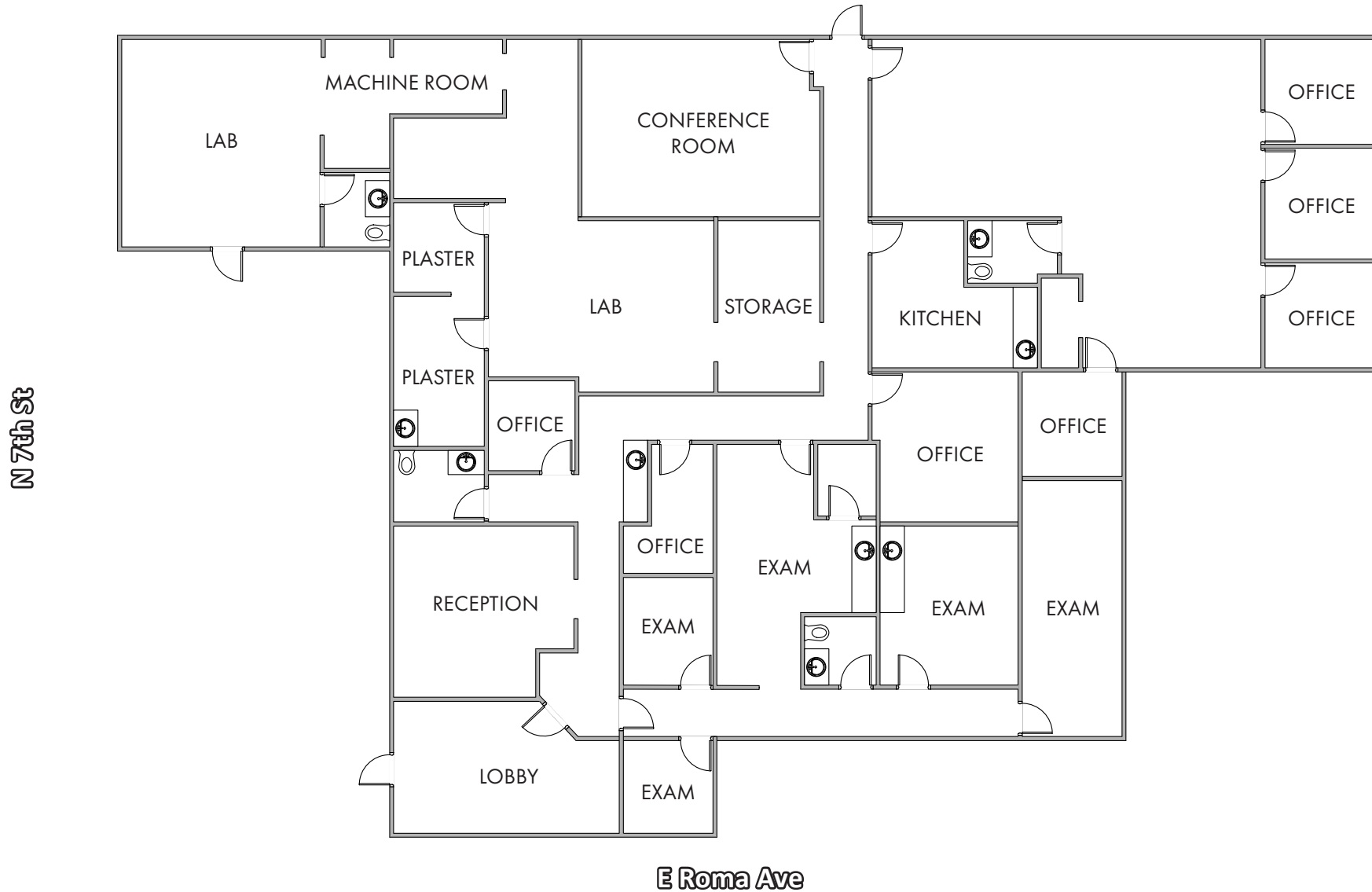
*Note: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.

BUILDING 1 | ±9,180 SF
FOR LEASE (NORTH BLDG)
CONSTRUCTED 1988 (REMODELED 2011)




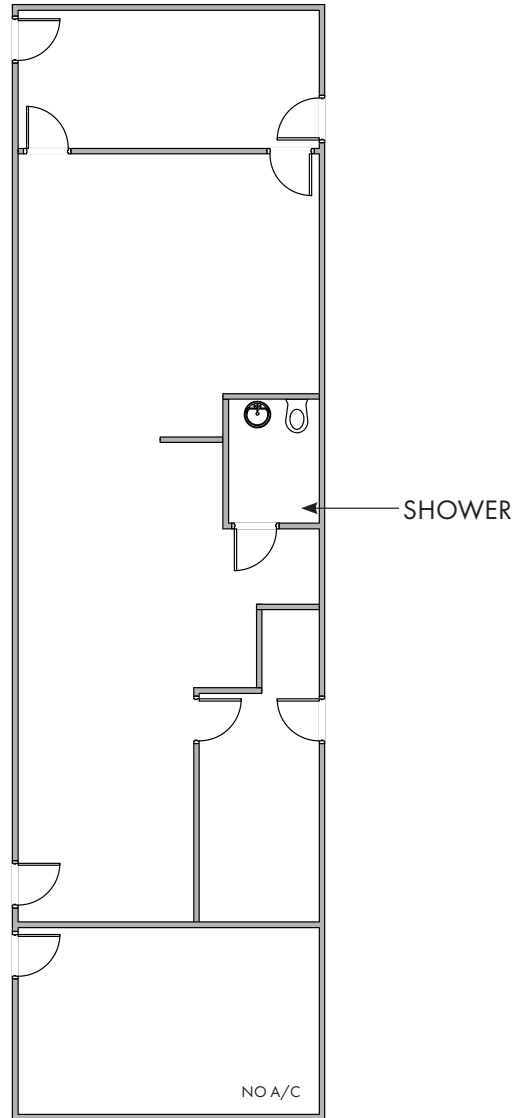
*Note: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.

BUILDING 2 | ±8,309 SF
FOR LEASE (SOUTH BLDG)
CONSTRUCTED 1978 (REMODELED 2011)



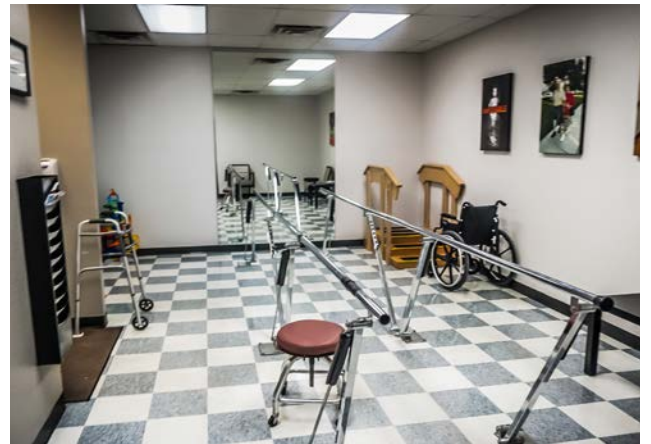
*Note: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.

 BUILDING 3 | ±1,680 SF
FOR LEASE (EAST BLDG)



E Roma Ave

*Note: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.



TENANT PROFILE



NYSE Symbol: HNGR
Locations: ±760
Employees: ±5,000
Annual Revenue: ±\$4B

Over the last 155 years, Hanger has successfully grown into a thriving national organization with ±5,000 employees who collectively help those with many different types of physical challenges overcome obstacles and lead productive, independent lives.

James Edward Hanger never saw it coming during the early hours of June 3, 1861, as he stood guard in Philippi, Virginia, just before the first land battle of the American Civil War. He didn't know it then, but a devastating injury and excruciating leg amputation would be the start of a grand legacy of revolutionary healthcare innovations and therapeutic solutions.

Many know of the iconic inventions that came out of the Civil War,



including the telegraph, the first aerial reconnaissance in the form of hot air balloons, long-range weaponry and iron clad ships. But it's a lesser-known medical advancement that paved the way for the restoration of mobility to millions – the first articulating prosthetic knee joint.

More than 155 years ago, Hanger, Inc. was founded by the first above-knee amputee of the Civil War as a local company specializing in prosthetic devices.

Hanger has occupied the Property as a fabrication facility since construction in 1995 (24 years).

www.hanger.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. 11 04 20

FOR SALE OR LEASE - 4445 N 7TH ST | PHOENIX, AZ 85014



Exclusively listed by:

Ron Schooler

D 480.522.2770

M 602.469.3750

rschooler@cpiaz.com

COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. 