

ODYSSEY PROFESSIONAL PARK

2045 S Vineyard | Bldg 2E Suite 136 | Mesa, AZ 85210

Single-Tenant NNN Leased Office Investment Offering



INVESTMENT OFFERING

Sales Price: \$969,000.00
***CAP Rate: 6.19%**

*Based off Year Forward NOI 9/1/2019 - 8/31/2020

WILLOW^{AZ}
birth | midwife | wellness

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 

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

2045 S Vineyard | Bldg 2E Suite 136

Mesa, AZ 85210

PROJECT SUMMARY

Address	2045 S Vineyard, Suite 136 Mesa, AZ 85210
Offering	Office Condo
Sale Price	\$969,000.00
Price / SF	\$285.42
Current Occupancy	100% Occupied
Total Square Feet	Approx. 3,395 SF
Tax Parcel	302-09-531A

Demographics	1 Mile	3 Mile	5 Mile
2018 Estimated Population	14,174	149,588	428,078
2023 Projected Population	15,395	160,699	460,178
2018 AVG HH Income	\$53,427	\$49,620	\$54,031
Total Businesses	1,318	8,310	19,364
Total Employees	14,082	91,783	178,493



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 prior sale, lease, or withdrawal from the market without prior notice. 08 01 19

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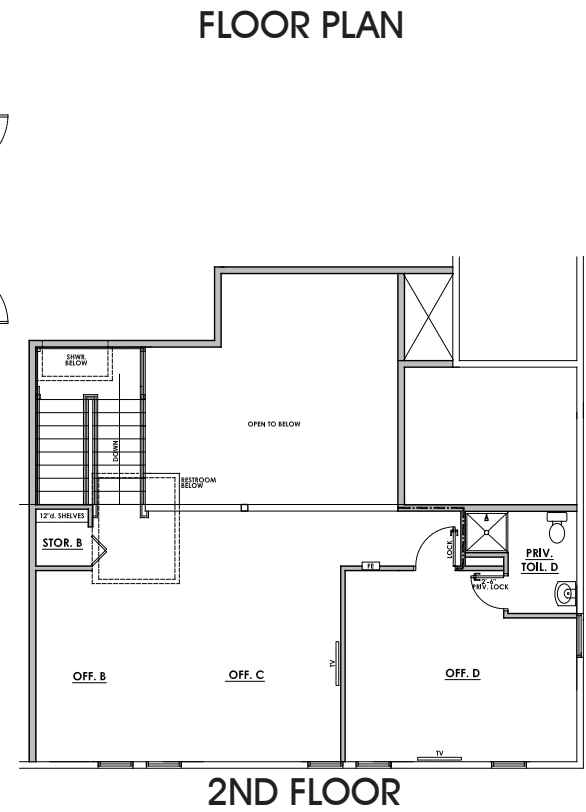
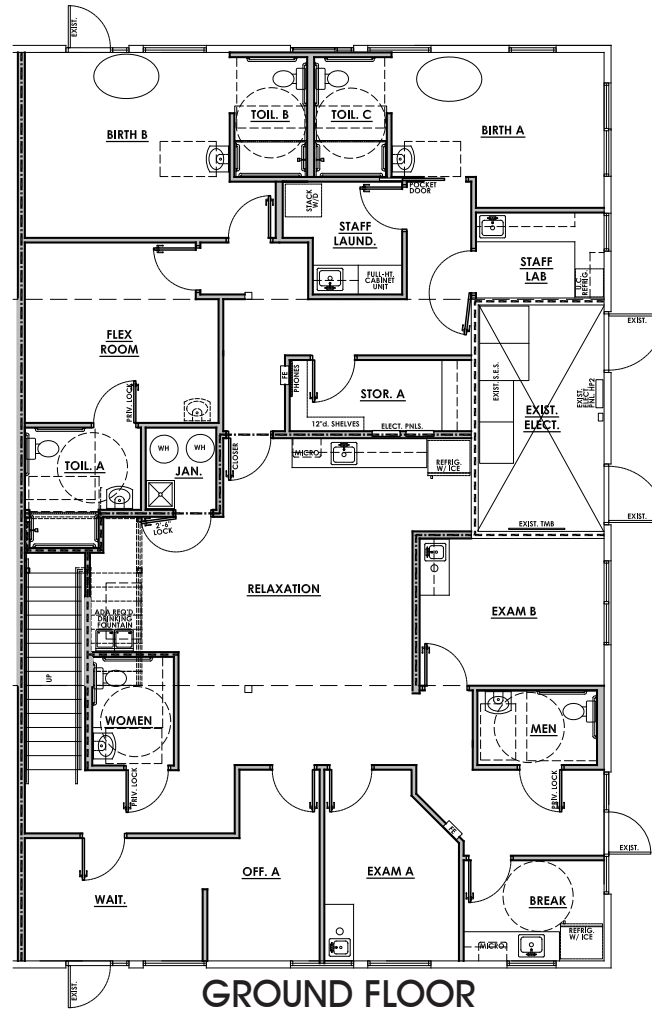
INTERIOR PHOTOS



2045 S Vineyard | Bldg 2E Suite 136

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SUITE 136 ±3,395 SF



FLOOR PLAN

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INVESTMENT HIGHLIGHTS



INVESTMENT HIGHLIGHTS

- Great Visibility on Baseline Rd / Country Club Dr Client Parking To Door / Covered Parking Included
- Across from Fry's Food & Drug / Walgreen's
- Access to US-60 Freeway
- Near Banner Desert Medical Center, Mesa Community College

LEASED VALUATION

Total NOI:	\$59,970.00
Capitalization Rate:	6.19%
Sales Price:	\$969,000.00
Price/SF:	\$285.42

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TENANT PROFILE SUITE 136



Willow Midwife Center for Birth & Wellness AZ is a boutique midwife and birth center in Mesa, AZ, just minutes from Gilbert, Ahwatukee, Tempe, Chandler and Scottsdale. The Willow AZ birth center offers comprehensive, individualized care for women including maternity care, labor & birth services, and wellness care.

What Makes Willow AZ Midwife Center Different?

We are Midwife Owned

Willow AZ Midwife Center is owned and operated by Certified Nurse-Midwives Belinda Hodder and Diane Ortega. Midwives specialize in women's health. They are trained in primary and gynecologic care of women throughout their lifespan, prenatal, labor and birth care, and care of the newborn baby.

Comprehensive, Individualized Pregnancy & Wellness Care
Belinda and Diane work in partnership to provide comprehensive, individualized care for women. Our goal at Willow AZ is to work closely with you and your family, guiding you through the many choices of your childbearing years and beyond. These choices include birthing at their beautiful birth center, in the comfort of your own home, or in the hospital. Our combined experience in the midwifery field includes birth, childbirth education, well-woman care, gynecology and more.

www.willowbirthcenteraz.com

VALUATION ANALYSIS / RENT ROLL

Tenant:	Willow Midwife Center for Birth and Wellness, LLC
Property:	2045 S Vineyard Bldg 2E Suite 136
Lease Commencement:	7/1/2016
Square Footage:	3,395
Term:	122 Months

Terms: (NNN)

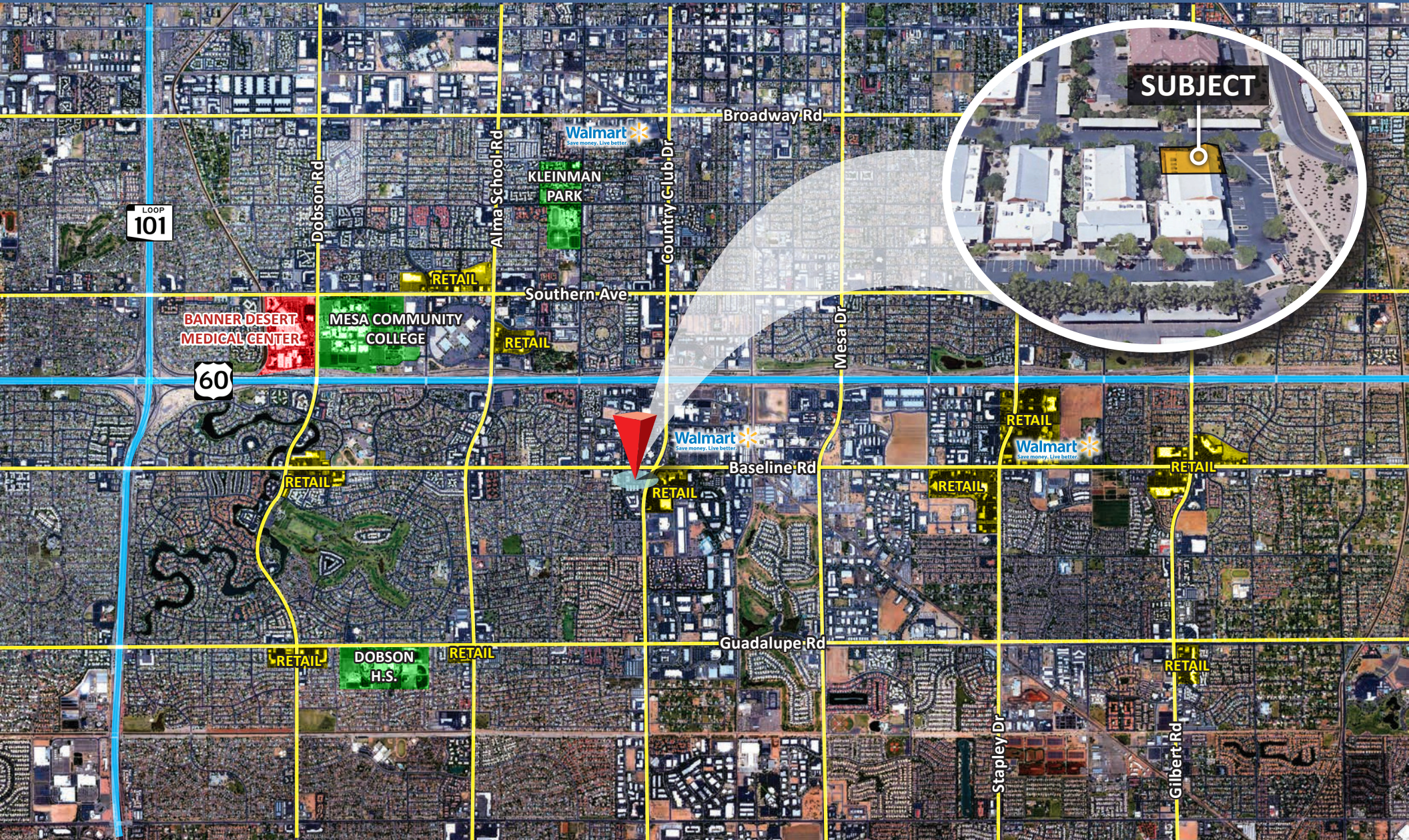
Months	Lease Rate	Rate/Month	Rate/Year
7/1/16 - 8/30/16	ABATED	ABATED	ABATED
9/1/16 - 8/30/17	\$16.17	\$4,573.42	\$54,881.04
9/1/17 - 8/30/18	\$16.65	\$4,710.62	\$56,527.44
9/1/18 - 8/30/19	\$17.15	\$4,851.94	\$58,223.28
9/1/19 - 8/30/20	\$17.66	\$4,997.50	\$59,970.00
9/1/20 - 8/30/21	\$18.19	\$5,147.43	\$61,769.16
9/1/21 - 8/30/22	\$18.74	\$5,301.85	\$63,622.20
9/1/22 - 8/30/23	\$19.30	\$5,460.90	\$65,530.80
9/1/23 - 8/30/24	\$19.88	\$5,624.73	\$67,496.76
9/1/24 - 8/30/25	\$20.48	\$5,793.47	\$69,521.64
9/1/25 - 8/30/26	\$21.09	\$5,967.28	\$71,607.36
Total:			\$629,149.68

Leased Valuation:

Total NOI:	\$59,970.00
Capitalization Rate:	6.19%
Sales Price:	\$969,000.00
Price/SF:	\$285.42

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LOCATION AERIAL & NEARBY AMENITIES





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