

# HANGER PROSTHETICS/ORTHOTICS WEST

ST-USER/OCCUPANT WITH INCOME

**\$2,025,000 | \$101.25 PSF**



**±20,000 SF Single Tenant User/Occupant  
MFG/Fabrication Facility with Income  
Available May 2020**

**100% A/C - Approximately 20% Office, 60%  
MFG/Fabrication and 20% Inventory**

**NOI - \$174,565  
(\$217,008 Annual Rent - \$42,443 Op. Exp.)**

**48 Total Parking Spaces (4 covered)**

**+/-20,000 SF Fenced Yard**

**Approximately 1 mile to US 60 & 10 Freeways**

**1119 WEST GENEVA DRIVE | TEMPE, AZ 85282**

**Ron Schooler**  
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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CFRAC International

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



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W Geneva Dr

1119 WEST GENEVA DRIVE, TEMPE, AZ 85140

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## Confidentiality Memorandum

The information on HANGER PROSTHETICS/ORTHOTICS WEST ("Property") provided by Commercial Properties, Inc. ("CPI"), may be used only by parties approved by CPI and the Owner. The property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to CPI, immediately upon request of CPI or the Owner and; (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of CPI.

The information contained in this Offering Memorandum is confidential, furnished solely for review purposes by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the expressed written consent of CPI. This information is presented to you for your analysis only to determine if you are interested in pursuing this investment opportunity as Principals. The material is based in part upon information supplied by the Owner and in part upon information obtained by CPI from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained herein. No warranty or representation, expressed or implied, is made by the Owner, CPI, or any of their respective affiliates as to the accuracy or completeness of the information contained herein or as to engineering and environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including but not limited to, engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous materials on the property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time, with or without notice. The Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property, unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived.

CPI is not authorized to make any representations or agreements on behalf of the Owner. The terms and conditions set forth apply to the Offering Memorandum in its entirety. CPI, is acting as the exclusive Agent for the Owner in this transaction. It is important to understand that this confidential memorandum shall not be deemed a representation of the state of affairs of the property, or constitute an indication that there has been no change in the business or affairs of the property since the date of preparation of this memorandum.

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# HANGER PROSTHETICS/ORTHOTICS WEST

AERIAL MAP



Demographics (CoStar)	1 Mile	3 Mile	5 Mile
2019 Total Population:	14,104	143,959	316,084
2024 Population:	15,090	154,847	341,930
Average Age:	33.00	32.50	34.50
2019 Total Households:	5,822	54,395	126,045
Median Household Inc:	\$53,262	\$47,567	\$50,836

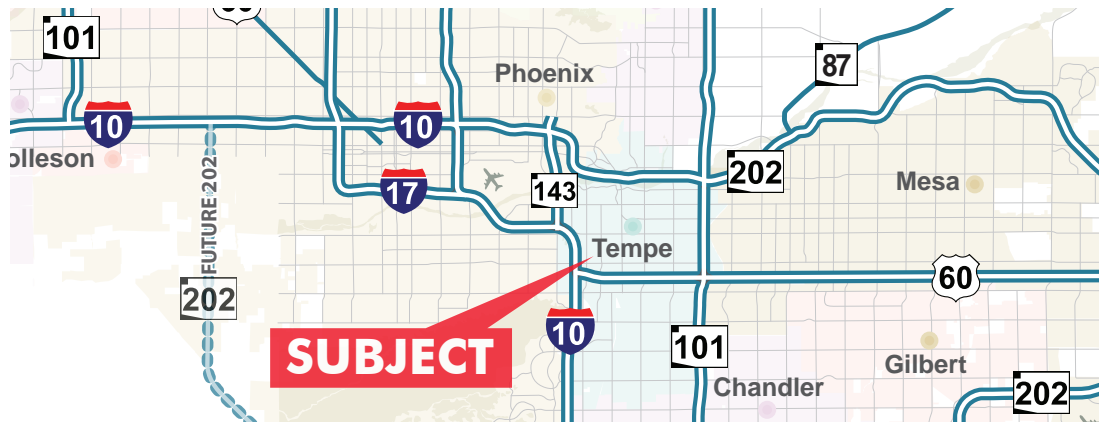


# HANGER PROSTHETICS/ORTHOTICS WEST

## INVESTMENT OVERVIEW

**Commercial Properties, Inc.** is pleased to present the exclusive offering of **1119 W Geneva Drive, 85282**. Located in Tempe, Arizona, this Property offers an investor or user/occupant the opportunity to acquire a single tenant property in the Southeast Phoenix Metropolitan area.

Positioned approximately 1.5 miles from I-10 and the US-60 Superstition freeways to the Northeast and West and the 101 freeways to the North and South.



## INVESTMENT HIGHLIGHTS

Price	\$2,025,000
Price Per SF	\$101.25
Cap Rate-Yr. 1 NOI	8.62%
NOI	\$174,565
Occupancy thru 05/2020	100%
Lease Type	Modified Gross
Tenant	Hanger Prosthetics/Orthotics West
Address	1119 W. Geneva Drive Tempe, AZ 85282
Property Type   Zoning	Industrial   I-1
Stories   CH	One (1)   18'
Buildings	One (1)
Doors	(2) Grade Level 10'x12' Roll Up
Gross Leasable Area	±20,000 SF
Fenced Yard	±20,000 SF
Land Area   Bldg. FAR	1.25 AC   35%
Year Built	1994
Parking	48 Total Spaces (4 covered)
Construction	Concrete/Split Granite Block
APN	123-40-020A
Configuration	100% A/C - Approx. 20% Office, 60% MFG/Fabrication and 20% Inventory
Power	1 Meter / 208/120 1220 Amps / 430 KVA

### PROPERTY INCOME (05/19 - 04/20)

Base Rent	\$217,008	
Rental Tax Pass Through	_____ \$0	
<b>TOTAL</b>		<b>\$217,008</b>

### PROPERTY EXPENSES (05/19 - 04/20)

Office Supplies	\$150	
Property Taxes-2018	\$23,193	
Air Conditioning Repair	\$15,000	
Property Insurance	\$2,600	
Liability/Contents Insurance	\$0	(Tenant)
Accounting	\$1,500	
Property Mgmt. Fee (Self)	\$0	
Rent Tax Pass Thru	_____ \$0	
<b>TOTAL</b>		<b><u>\$ 42,443</u></b>

**ESTIMATED NOI** **\$174,565**

### LEASE ANALYSIS

Square Feet: ±20,000

Date Range	Lease Rate	Monthly Base Rent	Annual Base Rent
05/2019 - 04/2020	\$0.9042	\$18,084	\$217,008

### Property Expenses based on 2018/2019 Actuals

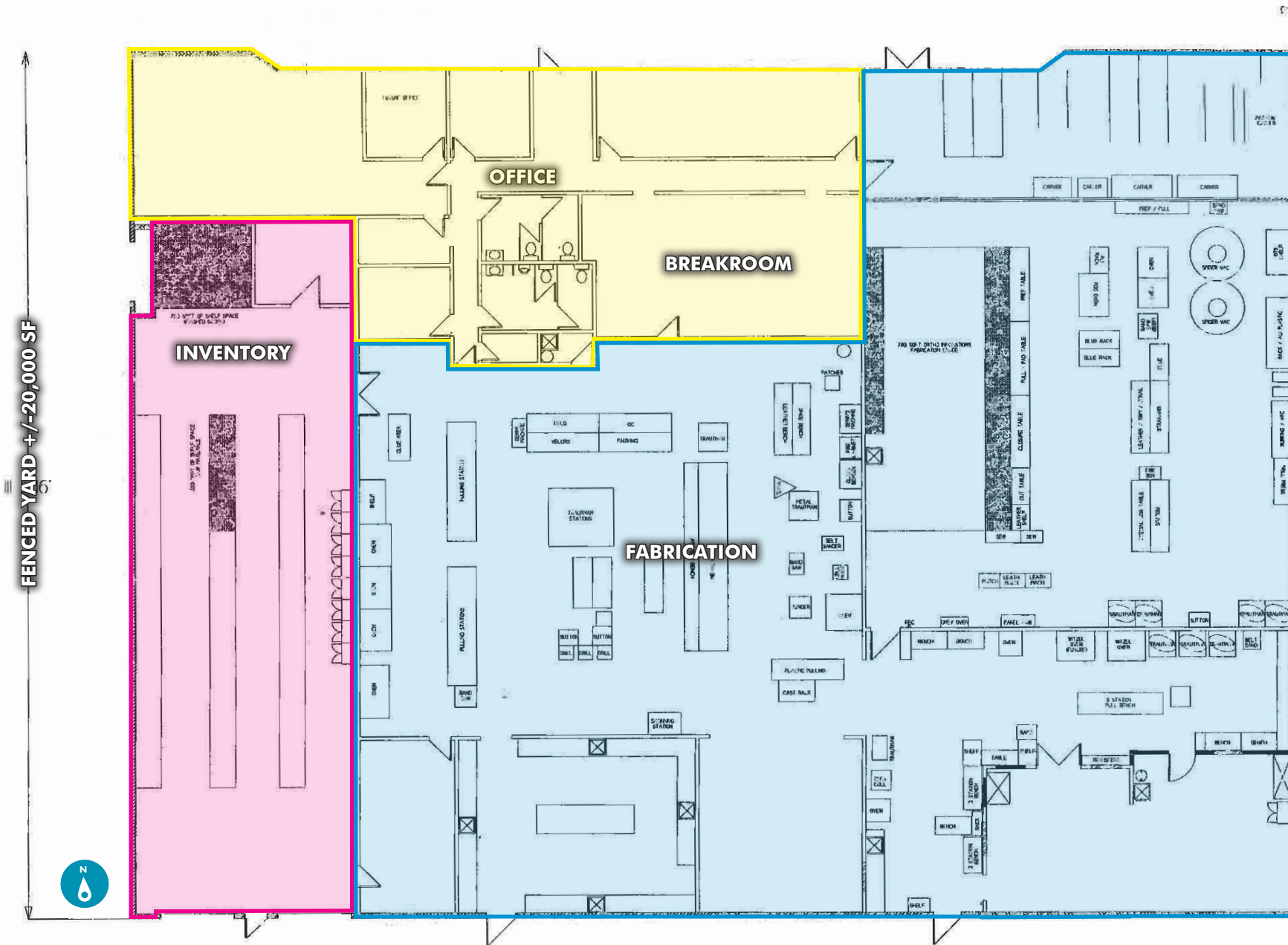
#### Landlord Responsibilities:

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

#### Tenant Responsibilities:

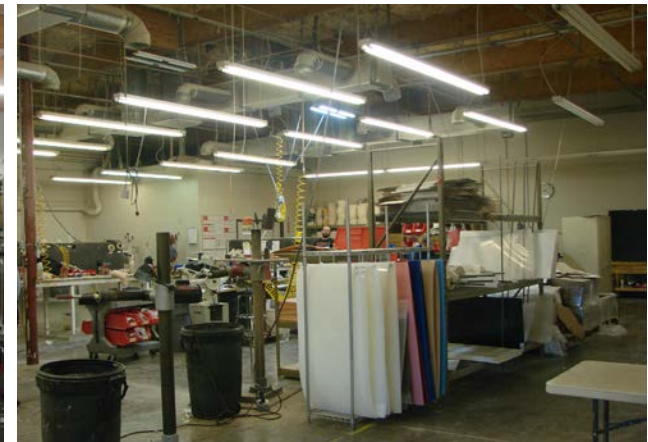
- Landscape Maintenance
- Water/Sewer/Trash
- Utilities
- Property Liability Insurance
- Maintenance and Repairs for Interior of Building
- Fire Alarm, Miscellaneous





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







# HANGER PROSTHETICS/ORTHOTICS WEST

## TENANT PROFILE

### 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](http://www.hanger.com)

### TEMPE, ARIZONA

**Tempe** is located in the East Valley section of metropolitan Phoenix; it is bordered by Phoenix and Guadalupe on the west, Scottsdale and the Salt River Pima–Maricopa Indian Community on the north, Chandler on the south, and Mesa on the east. Tempe is also the location of the main campus of Arizona State University.

Tempe is one of the most densely populated cities in the state and serves as a crossroads for the area’s largest communities.

Freeways make up the major transportation system for the Valley. Included in the system surrounding Tempe are Interstate 10 near the western edge as it traverses the Broadway Curve, Loop 202 crossing the northern side, Loop 101 following the eastern border, and U.S. Route 60 running east–west through the geographic center of the city.

Valley Metro operates bus routes and the Valley Metro Rail system that serves Downtown Tempe and Arizona State University, providing service to Phoenix and Mesa. The City of Tempe operates a free neighborhood circulator service called Orbit involving five free shuttle routes near Arizona State University that operate on a regular basis seven days a week.[27] Three other FLASH (Free Local Area Shuttle) circulate in northern Tempe around the university. Tempe residents and commuters make extensive use of public transit and service is offered on a more frequent basis than elsewhere in the greater Phoenix valley, or in the entire state. Most Tempe buses offer 15 minute service during rush hour and 30 minute service throughout the rest of the day.



### TOP PHOENIX METRO EMPLOYERS

Employer	# Employees
State of Arizona	49,800
Wal-Mart Stores, Inc.	30,634
Banner Health	24,825
City of Phoenix	15,100
Well Fargo	13,308
Bank of America	13,300
Maricopa	12,792
Arizona State University	11,185
Apollo Group, Inc.	11,000
JPMorgan Chase & Co.	10,600

**185,038**  
population (2017)

**8th**  
largest city in the  
Maricopa County

**100,469**  
employees (2.62% growth)



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