



**FOR SALE | OFFICE**

# NNN INVESTMENT DENTAL OFFICE

1968 N Peart Rd Ste 24, Casa Grande, AZ 85122

Steve Beck President & Associate Broker | 480.610.2400 | [steve@coberealestate.com](mailto:steve@coberealestate.com)



[coberealestate.com](http://coberealestate.com)

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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$1,126,700
<b>Cap Rate:</b>	6%
<b>NOI:</b>	\$67,600
<b>Lot Size:</b>	0.1 Acres
<b>Building Size:</b>	4,442 SF
<b>Suite Size:</b>	2,600 SF
<b>Year Built:</b>	2006
<b>Zoning:</b>	Commercial - Office Condo
<b>Cross Streets:</b>	N Peart Rd and W Kortsen Rd

## PROPERTY OVERVIEW

2,600 SF dental office suite, NNN fully leased by Premier Orthodontics. Their practice operates in partnership with Specialty Dental Brands, the nation's premier multi-specialty support organization. The Smile Specialists at Premier Orthodontics have been voted the #1 Invisalign Doctors in North America.

Suite 24 is a fully built-out dental office situated in building 7 of Casa Grande Professional Village. Its buildout includes 1 reception, 1 waiting room, 3 offices, 1 executive office, 5 operatories + sanitation station, 1 lab room, 1 records room, 1 X-ray room, 1 storage room, 2 restrooms, 1 break room. Building and monument signage are available.

Located in Casa Grande at the SWC of Peart & Kortsen Rd, just 2 miles west of the I-10 Fwy. Surrounded by medical offices & residential w/close proximity to Banner Casa Grande Medical Center.

## PROPERTY HIGHLIGHTS

- 9-year lease remaining with tenant Premier Orthodontics
- Excellent medical & professional tenant mix at Casa Grande Professional Village
- Surrounded by medical offices/residential, & just 2 miles west of the I-10 Freeway

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**PREMIER**ORTHODONTICS  
SIMPLY SPECTACULAR SMILES



In partnership with  
**specialty**  
DENTAL BRANDS

Premier Orthodontics was founded in 2006 by Dr. Dustin R. Coles, twelve years after first helping out at his father's dental office as an orthodontic assistant and dreaming he would one day run his own practice. Dr. Tyler Coles joined his brother's practice in 2012, and since then, the practice has expanded to seven locations, including Casa Grande, AZ and over 20,000 patient lives transformed.

Premier Orthodontics operates in partnership with Specialty Dental Brands (SBD), the nation's premier multi-specialty support organization. SDB aligns exclusively with industry leading specialists with a proven track record of exceptional patient care and community involvement. Their dynamic and synergistic network share the same mission of elevating dental care through communal best practices and success strategies.

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## Rent Roll

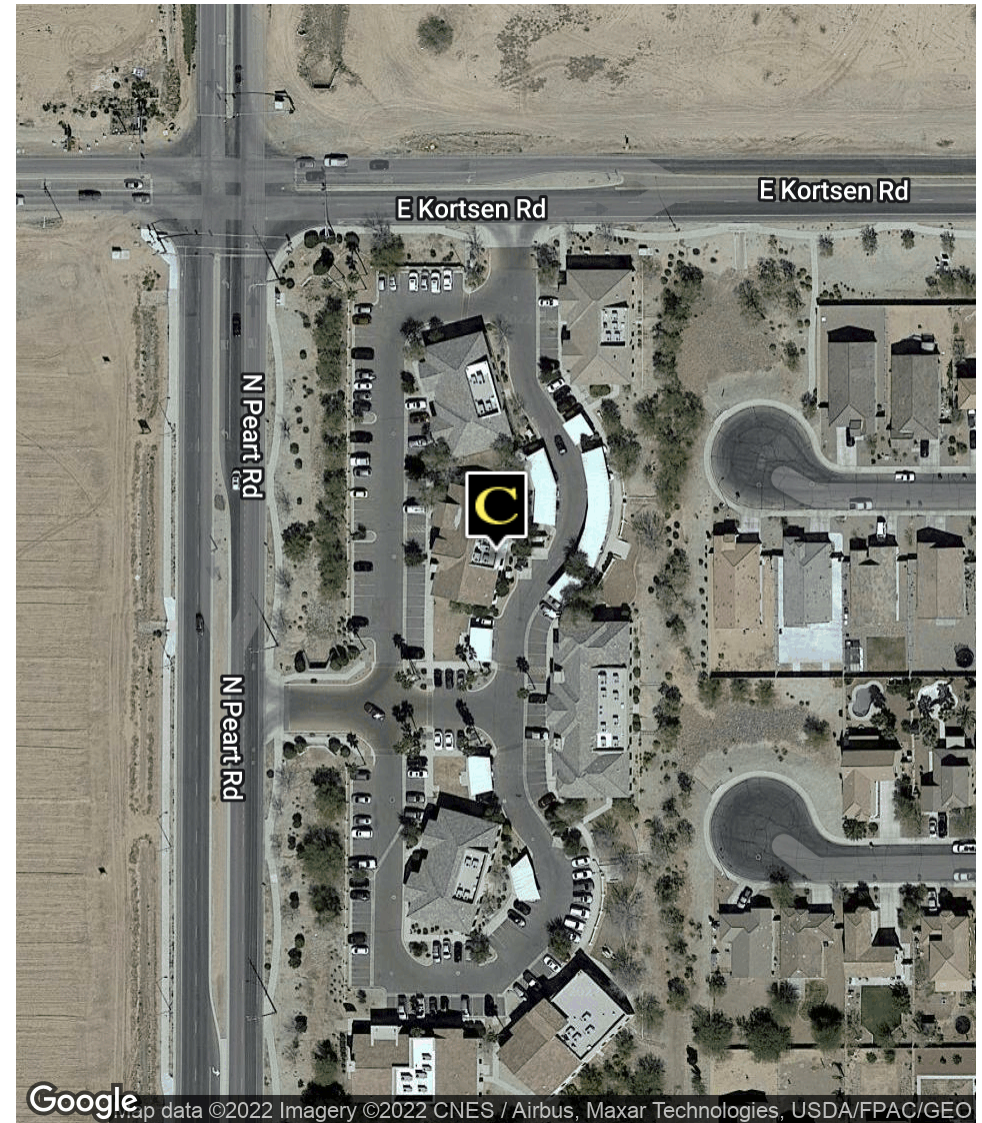
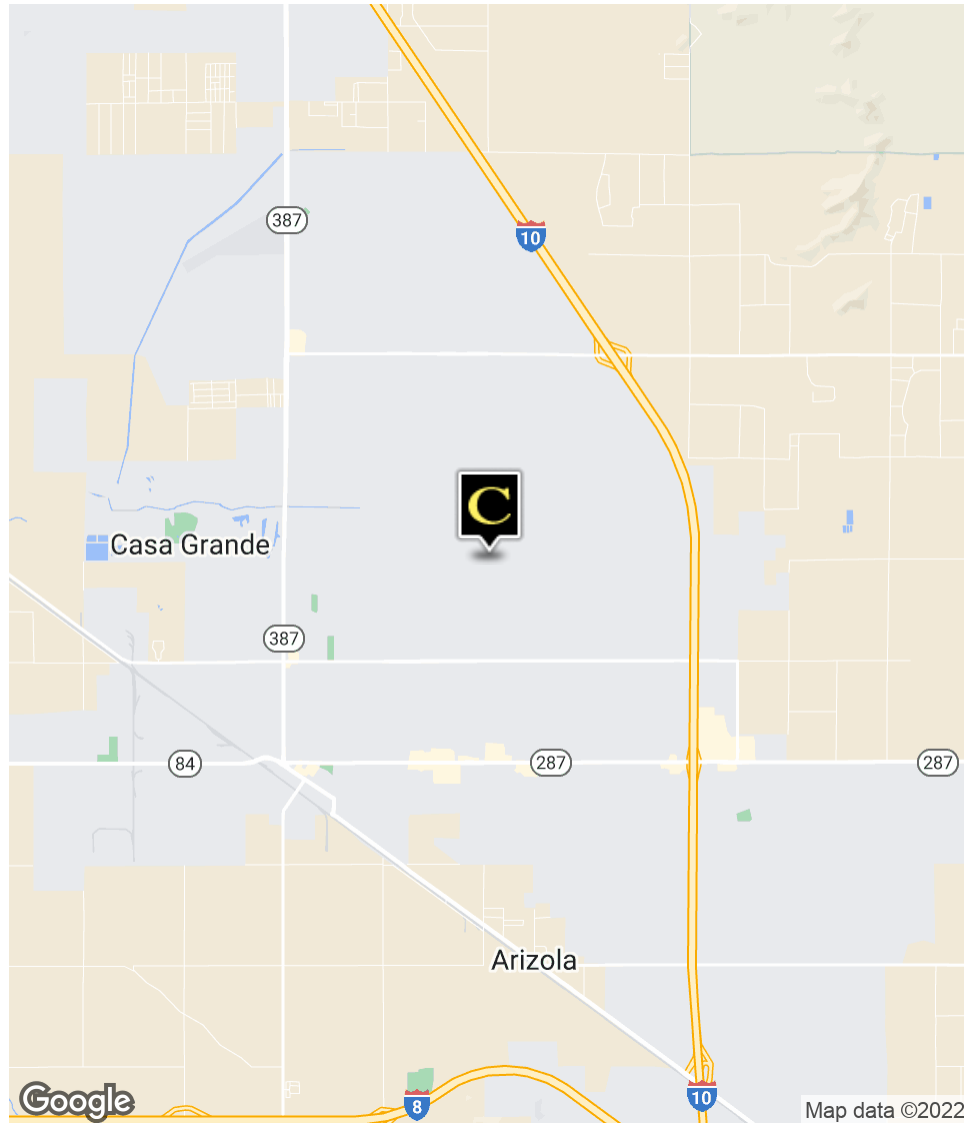
Tenant	Unit	Size (SF)	Term Year	P/SF	Lease Start	Lease End	Monthly Rent	Annual Rent
Premier Orthodontics of Casa Grande	Suite 24	2,600	1	\$ 26.00	9/1/2021	8/31/2022	\$ 5,633.33	\$ 67,600.00
			2	\$ 26.00	9/1/2022	8/31/2023	\$ 5,633.33	\$ 67,600.00
			3	\$ 26.00	9/1/2023	8/31/2024	\$ 5,633.33	\$ 67,600.00
			4	\$ 26.00	9/1/2024	8/31/2025	\$ 5,633.33	\$ 67,600.00
			5	\$ 26.00	9/1/2025	8/31/2026	\$ 5,633.33	\$ 67,600.00
			6	\$ 27.30	9/1/2026	8/31/2027	\$ 5,915.00	\$ 70,980.00
			7	\$ 27.30	9/1/2027	8/31/2028	\$ 5,915.00	\$ 70,980.00
			8	\$ 27.30	9/1/2028	8/31/2029	\$ 5,915.00	\$ 70,980.00
			9	\$ 27.30	9/1/2029	8/31/2030	\$ 5,915.00	\$ 70,980.00
			10	\$ 27.30	9/1/2030	8/31/2031	\$ 5,915.00	\$ 70,980.00

**NOI:** \$ 67,600.00  
**Sale Price:** \$ 1,126,700.00  
**Cap Rate:** 6.00%

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	769	2,648	9,512
Average Age	33.8	33.3	33.1
Average Age (Male)	33.2	32.7	32.7
Average Age (Female)	33.3	33.3	33.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	255	849	2,970
# of Persons per HH	3.0	3.1	3.2
Average HH Income	\$149,742	\$149,958	\$151,600
Average House Value	\$479,478	\$474,362	\$465,572

\* Demographic data derived from 2020 ACS - US Census

