



FOR SALE | OFFICE

NNN INVESTMENT DENTAL OFFICE

2919 S Ellsworth Rd, Suites 126 & 128, Mesa, AZ 85212

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



coberealestate.com

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PROPERTY SUMMARY

Sale Price:	\$1,500,000/SF
Lease Rate	\$27.01/SF NNN
NOI	\$81,816
Cap Rate	5.5%
Suites Size	3,029 SF
Building Class:	A
Cross Streets:	SEC Ellsworth & Guadalupe Rds

PROPERTY OVERVIEW

3,029 SF fully built-out dental office featuring highly successful tenant **Canyon Rim Dental** is now available for sale. The office build-out includes a reception, a waiting area, 2 executive offices, 8 operatories, 1 workroom, 1 kitchen/break room, and 3 restrooms. Covered parking, building and monument signage included.

Prime location close to Eastmark Development, one of the largest and fastest-growing area in Arizona and the Nation. Situated in Augusta Ranch Professional Village with a strong medical/dental and professional tenant mix.

PROPERTY HIGHLIGHTS

- 3,029 SF NNN fully leased dental office | Investment property
- 6-year lease remaining with tenant Canyon Rim Dental at \$27.01/NNN, with 3% annual increases
- Personal guarantee and 1 five-year option, with 3% annual increases
- Located near Eastmark Development and Elliot Road Technology Corridor
- Less than 1/2 mile from Loop 202 and within Minutes to US-60
- Easy access to 4 area hospitals, Phx-Mesa Gateway Airport, & ASU Polytechnic Campus

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CANYON RIM
DENTAL



Canyon Rim Dental is a unique medical group practice that specializes in General & Pediatric Dentistry. The highly-rated location in Mesa is led by their main physician and owner Sean Cook, offering complete dental care. The staff at Canyon Rim Dental strives to create an environment that is friendly, family-oriented, and comfortable for their patients.

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Rent Roll

CANYON RIM DENTAL | 2919 S Ellsworth Rd., Suites 129 & 128, Mesa, AZ 85212

Suites Size (SF)	Lease Term	Price/SF	Monthly Rent	Annual Rent
3,029	11/30/18 - 10/30/28			
	Nov. 2018 - Oct 2019	\$ 24.00	\$ 6,058.00	\$ 72,696.00
	Nov. 2019 - Oct 2020	\$ 24.72	\$ 6,240.00	\$ 74,880.00
	Nov. 2020 - Oct 2021	\$ 25.46	\$ 6,427.00	\$ 77,124.00
	Nov. 2021 - Oct. 2022	\$ 26.23	\$ 6,620.00	\$ 79,440.00
	Nov. 2022 - Oct. 2023	\$ 27.01	\$ 6,818.00	\$ 81,816.00
	Nov. 2023 - Oct. 2024	\$ 27.82	\$ 7,023.00	\$ 84,276.00
	Nov. 2024 - Oct. 2025	\$ 28.66	\$ 7,234.00	\$ 86,808.00
	Nov. 2025 - Oct. 2026	\$ 29.52	\$ 7,451.00	\$ 89,412.00
	Nov. 2026 - Oct. 2027	\$ 30.40	\$ 7,674.00	\$ 92,088.00
	Nov. 2027 - Oct. 2028	\$ 31.31	\$ 7,904.00	\$ 94,848.00

NOI \$ 81,816.00

Sale Price: \$ 1,500,000.00

Cap Rate: 5.5%

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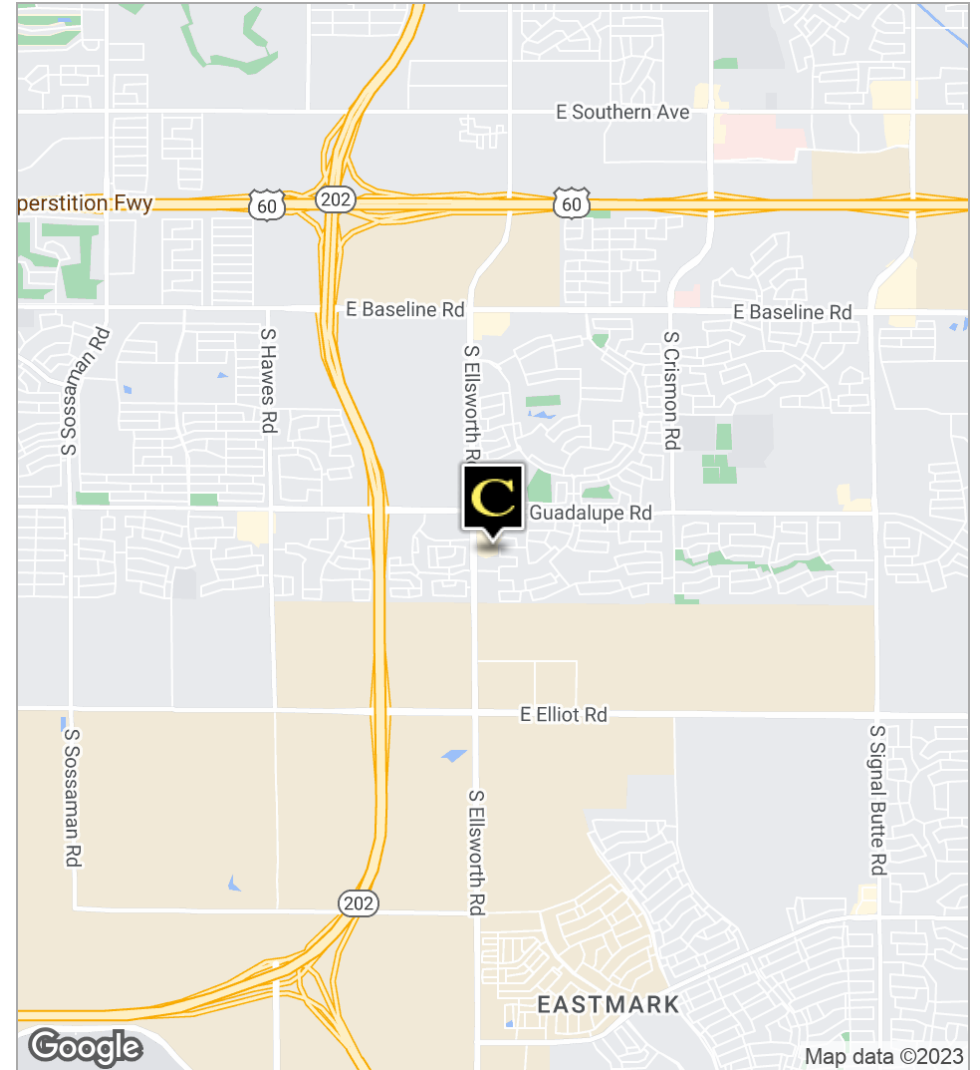
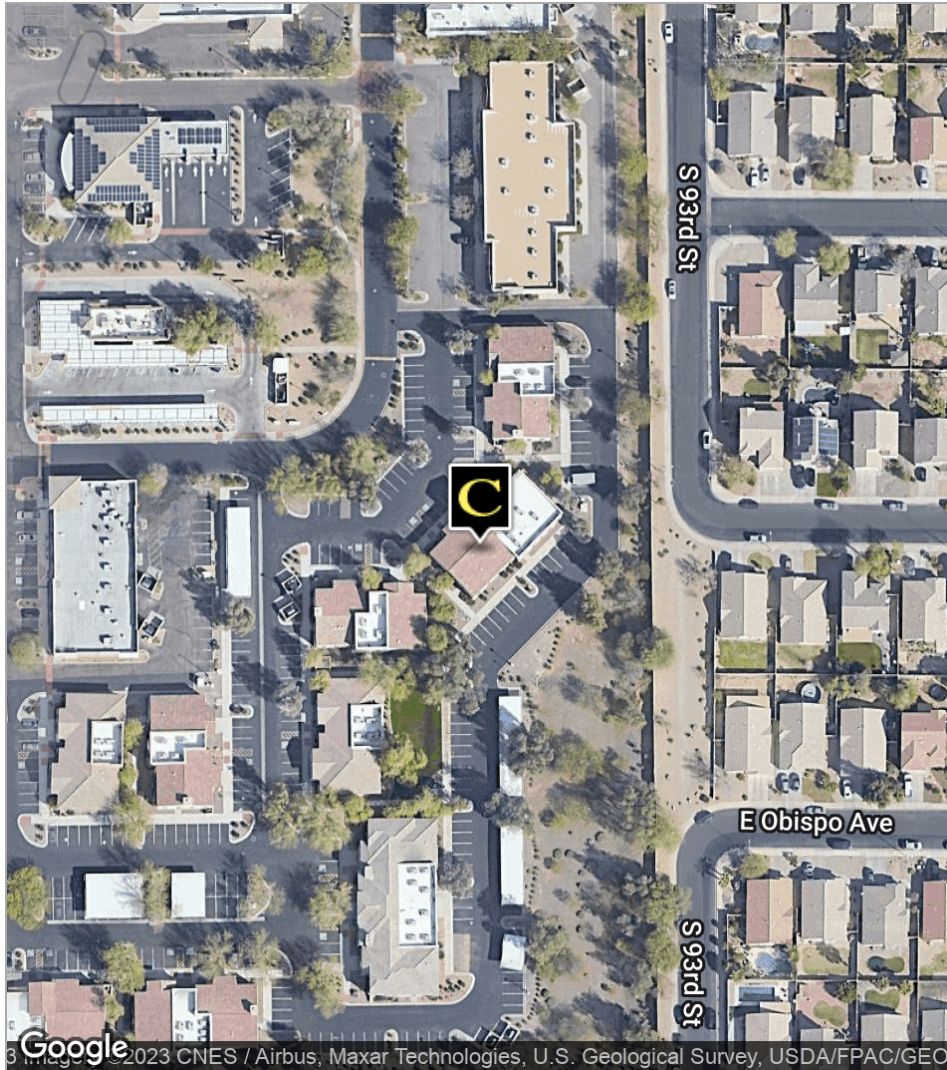
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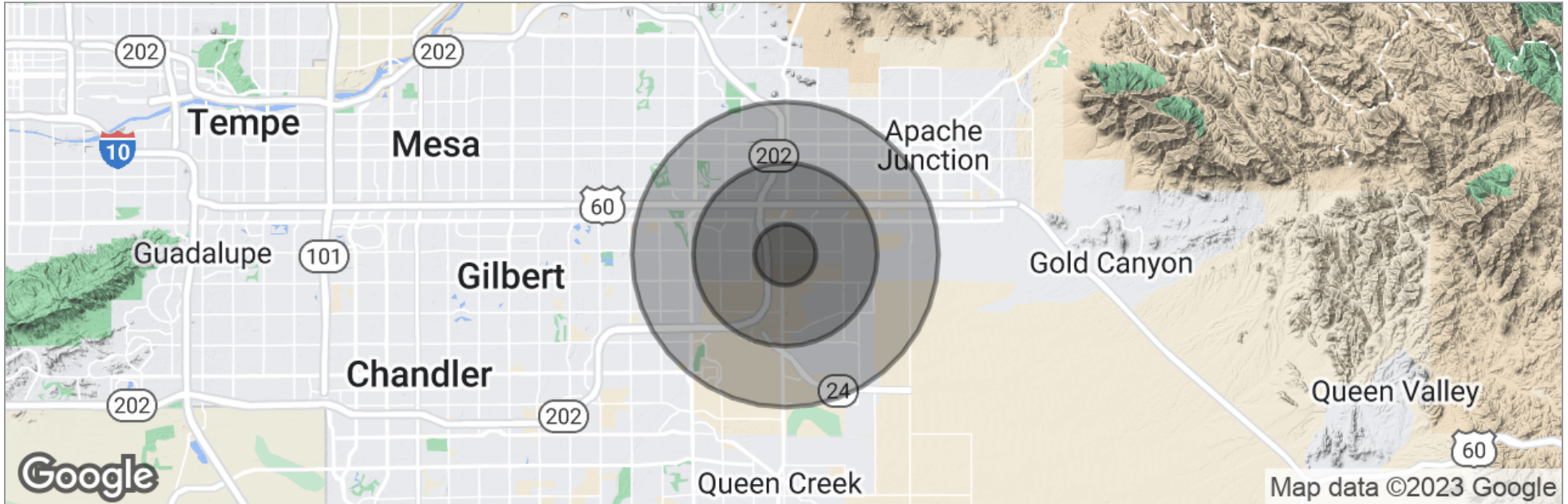
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	1 Mile	3 Miles	5 Miles
Total Population	12,097	66,352	158,660
Population Density	3,851	2,347	2,020
Median Age	35.5	41.4	40.1
Median Age (Male)	33.5	39.5	38.5
Median Age (Female)	37.3	43.8	41.9
Total Households	4,068	24,935	60,015
# of Persons Per HH	3.0	2.7	2.6
Average HH Income	\$77,264	\$66,683	\$62,383
Average House Value	\$154,850	\$195,543	\$198,301

* Demographic data derived from 2020 ACS - US Census