



FOR SALE | CATH LAB/ MEDICAL OFFICE

MODERN VASCULAR SURPRISE

14733 W Mountain View Boulevard, Ste 601-603, Surprise, AZ 85374

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



coberealestate.com

Modern Vascular Surprise

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PROPERTY SUMMARY

Sale Price:	\$5,739,130.43
Cap Rate:	5.75%
NOI:	\$330,000
Building Size:	6,527 SF
Year Built:	2021
Zoning:	PAD
Cross Streets:	Reems Rd & Grand Ave, 56,531 VPD

PROPERTY OVERVIEW

Fully leased 6,527 SF Cath Lab / Medical Office for sale. This excellent medical investment opportunity includes established Modern Vascular tenant with a new 10-year NNN lease.

LOCATION OVERVIEW

The medical condo office suites are situated in building F of the Auviana Medical Complex. The property is found on Mountain View Boulevard with less than a mile, easy access from Grand Ave.

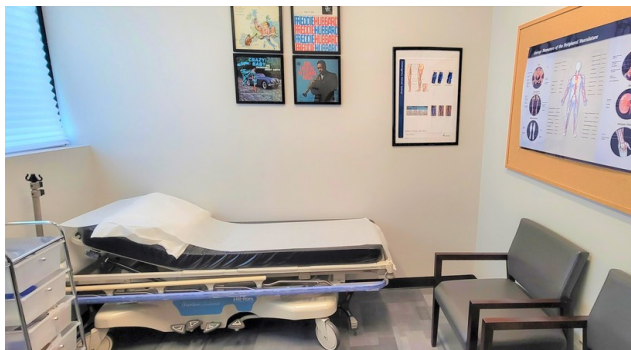
PROPERTY HIGHLIGHTS

- Fully leased 6,527 SF Cath Lab/ Medical Office for sale
- 5.75% Cap Rate
- 10-year NNN lease
- 3-year corporate guarantee
- Covered parking & monument signage included

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Rent Roll

Tenant: Modern Vascular | 14733 W Mountain View Blvd Suite 601-603 Surprise, AZ 85374

Building Size	Lease Term (Yr)	Price/SF	Monthly Rent	Annual Rent
6,527	1	\$ 50.56	\$ 27,500.00	\$ 330,000.00
	2	\$ 51.57	\$ 28,050.00	\$ 336,600.00
	3	\$ 52.60	\$ 28,611.00	\$ 343,332.00
	4	\$ 53.65	\$ 29,183.22	\$ 350,198.64
	5	\$ 54.73	\$ 29,766.88	\$ 357,202.61
	6	\$ 55.82	\$ 30,362.22	\$ 364,346.67
	7	\$ 56.94	\$ 30,969.47	\$ 371,633.60
	8	\$ 58.08	\$ 31,588.86	\$ 379,066.27
	9	\$ 59.24	\$ 32,220.63	\$ 386,647.60
	10	\$ 60.42	\$ 32,865.05	\$ 394,380.55

NOI	\$	330,000.00
Sale Price:	\$	5,739,130.43
Cap Rate:		5.75%

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MODERN VASCULAR

Modern Vascular in Surprise, Arizona is one of our four clinics located in the greater Phoenix area, and a total of 18 locations currently in the country.

Between 1997 – 2013, amputations of the lower extremities increased by more than 17%, according to the Amputee Coalition. This clinic is filling an unmet need by providing minimally-invasive outpatient procedures for PAD patients, revascularizing their leg arteries down to the toe.

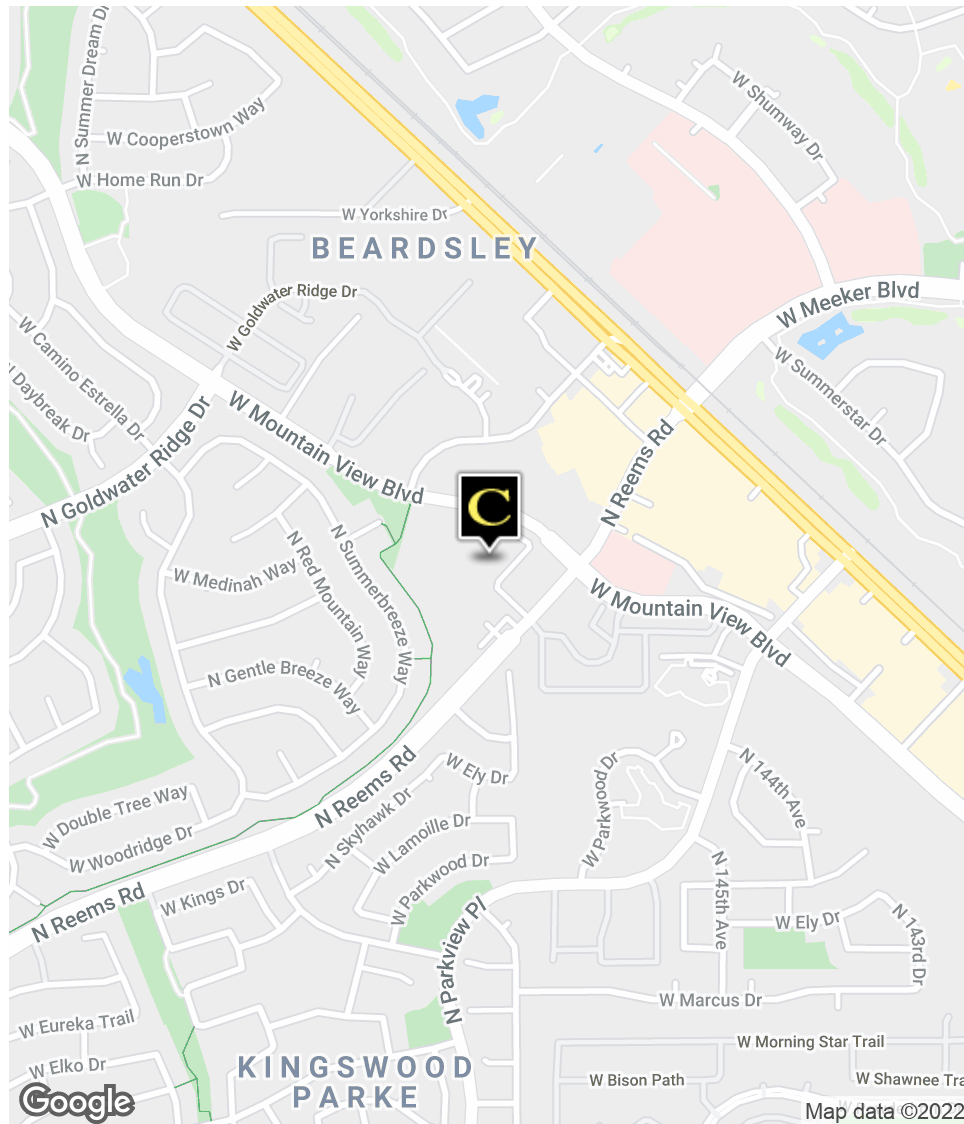
The staff at Modern Vascular in Surprise is highly qualified and uses state-of-the-art technology for the diagnosis and treatment of peripheral artery disease. They are dedicated to reducing the deadly effects of PAD by promoting comprehensive evaluations and early diagnosis.

The company is owned in part by local physicians as well as out-of-state investors. The company's revenues are in part attributable to referrals from its physician owners.

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	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	8,170	74,593	154,116
Average Age	60.7	53.6	45.9
Average Age (Male)	60.2	53.3	46.0
Average Age (Female)	61.0	53.8	45.8
HOUSEHOLDS & INCOME			
Total Households	4,186	34,743	64,007
# of Persons per HH	2.0	2.1	2.4
Average HH Income	\$59,809	\$62,776	\$64,764
Average House Value	\$318,215	\$289,347	\$274,341

* Demographic data derived from 2010 US Census

