

600 S Dobson Rd, Bldg E-39/40 & E-42 | Chandler, AZ 85224

Owner/User Medical Office Investment Offering



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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

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Chandler, AZ 85224

PROJECT SUMMARY

| | |
|-------------------|---|
| Address | 600 S Dobson Rd, E39/E40 & E-42 Chandler, AZ 85224 |
| Offering | Office Condo |
| Sale Price | \$1,544,700 |
| Price / SF | \$285 |
| Current Occupancy | 42% Occupied |
| Total Square Feet | Approx. 5,420 SF |
| Tax Parcel | 303-24-206 |
| Construction | Wood Frame |

| Demographics | 1 Mile | 3 Mile | 5 Mile |
|---------------------------|----------|----------|----------|
| 2018 Estimated Population | 12,510 | 111,363 | 252,583 |
| 2023 Projected Population | 13,325 | 119,248 | 270,407 |
| 2018 AVG HH Income | \$72,441 | \$74,144 | \$80,293 |
| Total Businesses | 1,038 | 4,918 | 10,673 |
| Total Employees | 10,490 | 54,985 | 111,230 |



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. 10 09 19

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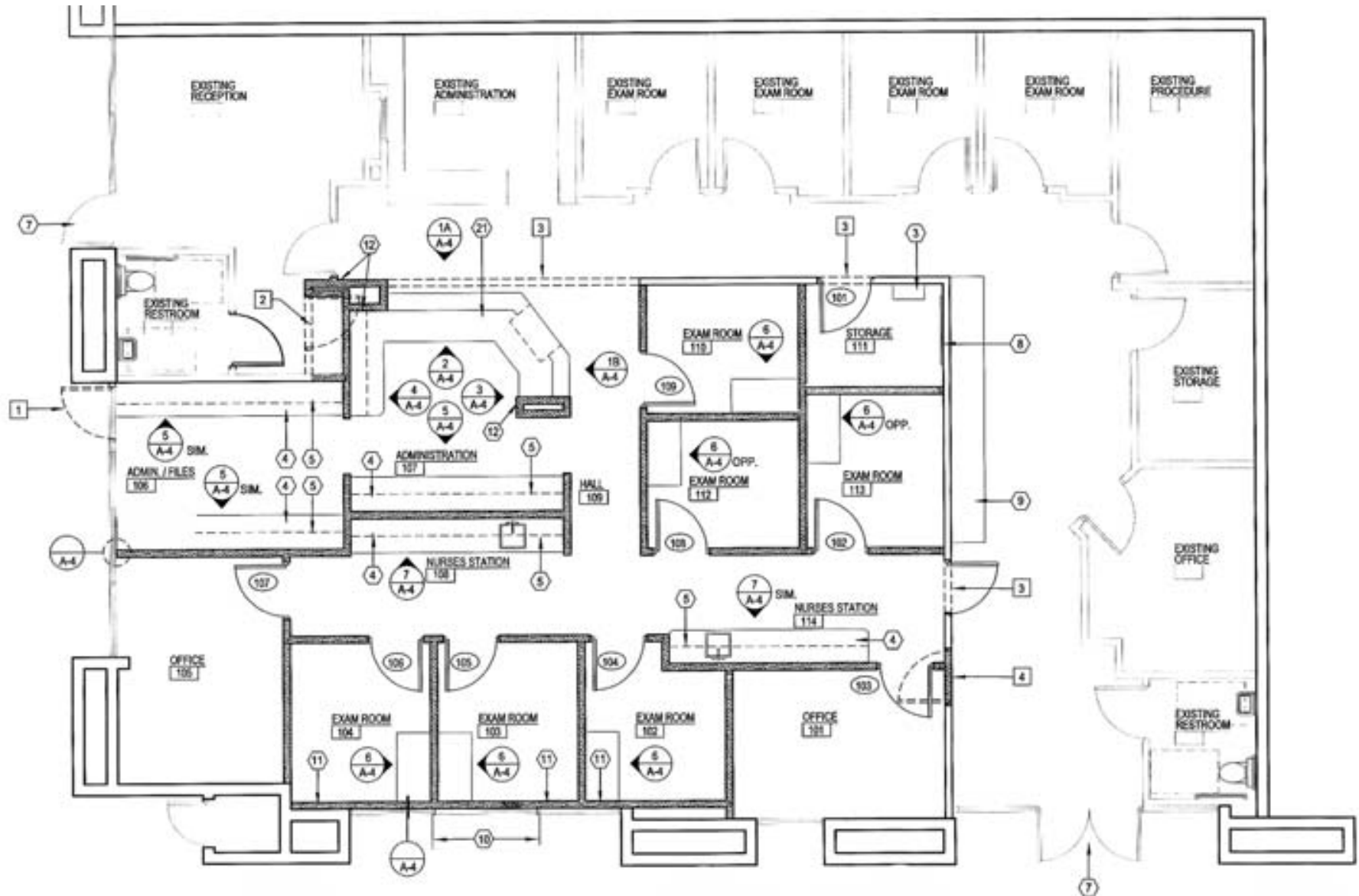
INTERIOR PHOTOS



600 South Dobson Road, Bldg E-39/E-40 & E-42 Chandler, AZ 85224

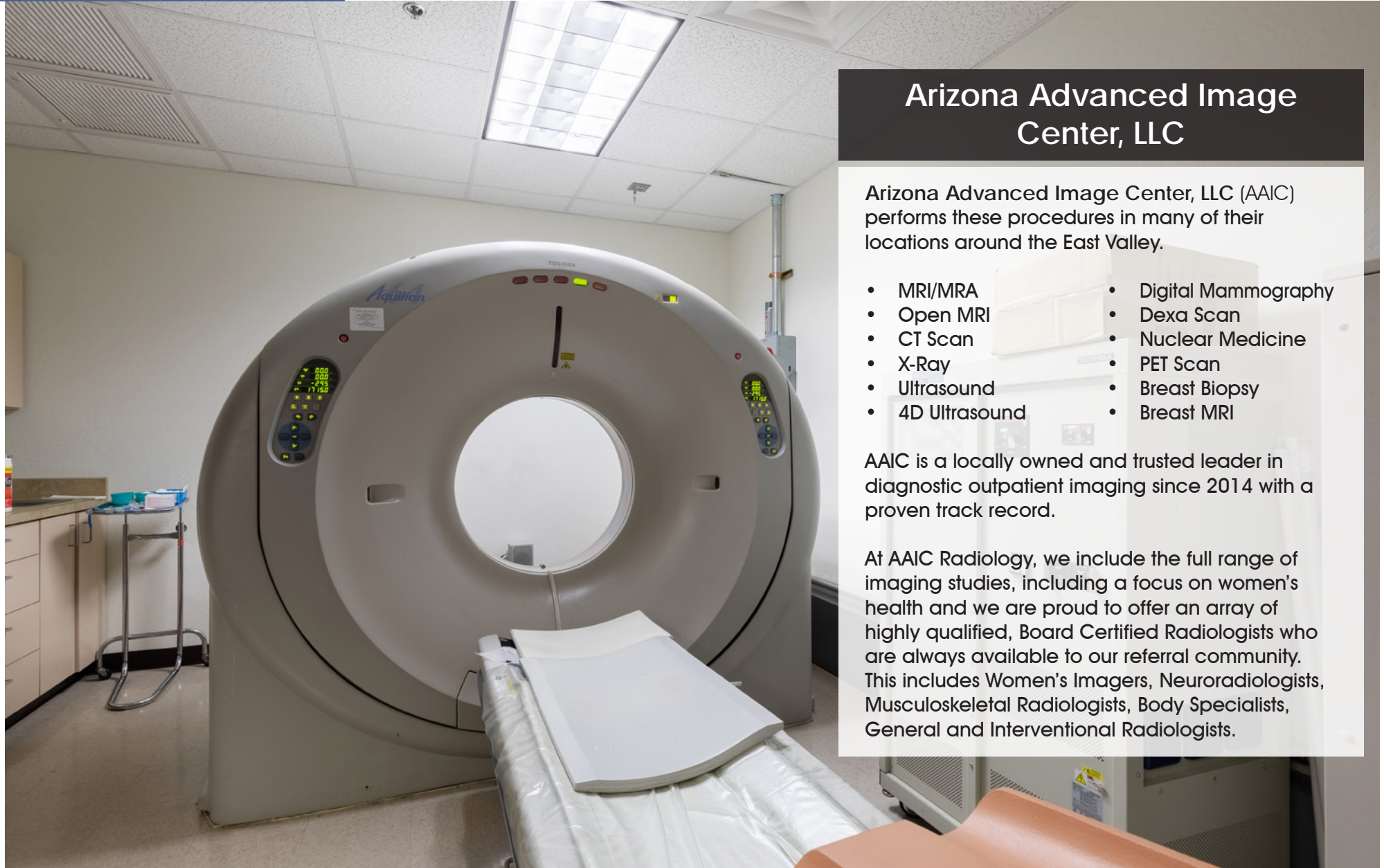
FLOOR PLAN: SUITE E-39/E-40: ±3,150 SF

FOR LEASE: \$20.00 NNN



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TENANT PROFILE SUITE E-42



Arizona Advanced Image Center, LLC

Arizona Advanced Image Center, LLC (AAIC) performs these procedures in many of their locations around the East Valley.

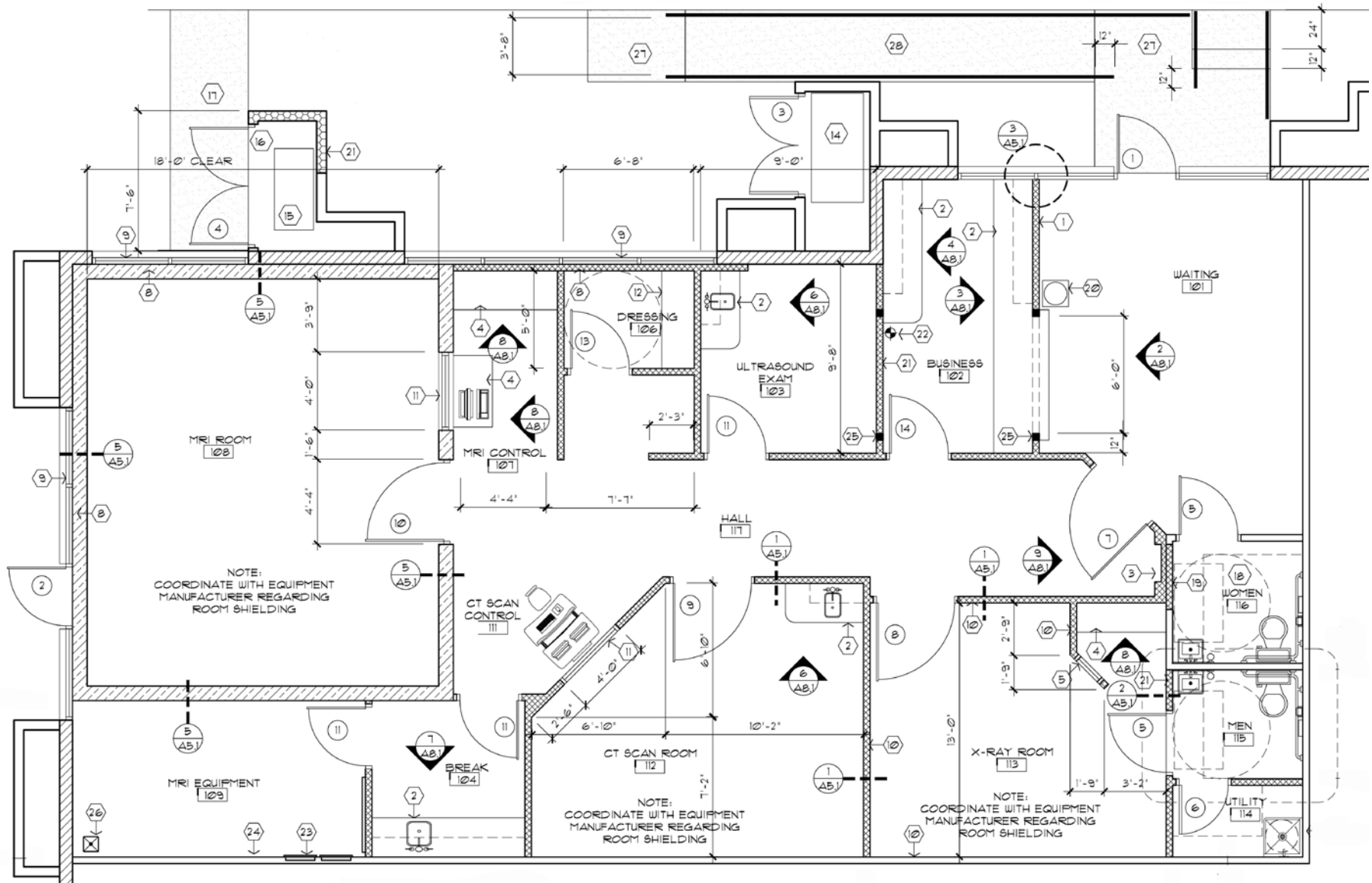
- MRI/MRA
- Open MRI
- CT Scan
- X-Ray
- Ultrasound
- 4D Ultrasound
- Digital Mammography
- Dexa Scan
- Nuclear Medicine
- PET Scan
- Breast Biopsy
- Breast MRI

AAIC is a locally owned and trusted leader in diagnostic outpatient imaging since 2014 with a proven track record.

At AAIC Radiology, we include the full range of imaging studies, including a focus on women's health and we are proud to offer an array of highly qualified, Board Certified Radiologists who are always available to our referral community. This includes Women's Imagers, Neuroradiologists, Musculoskeletal Radiologists, Body Specialists, General and Interventional Radiologists.

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FLOOR PLAN SUITE E-42: ±2,720 SF (LEASED)



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PHOTOS



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SITE AERIAL & AMENITIES



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IN-PLACE RENT ROLL

| | |
|------------------------|--|
| Tenant: | Arizona Advanced Imaging Center, LLC |
| Property: | 600 S Dobson Rd Suite E-42 Chandler, AZ 85224 |
| Practice Sale: | 12/31/2019 |
| Occupancy Date: | 1/5/2019 |
| Square Footage: | 2,270 |
| Term: | 73 |

TERMS: (NNN)

| Months | Lease Rate | Rate/Month | Rate/Year |
|----------------------|------------|------------|---------------------|
| 1/5/2019 - 2/28/2019 | \$26.10 | \$4,937.25 | \$9,874.50 |
| 3/1/2019 - 2/28/2020 | \$26.88 | \$5,084.80 | \$61,017.60 |
| 3/1/2020 - 2/28/2021 | \$27.69 | \$5,238.25 | \$62,859.00 |
| 3/1/2021 - 2/28/2022 | \$28.52 | \$5,395.03 | \$64,740.36 |
| 3/1/2022 - 2/28/2023 | \$29.37 | \$5,555.83 | \$66,669.96 |
| 3/1/2023 - 2/28/2024 | \$30.25 | \$5,722.29 | \$68,667.48 |
| 3/1/2024 - 2/28/2025 | \$31.16 | \$5,893.96 | \$70,727.52 |
| Total | | | \$404,556.42 |

Option to Renew: 1 five year option, predetermined rates per Option to Renew section of Lease

Security Deposit: \$4,256.25

Estimated NNN Expenses:

| | Monthly | Annually |
|------------|------------|-------------|
| Suite E-42 | \$1,657.10 | \$19,885.20 |



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