



2 BUILDINGS



1.86 ACRES



23,089 SF



16 SUITES



# TATUM PROFESSIONAL OFFICES

16421 N TATUM BLVD | PHOENIX, AZ 85254

INVESTMENT SALE

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CRPAC

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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## Exclusive Advisors

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# Property Information

Property Address	16421 N Tatum Blvd. Phoenix, AZ 85254
Year Built	Building 1: 1999 Building 2: 2001
Building Use	Office/Medical/Dental/Financial
Square Feet	±23,089SF (Bldg 1: ±8,921 SF; Bldg 2: ±14,168 SF)
Lot Size	1.85 Acres
Parking Ratio	4.33/1,000 SF (Covered Parking Available)
APN	215-32-003T
No. of Buildings	Two (2)
No. of Suites	16
Vacancy Rate	3%
Signage	Monument & Building Signage Available
Location	Just South of Bell Rd on N Tatum Blvd. Close to shopping, restaurants, freeways, Paradise Valley Hospital, Desert Ridge, Mayo Clinic Hospital, TPC Scottsdale, & more.



**Building 1 (Phase I): ±9,800 SF**



**Building 2 (Phase II): ±13,000 SF**

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## Disclaimer

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.

E Aire Libre Ave

**PHASE I**

**PHASE II**

N Tatum Blvd (±37,843 VPD)

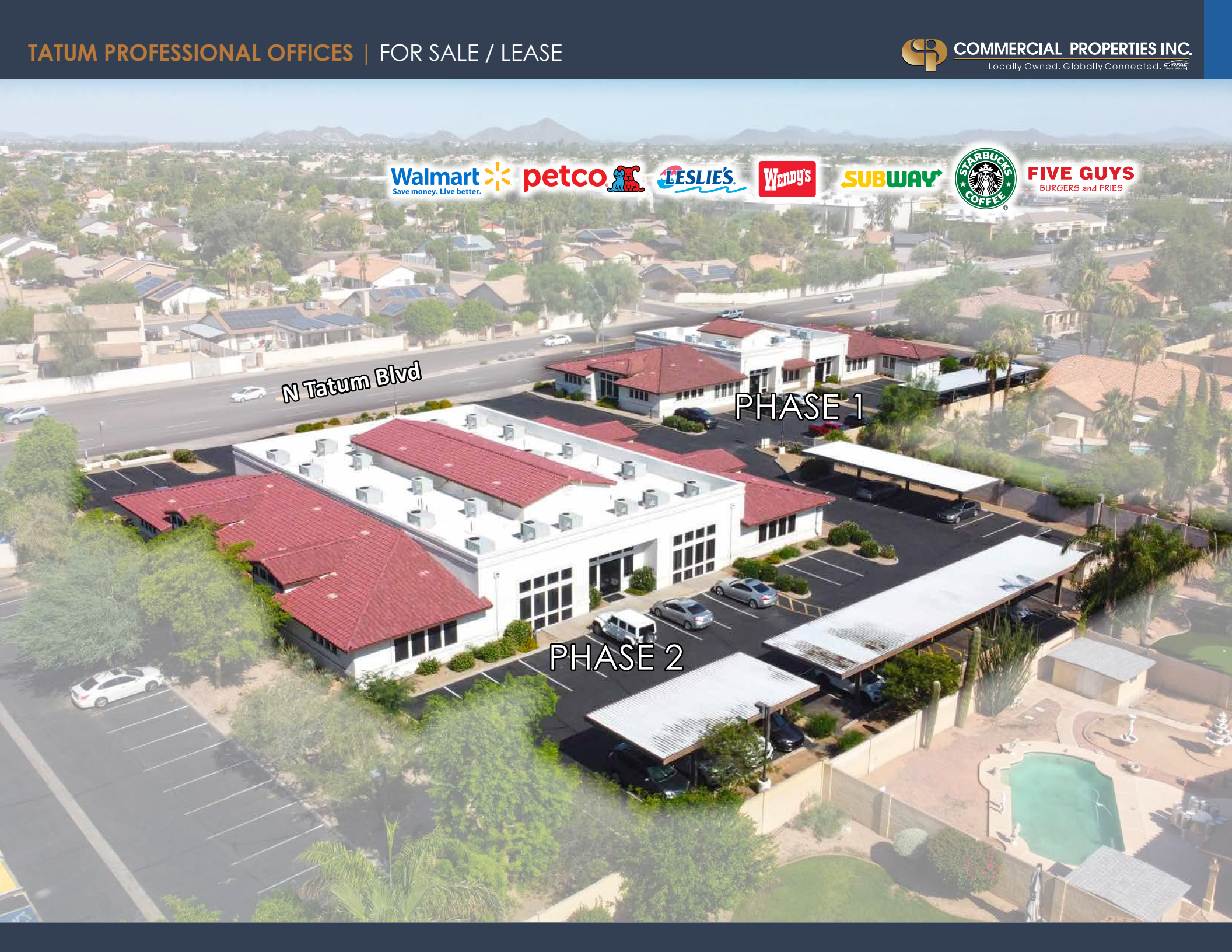




N Tatum Blvd

PHASE 1

PHASE 2





**PROPERTY SUMMARY**

Address	16421 N Tatum Blvd. Phoenix, AZ 85254
Parcel size	±1.85 Acres
Total Building SF	±23,089
Use	Office/Medical/Finance
Offering Price	<b>\$4,409,914</b>
PSF	<b>\$192</b>
CAP Rate	<b>6.25%</b>



# Property Summary

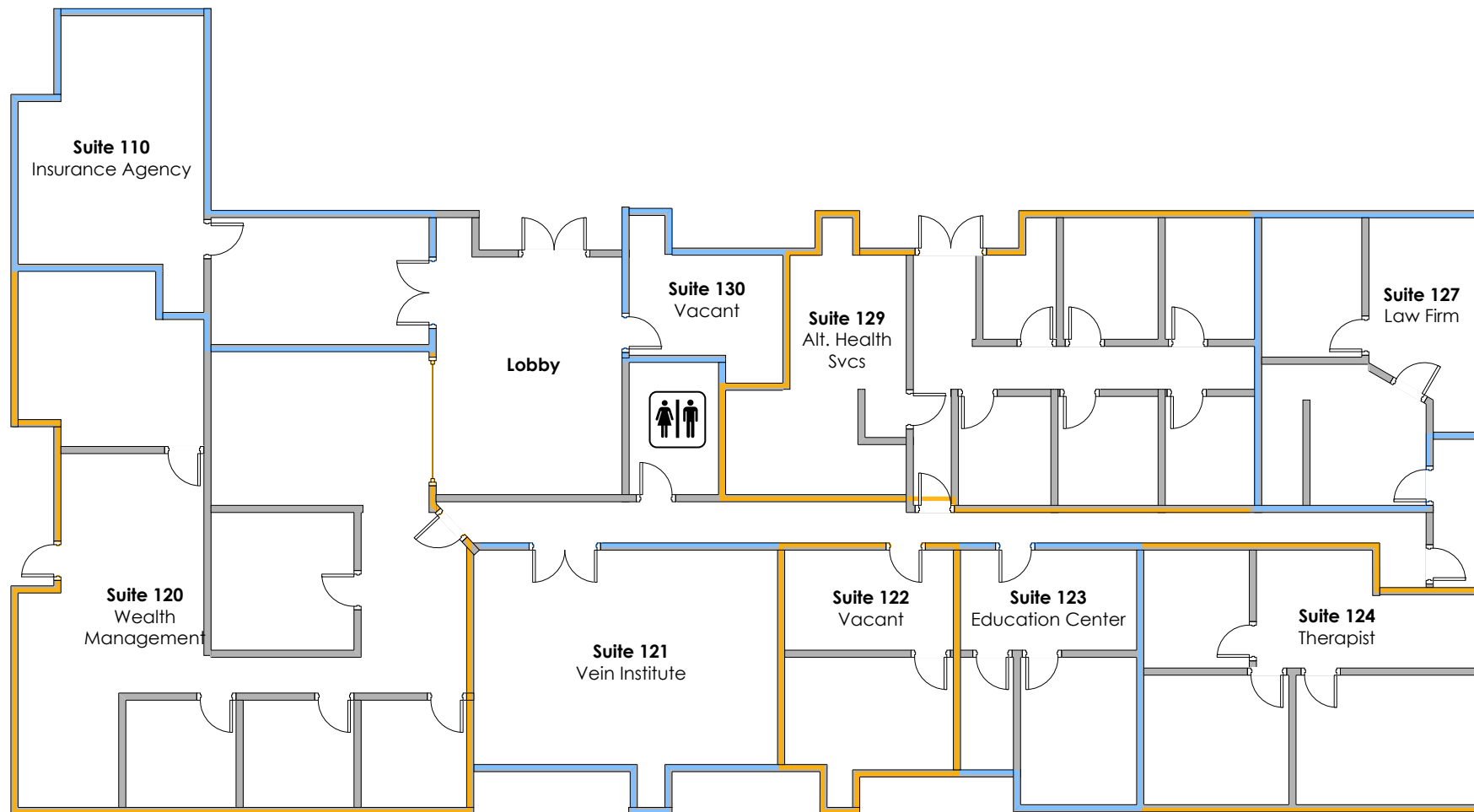
Commercial Properties, Inc., is pleased to present **Tatum Professional Offices**. This property offers an exceptional opportunity located at **16421 N Tatum Blvd.** within the expanding North Valley. This 97% occupied, multi-tenant, office building offers a neighborhood center atmosphere with numerous amenities tenants appreciate. Just south of Bell Rd on Tatum Blvd, Tatum Professional Offices is perfectly located regarding shopping, dining, entertainment, and easy access to the SR 51 & Loop 101 Freeways.

**The offering is a highly attractive opportunity to acquire a two-building complex in desirable Paradise Valley Submarket.**

## BUILDING HIGHLIGHTS

- 97% Leased Professional Building
- Long Term In-Place Tenants
- Highly Functional Office Building
- Steady Area Rents For Office Markets
- Parking Ratio of 5.0/1,000 RSF
- Select Covered Parking Stalls
- Frontage on N Tatum Blvd. (37,843 Cars Per Day)
- Onsite Management

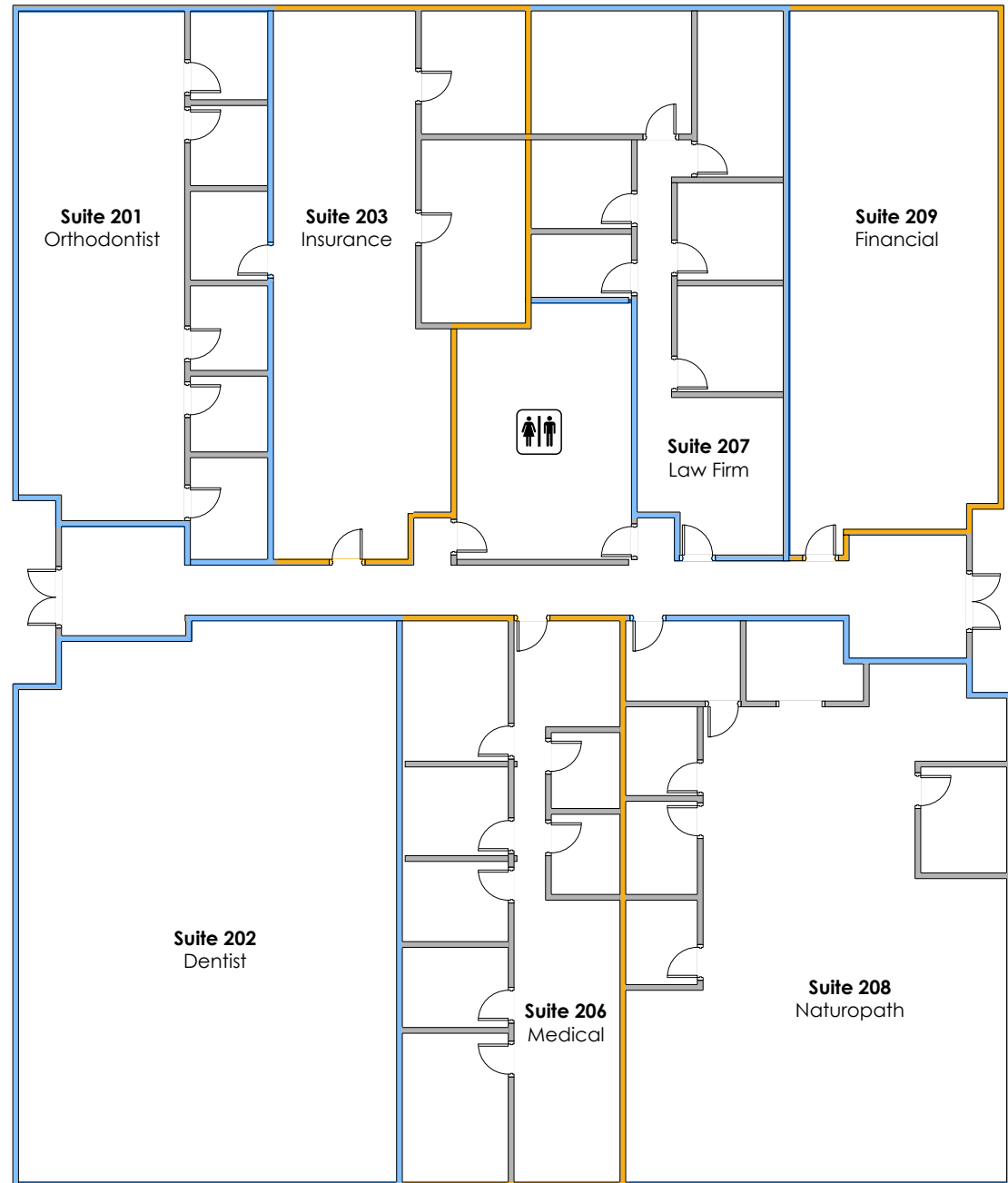
# Phase I Floorplan



\*Note: All scales, characteristics, dimensions, and square footage is approximated. Actual dimensions are to be field verified.



# Phase II Floorplan



\*Note: All scales, characteristics, dimensions, and square footage is approximated. Actual dimensions are to be field verified.







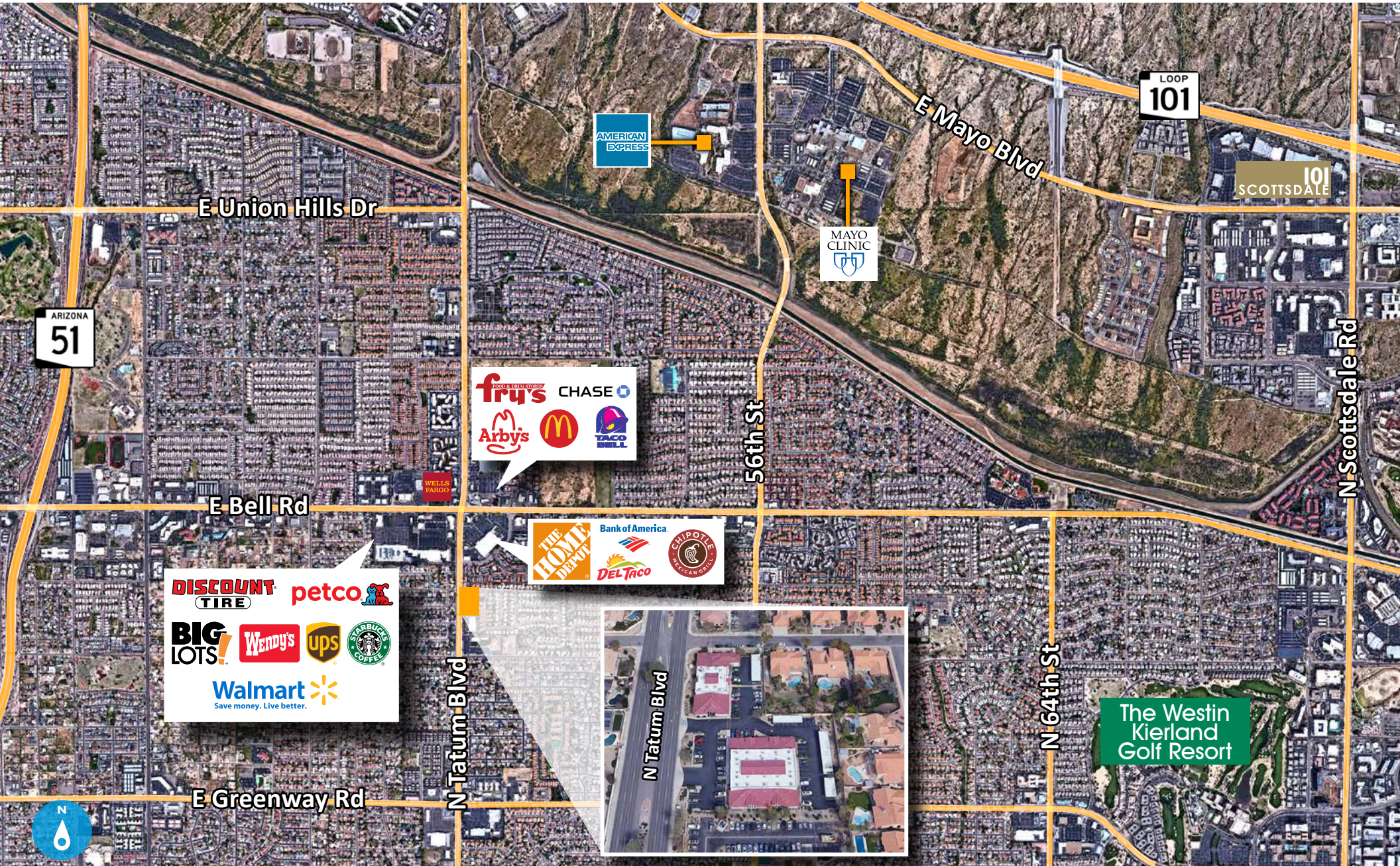
E Bell Rd

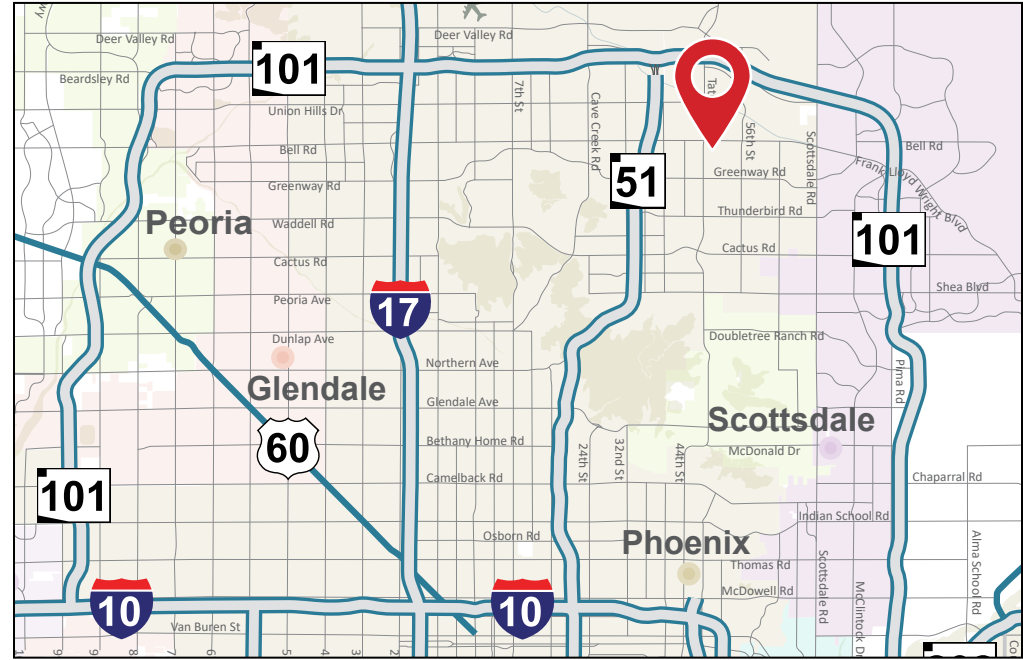
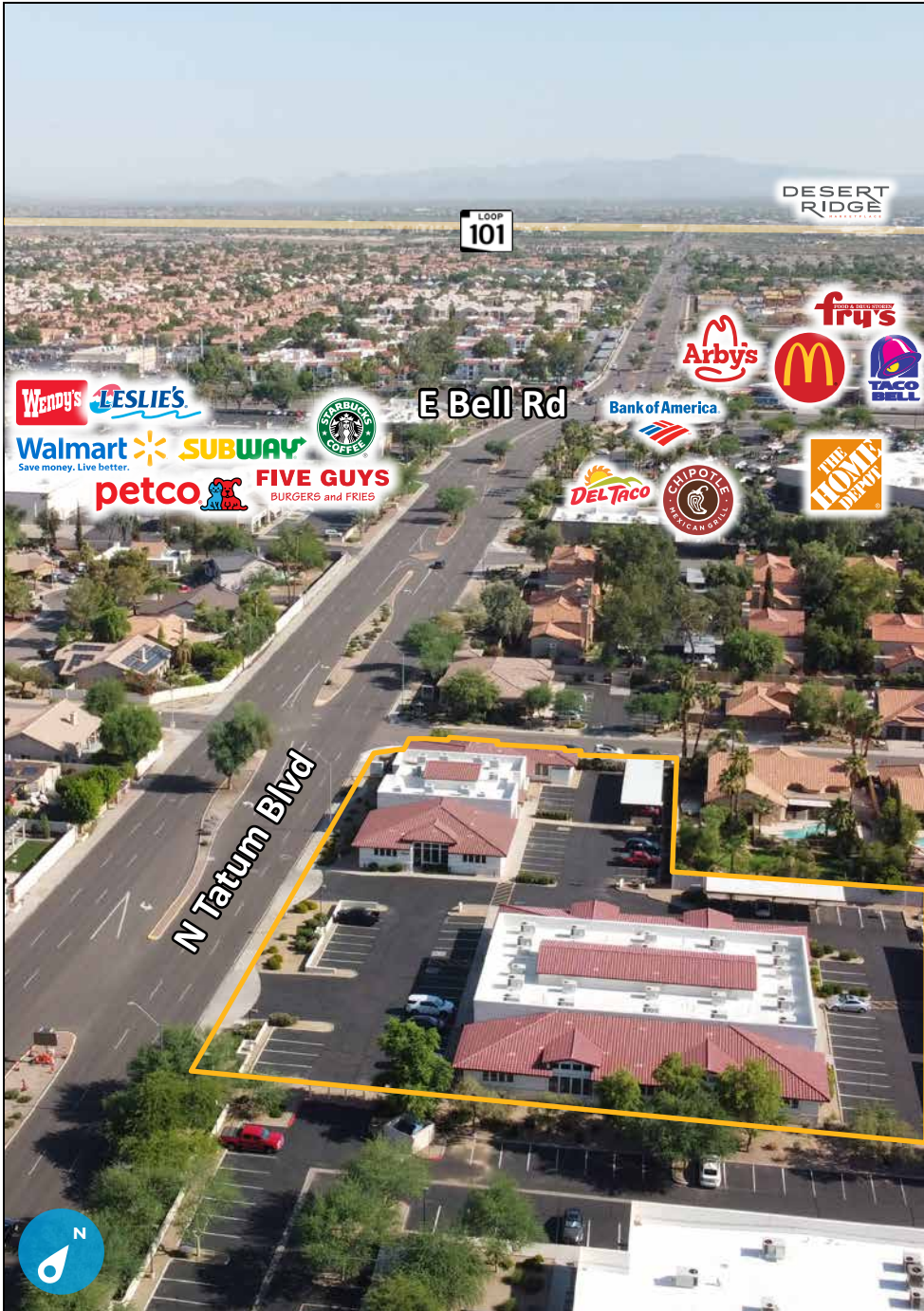
N Tatum Blvd

E Aire Libre Ave



# Great Location With Easy Freeway Access











Phase II East Entry



Phase I Suite 121



Phase II Suite 201



Phase II Suite 202







# AMERICA'S LARGEST CITIES

1. **New York** (Est. 1624)
2. **Los Angeles** (Est. 1781)
3. **Chicago** (Est. 1696)
4. **Houston** (Est. 1836)
5. **Phoenix** (Est. 1867)

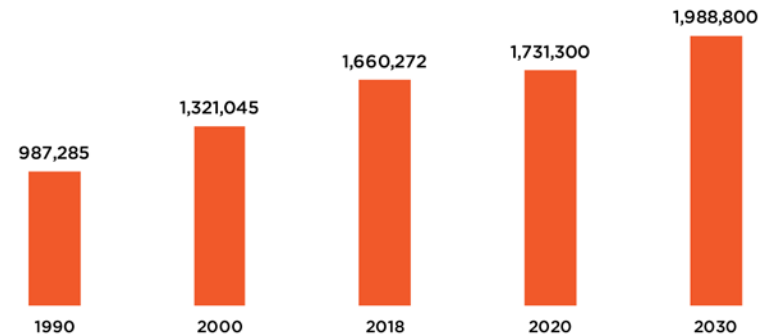
Phoenix is America's fastest-growing City 3 years in a row



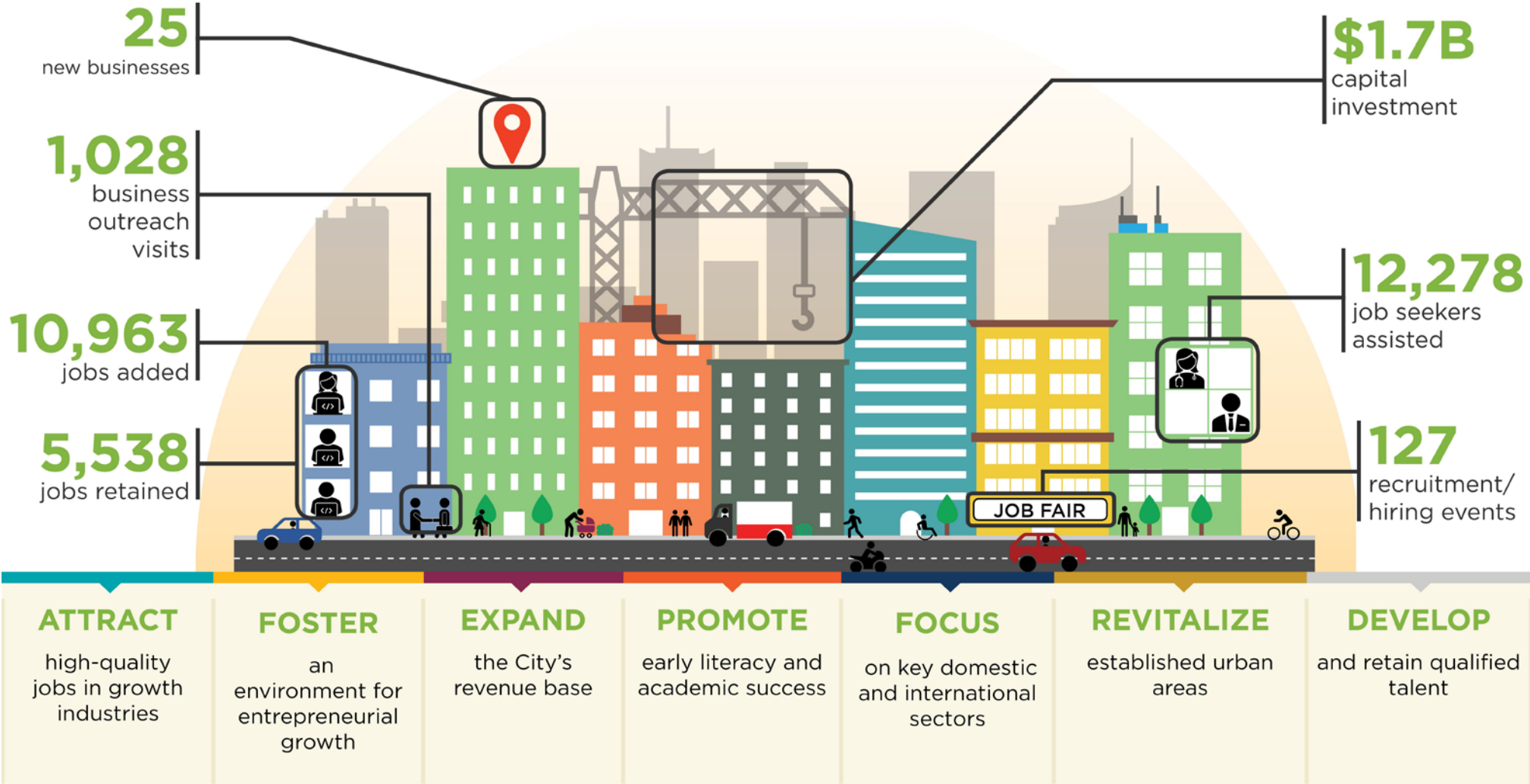
## Population Growth in Arizona

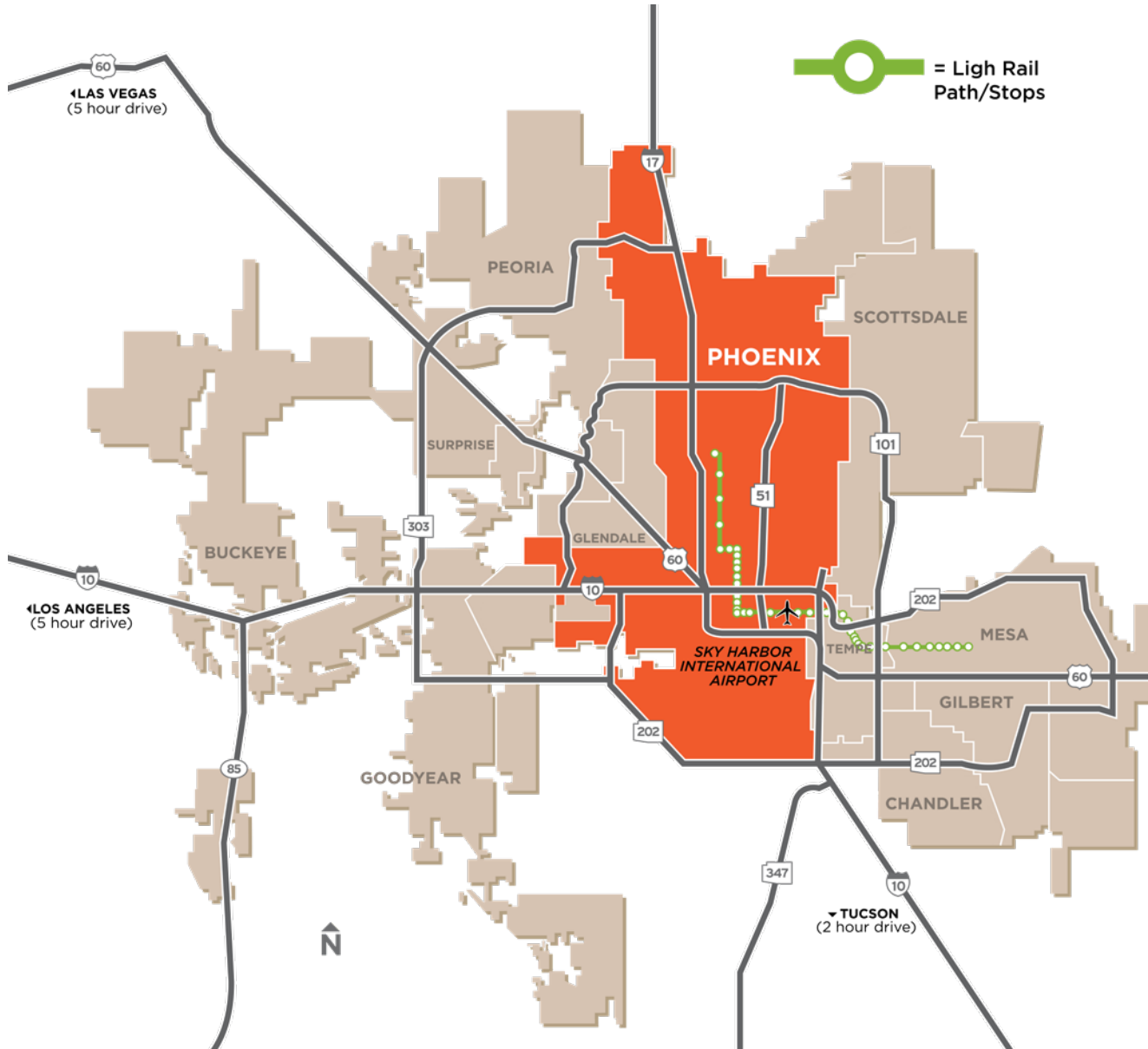
	PHOENIX	MARICOPA COUNTY	STATE OF ARIZONA
1990	987,285	2,130,400	2,680,800
2000	1,321,045	3,072,149	5,130,632
2018	1,660,272	4,410,824	7,171,646
2020	1,731,300	4,456,589	7,286,100
2030	1,988,800	5,279,109	8,284,900

## Phoenix Population Growth



# FY19 COMMUNITY AND ECONOMIC DEVELOPMENT IMPACT





## Air

Phoenix Sky Harbor International Airport is the main airport serving the Greater Phoenix region and is situated less than 10 minutes from Downtown Phoenix.

In 2018, more than 45 million passengers traveled through Sky Harbor. The airport is also investing roughly \$5.7 billion to keep up with growing travel demand.

## Ground

Phoenix has a strong ground transportation network with many major freeway/highway systems running through the city, including Interstate 10 which extends from California to Florida. Other freeways and highways include:

- Interstate 17
- U.S. Route 60
- State Route 51 / State Route 143
- Loop 101 / Loop 202 / Loop 303

## Public Transit

Phoenix also enjoys a new METRO Light Rail which runs from North Phoenix, through downtown, to Tempe and Mesa in the east. Stations are conveniently located and the trains run every 12-15 minutes. The city also boasts an extensive public bus system reaching all corners of the metro area.

## Rail

Phoenix is served by the Union Pacific transcontinental rail line as well as BNSF Railway, offering access to a variety of industrial-zoned properties.

# Major Phoenix Employers

Company:	Address:	# Employees:	Industry:
Banner Health	1111 E McDowell Rd	10,041	Health Care
American Express	20022 N 31st Ave	6,754	Finance, Insurance, & Real Estate (FIRE)
Honeywell	21111 N 19th Ave	6,262	High Tech Manufacturing & Development
Amazon	5050 W Mohave St	6,083	Retail
JPMorgan Chase	241 N Central Ave	6,060	Finance, Insurance, & Real Estate (FIRE)
Dignity Health	350 W Thomas Rd	5,114	Health Care
U Haul	2727 N Central Ave	4,760	Business Svcs
Bank of America	1825 E Buckeye Rd	4,750	Finance, Insurance, & Real Estate (FIRE)
Mayo Clinic	5777 E Mayo Blvd	4,718	Health Care
UnitedHealth Group	4425 E Cotton Center Blvd	4,528	Finance, Insurance, & Real Estate (FIRE)



Banner Health®



Bank of America®



Honeywell



Dignity Health™



JPMORGAN CHASE & CO.



UnitedHealth Group<sup>SM</sup>