

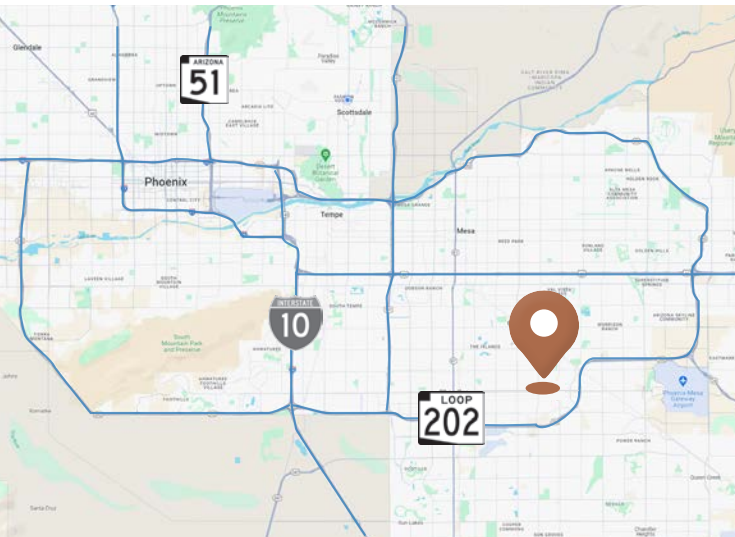
# SINGLE-TENANT MEDICAL NET LEASED INVESTMENT



## SPECTRUM FALLS

2680 South Val Vista Drive  
Gilbert, Arizona 85295

MEDICAL OFFICE CONDOMINIUMS  
AVAILABLE FOR SALE



4,895 SF Freestanding Building



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# Property Summary

2680 South Val Vista Drive - Gilbert, Arizona 85295

Spectrum Falls is located in an expanding medical area in Gilbert, Arizona where the healthcare industry is the leading job provider, employing more than 15,000 people.

The industry grew more than 49% over the last five years – almost double the growth seen overall in Arizona during that time – and is projected to grow by another 16% in the next five years.

# Building Summary

Parcel Numbers	313-15-752; 313-15-751; 313-15-753; 313-15-754
Building Size	4,895 Square Feet
Year Built	2007
Zoning Designation	BP (Business Park), Town of Gilbert
Traffic Counts	Val Vista Drive: 31,650 VPD Williams Field Road: 20,935 VPD



# Investment Highlights

2680 South Val Vista Drive - Gilbert, Arizona 85295

## ESTABLISHED PEDIATRICIAN PRACTICE

Dr. Mark J. Gentile, MD is a highly experienced pediatrician based in Gilbert, Arizona. With a career spanning over four decades, serving over 7,000 families in the valley.

## SINGLE TENANT NNN INVESTMENT

This offering provides an investor steady income on a seven (7) year lease with a strong pediatric tenant on a true NNN lease structure with annual 3% escalations. A new 7 year lease will be signed at the COE.

## Built-Out Pediatric office within Spectrum Falls Condo Park

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## Zero Landlord Maintenance Responsibilities

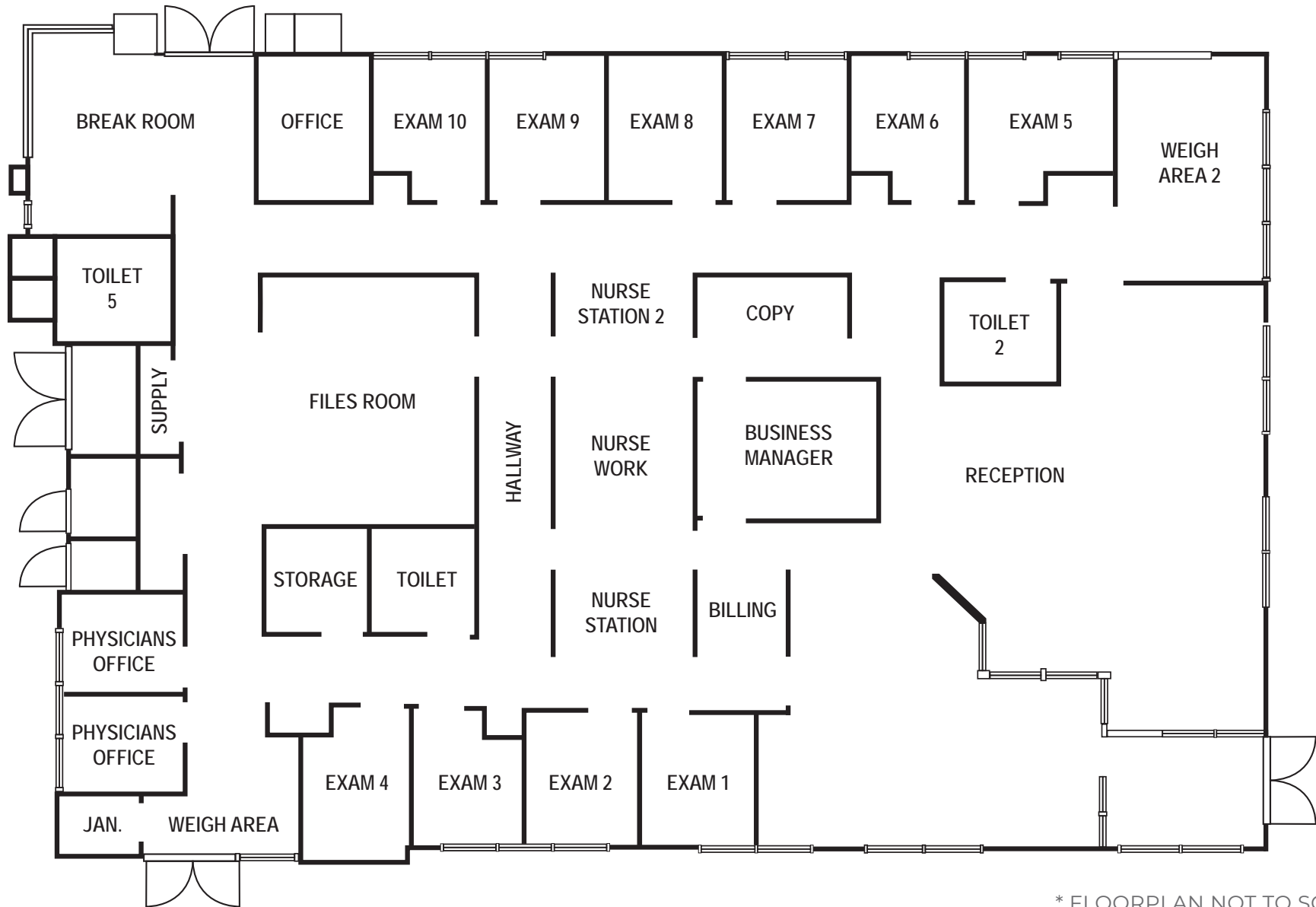
The Owner Association is responsible for maintaining the foundation, exterior walls, roof, landscaping and the common area grounds, including the parking lot. The Tenant is responsible for maintaining and repairing the exterior of the premises, including HVAC.

# OFFERING SUMMARY

Sale Price	\$2,192,960
Price Per SF	\$448
CAP Rate	6.25%
NOI	\$137,060
Suite Size	4,895 SF
Tenant	Pediatrician Provider
Occupied	100%

	Monthly Base Rent	Annual Rent	Rent PSF
Year 1	\$11,421.67	\$137,060.04	\$28.00 + NNN
Year 2	\$11,764.32	\$141,171.84	\$28.84 + NNN
Year 3	\$12,117.25	\$145,407.00	\$29.71 + NNN
Year 4	\$12,480.77	\$149,769.21	\$30.60 + NNN
Year 5	\$12,855.19	\$154,262.28	\$31.51 + NNN
Year 6	\$13,240.85	\$158,890.15	\$32.46 + NNN
Year 7	\$13,638.07	\$163,656.86	\$33.43 + NNN

# FLOORPLAN



\* FLOORPLAN NOT TO SCALE

# SUBMARKET OVERVIEW MAP



Located only **1.4 Miles Away** a growing medical hub with Mercy Gilbert Medical Center and more:



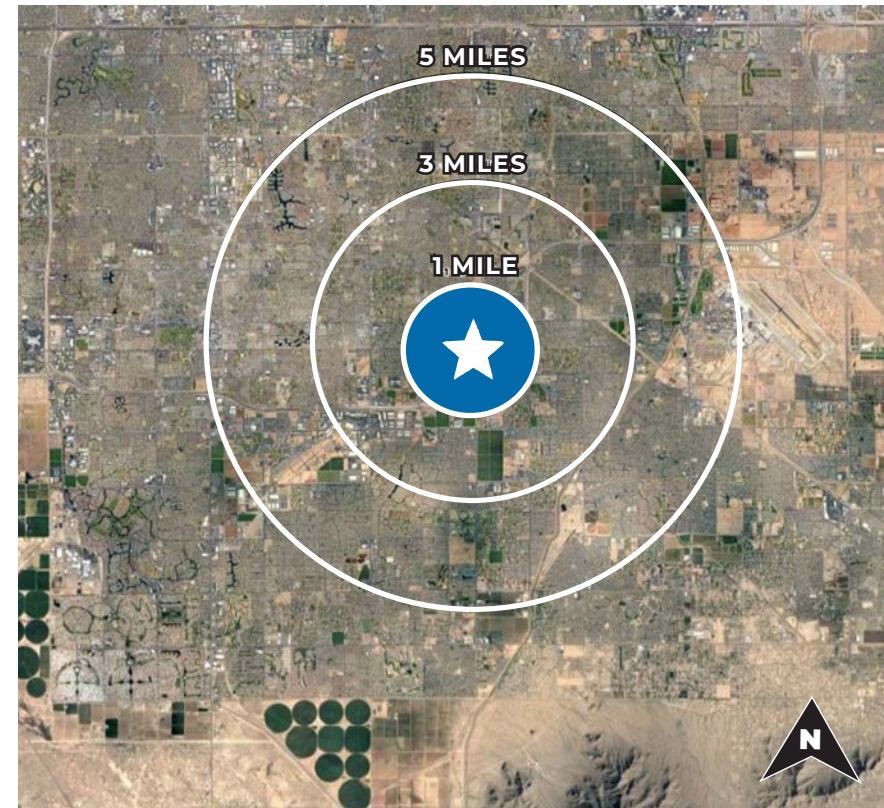
## FACTS & FIGURES:

- 197 Beds
- 22 bed pediatric unit
- More than 1,400 Employees
- More than 1,000 Physicians
- Opened doors in June 2006
- Award winning hospital
- ±53,000 ER Visits
- ±3,400 Babies Delivered
- ±15,000 Admissions
- ±10,000 Surgeries
- ±35 Million Community Benefit



# AREA DEMOGRAPHICS

2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	19,725	139,839	<b>373,276</b>
Estimated Population:	14,710	114,042	307,655
2028 Proj. Residential Population:	18,398	132,396	344,968
Average Household Income:	\$157,667	\$154,181	<b>\$156,220</b>
Total Consumer Expenditure:	\$551.79M	\$3.69B	\$10.06B
Median Age:	32.7	34.8	<b>35.2</b>
Average Household Size:	2.6	3.0	3.0
Housing Units:	6,015	40,621	<b>109,656</b>
Total Households:	5,607	38,277	103,042
Total Businesses:	797	4,268	11,012



**5 Mile**  
 Daytime Population  
**373,276**

**5 Mile**  
 Avg. Household Income  
**\$156,220**

**5 Mile**  
 Median Age  
**35.2**

**5 Mile**  
 Housing Units  
**109,656**

# SPECTRUM FALLS

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.