



ST NNN Investment Offering



Mesquite Canyon - Advanced Pain Management

3035 S. ELLSWORTH RD. #135, MESA, AZ 85212

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OFFERING SUMMARY

MESQUITE CANYON

3035 S. ELLSWORTH RD. #135
MESA, AZ 85212

OFFERING SUMMARY

SALE PRICE: \$1,003,000 | \$486 PSF

UNIT SIZE: 2,061 SF

NOI: \$62,655

CAP RATE: 6.25%

APN: 304-02-862, 863

PROPERTY TYPE: Medical Office Condo

PROPERTY SUMMARY

SVN is pleased to present to the market this absolute NNN single tenant investment opportunity. The property is secured by Advanced Pain Management under a long term, absolute NNN lease through January 2035 with zero Landlord responsibilities and 3% annual rent increases. The offering provides investors the opportunity to acquire four Advanced Pain Management locations, individually or as a portfolio, each subject to the same lease terms.

Advanced Pain Management is an established Arizona healthcare provider with more than 15 years of experience and approximately 8 locations throughout Greater Phoenix and Tucson. The practice provides a broad range of specialized treatments for acute and chronic pain. Its long operating history, multi-location platform, specialized service offering, and strong patient reputation have helped establish Advanced Pain Management as a recognized provider within the Arizona healthcare market.

The combination of an established medical tenant, strategically located facilities, long-term contractual occupancy, and minimal landlord responsibilities creates an attractive investment opportunity for buyers seeking predictable income backed by an experienced Arizona healthcare operator.



PROPERTY HIGHLIGHTS

- Single medical tenant investment opportunity with an absolute NNN lease in place.
- Zero Landlord Responsibilities.
- Long term lease through January 2035.
- 3% annual rent increases.
- Well established medical practice with over 15 years in operation and 8 locations throughout Greater Phoenix and Tucson.
- Desirable locations throughout the valley.
- 4 locations being offered individually or as a portfolio.



**6.25%
CAP RATE**



**JAN. 2035
LEASE EXPIRATION**

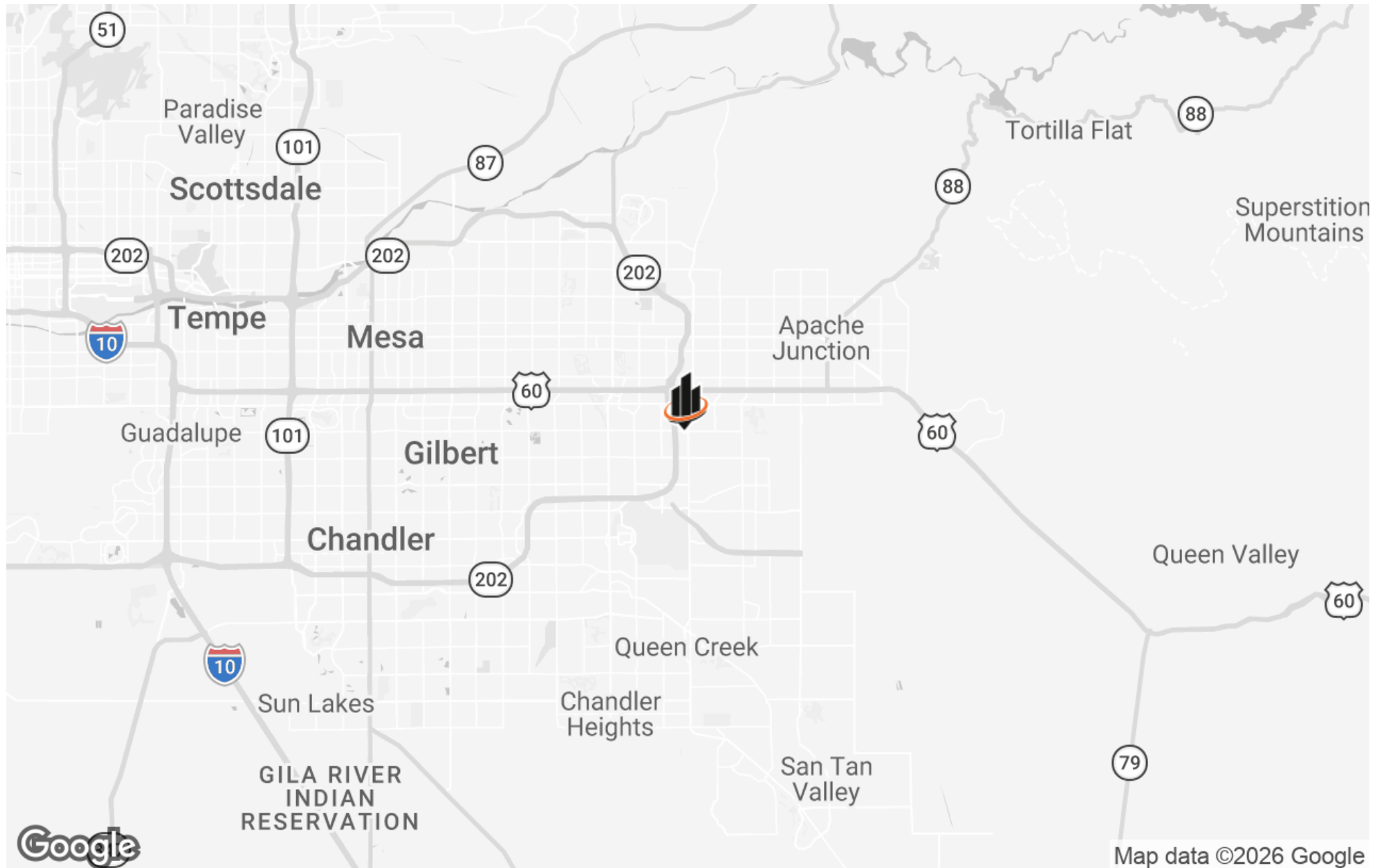


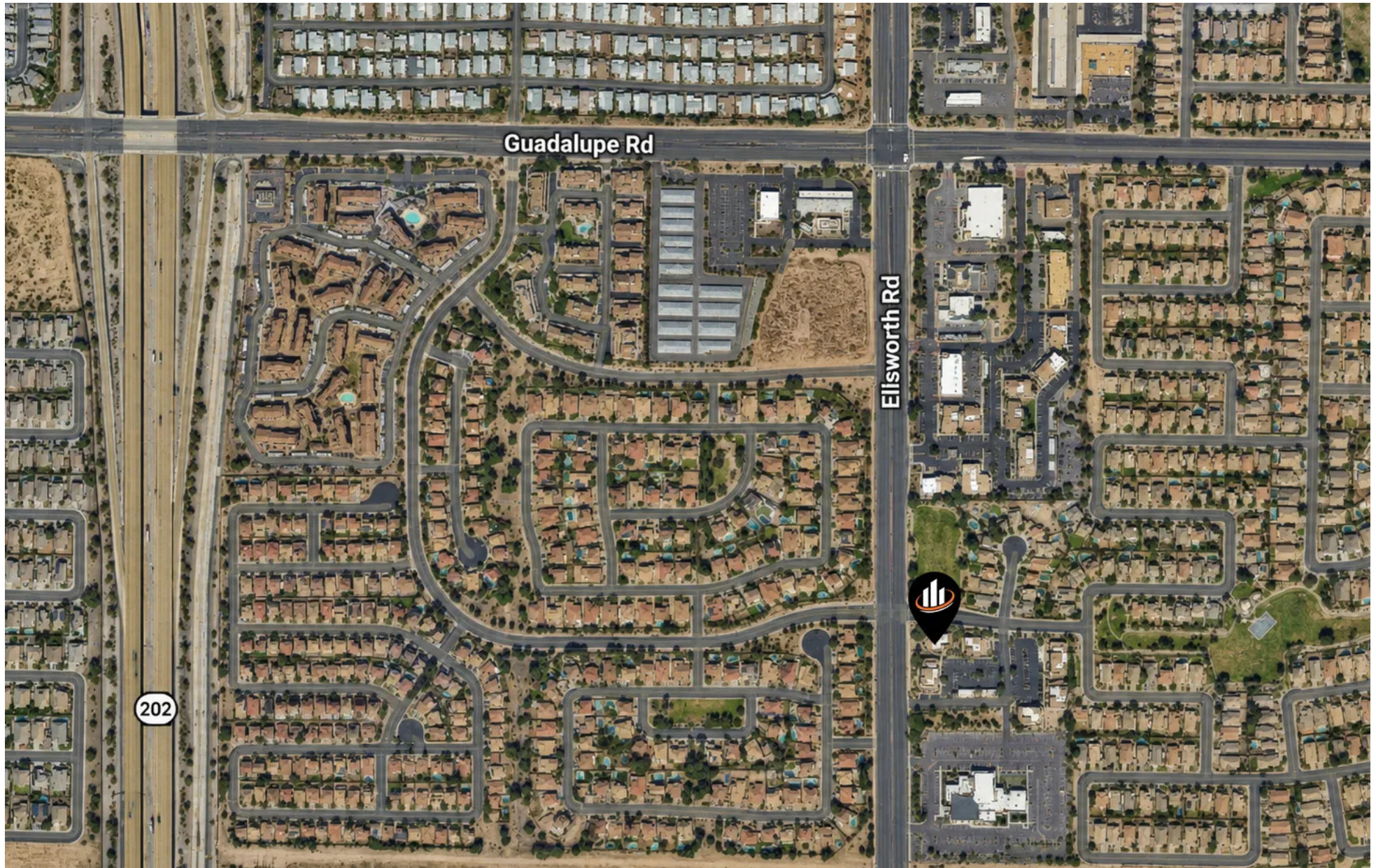
**3%
ANNUAL INCREASES**

LOCATION DESCRIPTION

Mesquite Canyon is strategically located in Southeast Mesa, within one of the fastest-growing portions of the Phoenix metropolitan area. The property benefits from immediate access to the Loop 202 Santan Freeway and proximity to major growth corridors serving Mesa, Gilbert, Queen Creek, and the broader Southeast Valley. The surrounding area features a rapidly expanding residential base, strong household formation, and continued commercial development, with nearby retail, restaurants, medical services, and other daily-use amenities supporting long-term tenant demand. From an investment perspective, Southeast Mesa has emerged as a significant growth and employment hub, driven by continued population expansion, infrastructure investment, and proximity to major economic anchors including Phoenix-Mesa Gateway Airport, Mesa Gateway, and the rapidly developing technology and advanced manufacturing corridor. The area's combination of freeway accessibility, strong demographics, and sustained residential and commercial growth makes it an attractive location for investors seeking durable real estate fundamentals and long-term appreciation potential.

LOCATION MAP





RENT ROLL

TENANT	UNIT SIZE	ESCALATION DATES	RENT PSF	MONTHLY	ANNUAL	LEASE START	LEASE END
Brian S. Page, D.O., LLC	2,061	Current	\$30.40	\$5,221.30	\$62,655.60	8/1/2024	1/31/2035
DBA Advanced Pain Management		8/2027	\$31.31	\$5,377.94	\$64,535.28		
		8/2028	\$32.25	\$5,539.28	\$66,471.36		
		8/2029	\$33.22	\$5,705.46	\$68,465.56		
		8/2030	\$34.22	\$5,876.63	\$70,519.52		
		8/2031	\$35.24	\$6,052.93	\$72,635.11		
		8/2032	\$36.30	\$6,234.51	\$74,814.16		
		8/2033	\$37.39	\$6,421.55	\$77,058.59		
		8/2034	\$38.51	\$6,614.19	\$79,370.34		
TOTALS/AVERAGES			\$34.32	\$5,893.75	\$636,525.52		



ADVANCED PAIN MANAGEMENT

Advanced Pain Management is an established Arizona healthcare provider with more than 15 years of experience and approximately 8 locations throughout Greater Phoenix and Tucson. Led by Dr. Vikramjeet “Vik” Saini, a dual board-certified physician in Physical Medicine & Rehabilitation and Interventional Pain Management, the practice provides a broad range of specialized treatments for acute and chronic pain. Its long operating history, multi-location platform, specialized service offering, and strong patient reputation have helped establish Advanced Pain Management as a recognized provider within the Arizona healthcare market.



LIFEKIND - PRIVATE EQUITY PARTNER

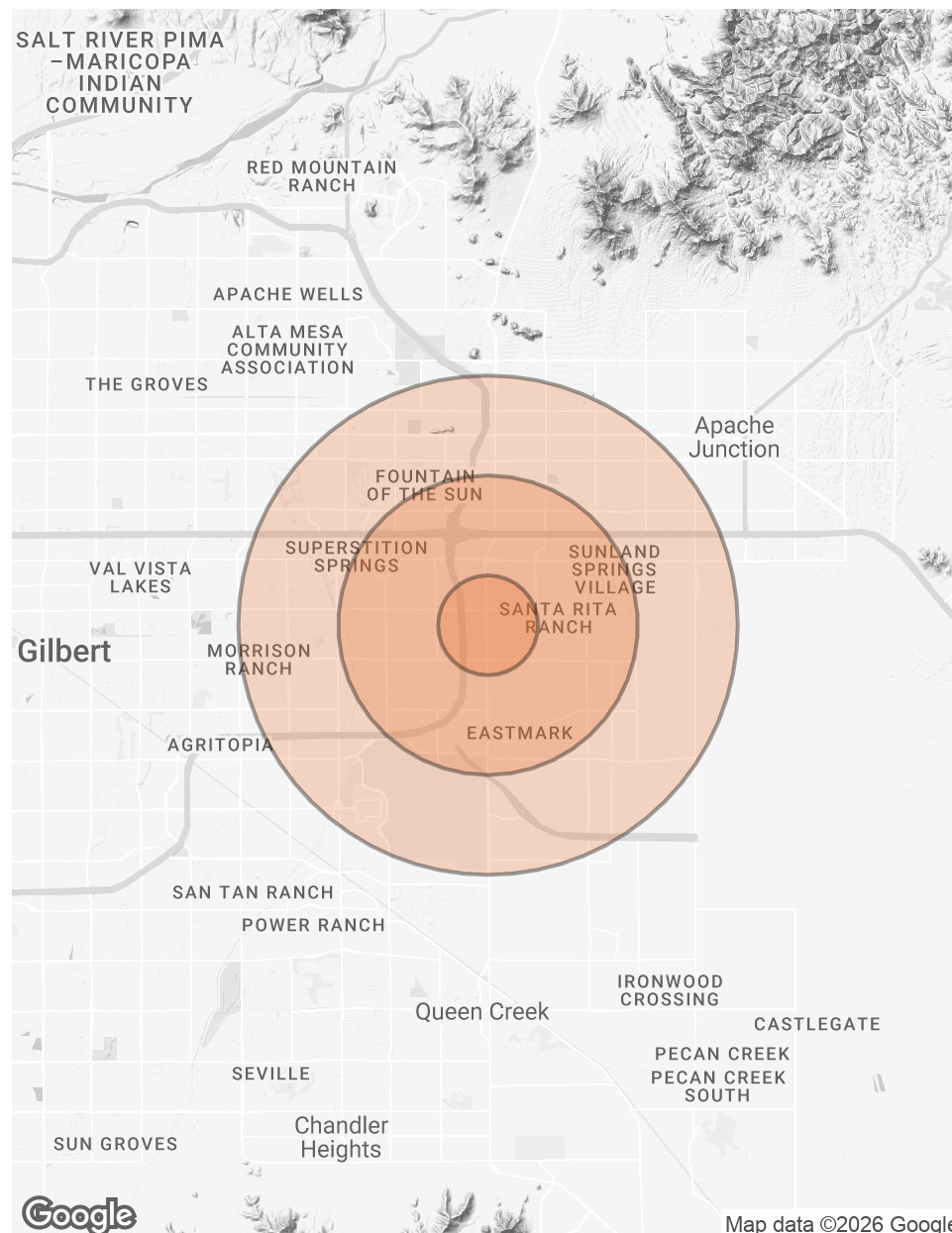
Lifekind Health is a privately held healthcare organization headquartered in Scottsdale, Arizona, specializing in comprehensive care for patients living with chronic pain. Founded in 2012, the company has developed an integrated, whole-person approach that combines multiple clinical disciplines to address complex musculoskeletal, neuropathic, post-surgical and chronic pain conditions. Lifekind reports a workforce of approximately 201-500 employees. Lifekind's specialized healthcare platform, established operating history and focus on the treatment of chronic and recurring medical conditions provide an attractive tenancy profile for net-lease investors.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,612	82,828	203,843
AVERAGE AGE	41	41.5	41.3
AVERAGE AGE (MALE)	40.1	40.9	40.9
AVERAGE AGE (FEMALE)	41.4	42.6	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,317	31,161	77,788
# OF PERSONS PER HH	2.5	2.7	2.6
AVERAGE HH INCOME	\$104,585	\$112,285	\$106,991
AVERAGE HOUSE VALUE	\$364,105	\$401,318	\$367,989

2023 American Community Survey (ACS)



ADDITIONAL PORTFOLIO OFFERINGS



TUCSON - SAN RAFAEL MEDICAL CENTER

ADDRESS:	6560 E. Cardondelet Dr. #G, Tucson, AZ 85710
PRICE:	\$728,000
UNIT SIZE:	2,112 SF
PRICE/SF:	\$344/SF
CAP RATE:	6.25%



PHOENIX - CAMBRIDGE COURT

ADDRESS:	2701 N. 16th St. #111, Phoenix, AZ 85006
PRICE:	\$575,000
UNIT SIZE:	1,420 SF
PRICE/SF:	\$404/SF
CAP RATE:	6.25%



SURPRISE - STADIUM VILLAGE

ADDRESS:	14811 W. Bell Rd. #103, Surprise, AZ 85374
PRICE:	\$656,000
UNIT SIZE:	1,473 SF
PRICE/SF:	\$445/SF
CAP RATE:	6.25%

ADDITIONAL PORTFOLIO OFFERINGS CONT.



CHANDLER - WARNER GATEWAY

ADDRESS:	815 E. Warner Rd. #104, Chandler, AZ 85225
PRICE:	\$561,000
UNIT SIZE:	1,406 SF
PRICE/SF:	\$399/SF
CAP RATE:	6.25%



AVONDALE - GARDEN LAKES

ADDRESS:	4140 N. 108th Ave. #134, Phoenix, AZ 85037
PRICE:	\$627,000
UNIT SIZE:	1,499 SF
PRICE/SF:	\$418/SF
CAP RATE:	6.25%



ARROWHEAD - ARROWHEAD OFFICE SUITES

ADDRESS:	20325 N. 51st. Ave. #1, Phoenix, AZ 85308
PRICE:	\$1,399,000
UNIT SIZE:	3,339 SF
PRICE/SF:	\$418/SF
CAP RATE:	6.25%

