



ST NNN Investment Offering



San Rafael Medical Center Advanced Pain Management

6560 E. CARDONDELET, BLDG G, TUCSON, AZ 85710

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OFFERING SUMMARY

SAN RAFAEL MEDICAL CENTER

6560 E. CARDONDELET DR., BLDG. G
TUCSON, AZ 85710

OFFERING SUMMARY

SALE PRICE: \$728,000 | 344/SF

UNIT SIZE: 2,112 SF

NOI: \$45,481.92

CAP RATE: 6.25%

APN: 133-17-0300

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 and Tucson
- 4 locations being offered individually or as a portfolio.



**6.25%
CAP RATE**



**JAN. 2035
LEASE EXPIRATION**



**3%
ANNUAL INCREASES**

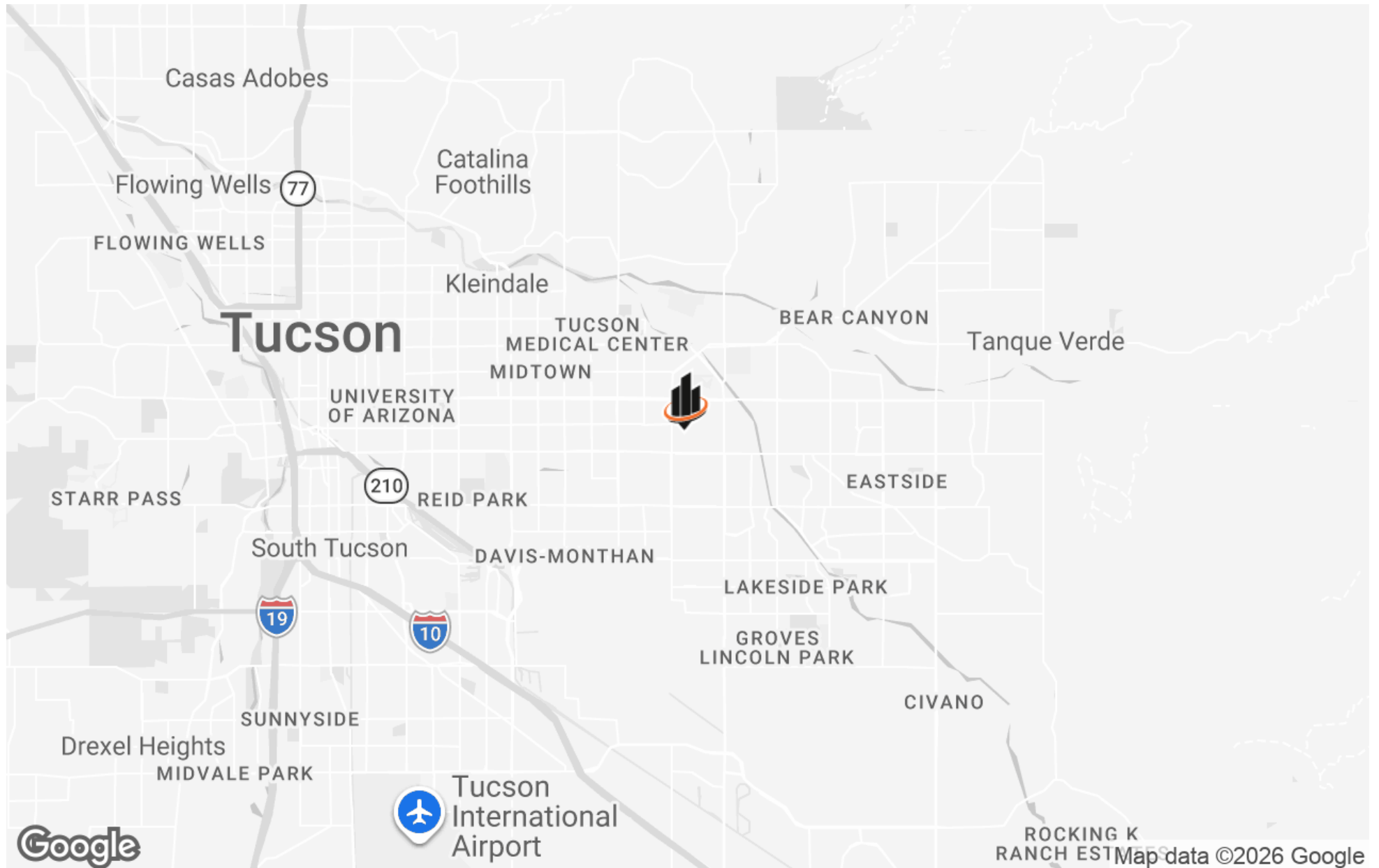
LOCATION DESCRIPTION

San Rafael Medical Center is strategically positioned within one of Tucson's most established medical corridors, immediately adjacent to Carondelet St. Joseph's Hospital and surrounded by a dense concentration of physicians, specialty practices, outpatient services, and other healthcare providers. The property benefits from its central East Tucson location near Wilmot Road and Broadway Boulevard, providing convenient access to a large surrounding patient base and established residential neighborhoods. Demographics are particularly supportive of healthcare demand, with approximately 259,000 residents within five miles and an average age of roughly 43 years, while the immediate one-mile population has an average age of approximately 48.

From an investment perspective, Tucson offers a diversified and resilient economic base anchored by healthcare, education, government, aerospace and defense. Education and Health Services represents approximately 75,000 jobs in the Tucson metro and was up 2.3% year-over-year as of mid-2026, underscoring the importance and relative strength of healthcare within the local economy. Healthcare has also remained a principal driver of Tucson-area office demand, while limited new construction has helped support existing medical and office properties. For investors seeking durable cash flow from a single-tenant medical asset, the combination of an established healthcare location, favorable surrounding demographics and Tucson's significant healthcare infrastructure provides a compelling long-term investment environment.



LOCATION MAP



AERIAL MAP



RENT ROLL

TENANT	UNIT SIZE	ESCALATION DATES	RENT PSF	MONTHLY	ANNUAL	LEASE START	LEASE END
Brian S. Page, D.O., LLC DBA Advanced Pain Management	2,112	Current	\$21.54	\$3,790.16	\$45,481.92	8/1/2024	1/31/2035
		8/2027	\$22.18	\$3,903.87	\$46,846.44		
		8/2028	\$22.85	\$4,020.98	\$48,251.76		
		8/2029	\$23.53	\$4,141.61	\$49,699.32		
		8/2030	\$24.24	\$4,265.86	\$51,190.32		
		8/2031	\$24.96	\$4,393.84	\$52,726.08		
		8/2032	\$25.71	\$4,525.65	\$54,307.80		
		8/2033	\$26.49	\$4,661.42	\$55,937.04		
		8/2034	\$27.28	\$4,801.26	\$57,615.12		
TOTALS/AVERAGES			\$24.31	\$4,278.29	\$462,055.80		



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

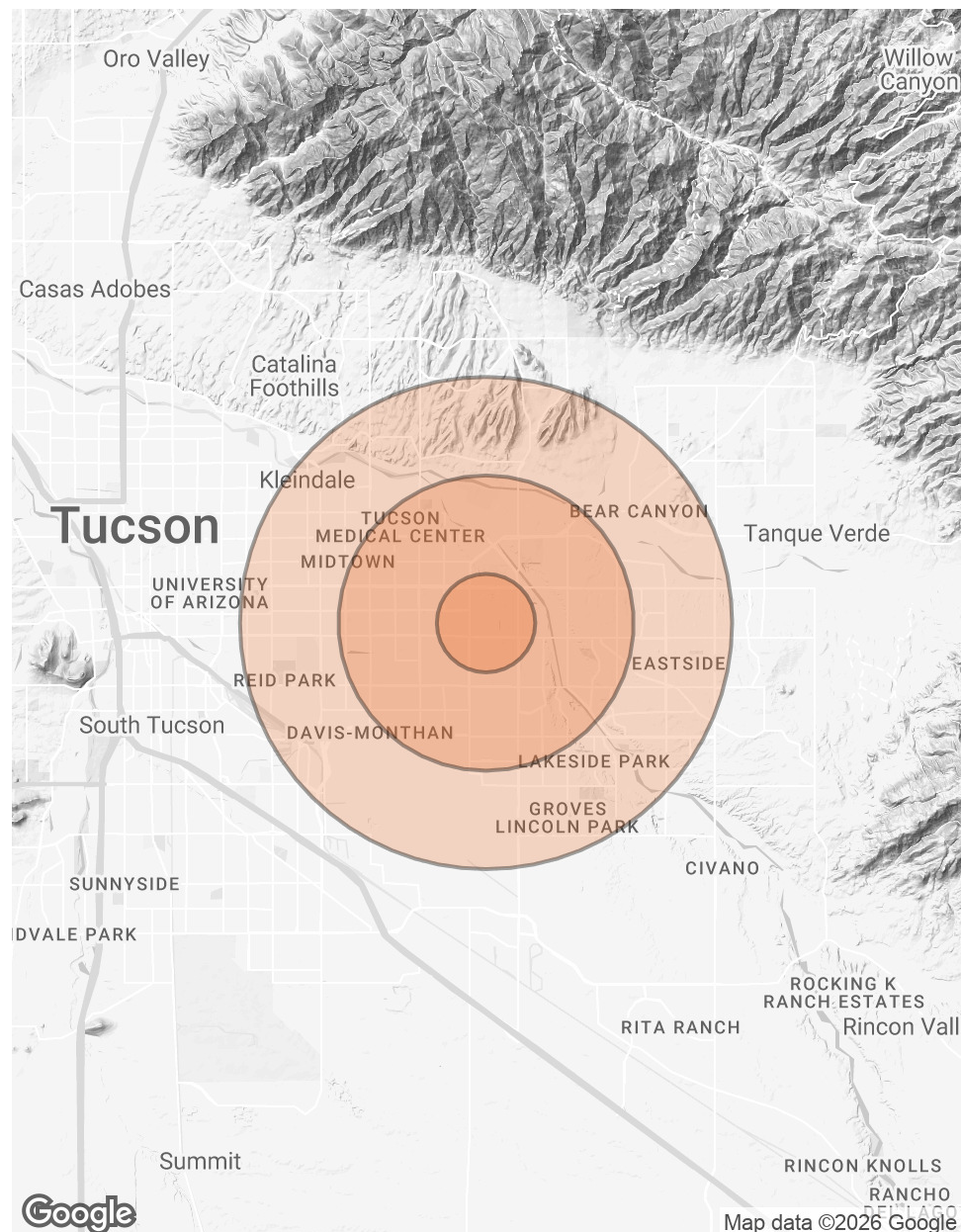
Lifekind Health is a privately held healthcare organization headquartered in Scottsdale, Arizona, specializing in comprehensive care for patients living with chronic pain. Founded in 2012, the company has developed an integrated, whole-person approach that combines multiple clinical disciplines to address 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	10,990	122,736	250,865
AVERAGE AGE	47.9	41.9	41.7
AVERAGE AGE (MALE)	42.8	40.6	40.2
AVERAGE AGE (FEMALE)	49.1	43.3	43.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,702	57,512	114,910
# OF PERSONS PER HH	1.9	2.1	2.2
AVERAGE HH INCOME	\$72,459	\$74,096	\$81,786
AVERAGE HOUSE VALUE	\$290,243	\$263,947	\$301,684

2023 American Community Survey (ACS)



ADDITIONAL PORTFOLIO OFFERINGS



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%



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.



MESA - MESQUITE CANYON

ADDRESS:	3035 S. Ellsworth Rd. #135, Mesa, AZ 85212
PRICE:	\$1,003,000
UNIT SIZE:	2,061 SF
PRICE/SF:	\$486/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%

