



FOR SALE | NNN SINGLE-TENANT INVESTMENT

ORTHODONTIC OFFICE

3336 E Chandler Heights Rd #111-115, Gilbert, AZ 85298

TJ Zaharis Partner & Designated Broker | 480.610.2400 | tj@coberealestate.com



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BROKER BIO



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THE OPPORTUNITY

3336 E Chandler Heights Rd #111-115, Gilbert, AZ 85298



ADDRESS

3336 E Chandler Heights Rd, #111-115, Gilbert, AZ 85298



SALE PRICE

\$1,053,000



CAP RATE

6.00%



YEAR 1 NOI

\$63,175.05



TOTAL RENTABLE AREA

2,115



LEASE TERM

5 Years



OCCUPANCY

100%



NUMBER OF TENANTS

1



CURRENT TENANT

Dentistry



ZONING

SC (Shopping Center)

Claim the opportunity to acquire a **stable asset** with a **long-term tenant** in a highly established healthcare corridor in Gilbert. The dental tenant has built a strong reputation for patient-focused care and is **backed by a Dental Support Organization (DSO)**, providing the operational infrastructure and financial strength that institutional investors value. Having recently signed a five-year lease extension, the tenant has **reinforced confidence** in the site and provides its future owner with **dependable, long-term cash flow**. Combined with the recession-resistant nature of dental practices and Chandler's continued population and economic growth, this investment presents an **exceptional opportunity to acquire a durable net-leased asset in a proven market**.

Located off Chandler Heights Road and Higley Road, the property benefits from a **premier position within one of the Southeast Valley's most affluent and fastest-growing submarkets**. Surrounded by established master-planned communities including Seville, Power Ranch, Layton Lakes, and rapidly expanding Queen Creek, the area continues to experience **strong residential growth and increasing consumer demand**. The property's excellent accessibility, strong traffic counts, and proximity to Loop 202 provide convenient access for residents throughout Gilbert, Chandler, and Queen Creek. With **continued population growth, high-income households**, and limited availability of quality commercial space in the immediate area, this location is **well-positioned to support long-term tenant success and sustained investor value for years to come**.

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INVESTMENT HIGHLIGHTS

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LOCATED IN GROWING AREA WITH HIGH-INCOME HOUSEHOLDS

Located in the highly desirable Seville community, known for its resort-style living, **top-rated schools**, championship golf course, and well-maintained neighborhoods, this property sits in **one of Gilbert's highest-income areas**. The average household incomes exceed \$170,000 within 3 miles, approximately **42% higher than the Arizona average**, providing strong spending power and support for local businesses. The surrounding area has experienced significant residential, retail, and commercial growth in recent years, **driving increased demand for services and amenities**. As Gilbert and the Southeast Valley continue to attract new residents and investments, this location is well-positioned to benefit from the area's continued expansion and long-term economic strength.

TOP-TIER GILBERT LOCATION

Gilbert has consistently ranked among Arizona's most desirable communities, driven by strong population growth, high household incomes, and a business-friendly environment. The town has transformed into one of the Phoenix metro area's leading employment and residential centers, attracting families, professionals, and employers alike. As Gilbert continues to expand and mature, properties in established areas such as this are positioned to benefit from the community's ongoing economic strength and increasing consumer base.



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TENANT INFORMATION

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Five Point Dental Specialists ("FPDS") is a rapidly growing Dental Service Organization (DSO) founded in 2018 and headquartered in Irving, Texas. The organization provides comprehensive business and administrative support—including operations, human resources, marketing, accounting, and practice management—to a network of affiliated orthodontic, oral surgery, and pediatric dental practices throughout the United States and Canada. With more than 500 employees and an expanding multi-state platform, FPDS enables its affiliated practices to remain focused on patient care while benefiting from the resources and financial strength of a larger organization. As the backing entity behind this lease, Five Point Dental Specialists provides institutional support and operational stability that enhances the long-term creditworthiness of the tenancy and helps ensure continued occupancy at the Property.



Founded in 2005, Sonoran Smile Orthodontics has been serving the East Valley for more than 20 years, providing comprehensive orthodontic care with a reputation for personalized service and modern treatment technology. The practice has operated from its Gilbert location at 3336 E. Chandler Heights Road since at least 2020, establishing a strong presence within the rapidly growing Southeast Gilbert trade area. Its long operating history, experienced team, and multiple Valley locations demonstrate a stable, well-established business with deep roots in the community.



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RENT ROLL

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TENANT	SQUARE FOOTAGE	LEASE START	LEASE END	LEASE RATE/MONTH NNN	ANNUAL NOI
SONORAN SMILE ORTHODONTICS	2,115	8/1/2026	7/31/2027	\$5,264.59	\$63,175.08
		8/1/2027	7/31/2028	\$5,422.53	\$65,070.36
		8/1/2028	7/31/2029	\$5,585.20	\$67,022.40
		8/1/2029	7/31/2030	\$5,752.76	\$69,033.12
		8/1/2030	7/31/2031	\$5,925.34	\$71,104.08
RENEWAL OPTIONS					
Two 5-Year Renewal Options with 3% Annual Increases					

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LOCATION

This map shows the Phoenix metropolitan area, highlighting the locations of Chandler, Gilbert, and Mesa Gateway Airport. A yellow 'C' icon marks the location of Chandler. The map includes major highways (101, 60, 87, 202, 24) and various landmarks and neighborhoods.

Neighborhoods and Landmarks:

- Chandler:** Located in the center of the map, marked with a yellow 'C' icon. Surrounding areas include Chandler Heights, Queen Creek, and Chandler.
- Gilbert:** Located to the north of Chandler.
- Mesa Gateway Airport:** Located to the east of Chandler, marked with an airplane icon.
- Other Areas:** Dobson Ranch, Val Vista Lakes, Morrison Ranch, Eastmark, San Tan Ranch, Power Ranch, Carino Estates, Ocotillo, Sun Lakes, Goodyear Village, Gila River Indian Reservation, Bapchule, Sweet Water Village, Lower Santan Village, Upper Santan Village, Olberg, Sacaton, Sacaton Flats, Ironwood Crossing, Pecan Creek, Pecan Creek South, San Tan Heights, San Tan Valley, Johnson Ranch, and Johnson Ranch.

Highways:

- 101:** Running north-south through the western part of the map.
- 60:** Running east-west through the northern part of the map.
- 87:** Running north-south through the center of the map.
- 202:** Running east-west through the center of the map.
- 24:** Running east-west through the eastern part of the map.

Map Data: ©2026 Google



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AREA DEMOGRAPHICS

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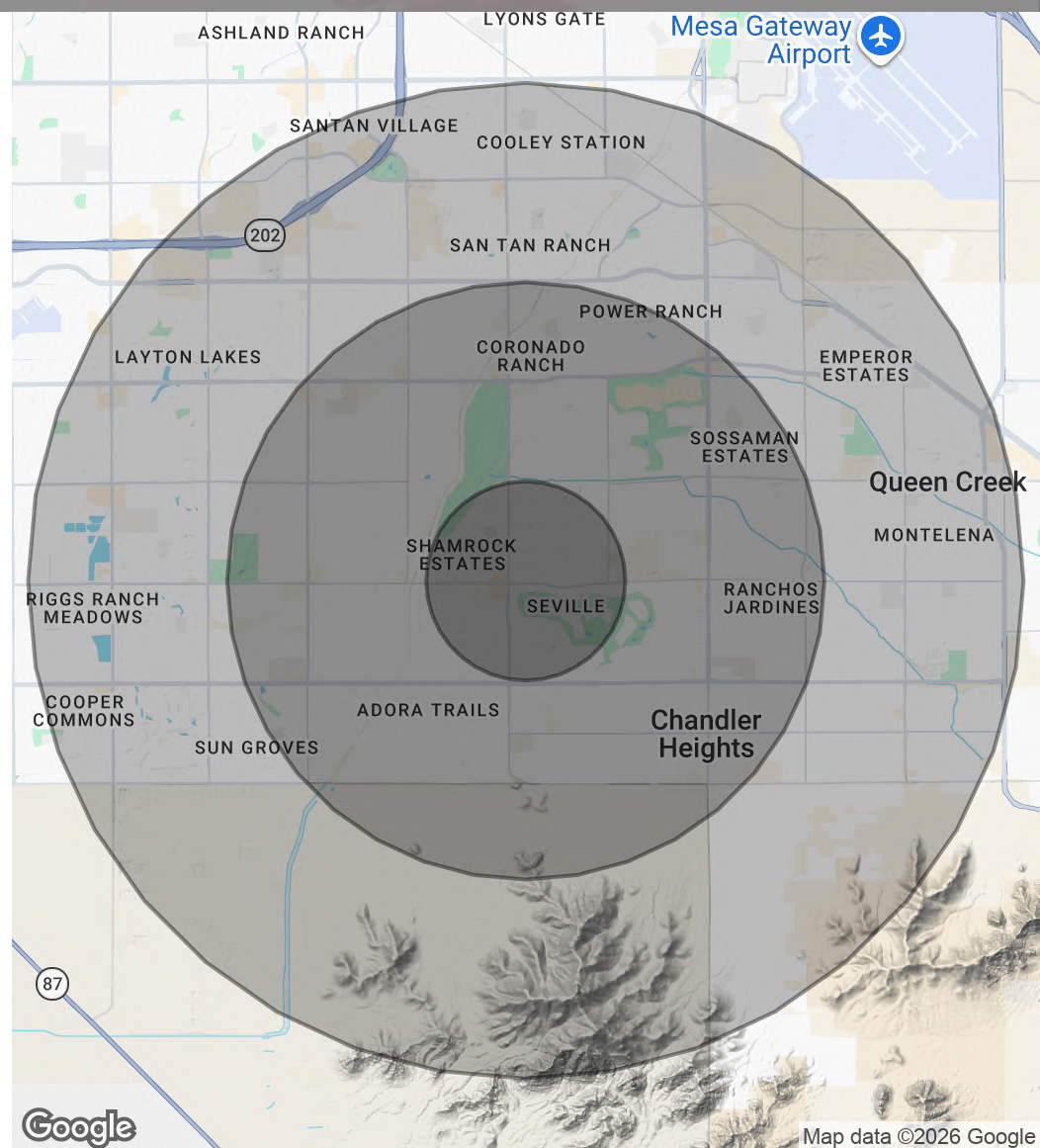
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,434	65,112	166,852
Average Age	35.6	38.1	36.9
Average Age (Male)	31.1	37.4	35.9
Average Age (Female)	36.7	38.0	37.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,548	20,010	52,700
# of Persons per HH	3.2	3.3	3.2
Average HH Income	\$167,172	\$171,307	\$167,209
Average House Value	\$642,508	\$658,384	\$633,759

2023 American Community Survey (ACS)



Map data ©2026 Google

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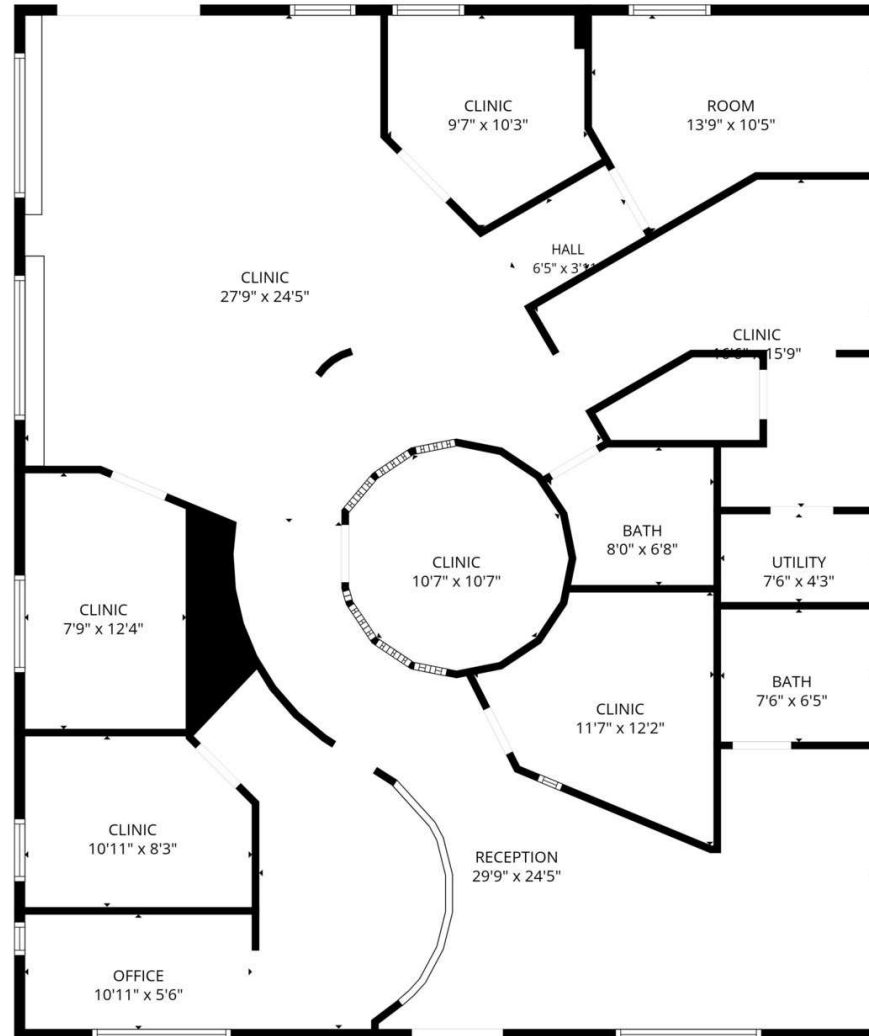
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FLOOR PLAN

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Rendering has approximate measurements. All measurements and configurations to be verified by interested parties.

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PROFESSIONAL BACKGROUND

A fourth generation Arizona native with over 20 years of experience in Commercial Real Estate, TJ is passionate about the Phoenix area real estate market. His extensive background in real estate sales & leasing, development, advertising, and corporate marketing offers a broad spectrum of expertise for his clients. As a Partner and Designated Broker of COBE Real Estate, he has been involved in the leasing and sales worth hundreds of millions in office, industrial, retail, and land properties.

TJ earned a BS in Marketing Communications from Brigham Young University, holds an Arizona Real Estate Brokers License and is a member of PHX East Valley Partnership, SEVRAR, WeSERV, and The Urban Land Institute. He lives in Gilbert with his wife and 4 children, is active in his church and community, and is passionate about snow skiing, travel, sports cars, and cheering on his sports teams.

COBE Real Estate
2152 S Vineyard Suite 116
Mesa, AZ 85210
480.610.2400

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