



ST NNN Investment Offering



Arrowhead Office Park Advanced Pain Management

20325 N. 51ST AVE #160, GLENDALE, AZ 85308

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OFFERING SUMMARY

ARROWHEAD OFFICE PARK

20325 N. 51ST AVE. #160
GLENDALE, AZ 85308

OFFERING SUMMARY

SALE PRICE:	\$1,399,000 \$419/SF
UNIT SIZE:	3,339 SF
NOI:	\$87,407.28
CAP RATE:	6.25%
APN:	206-29-037, 038
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**



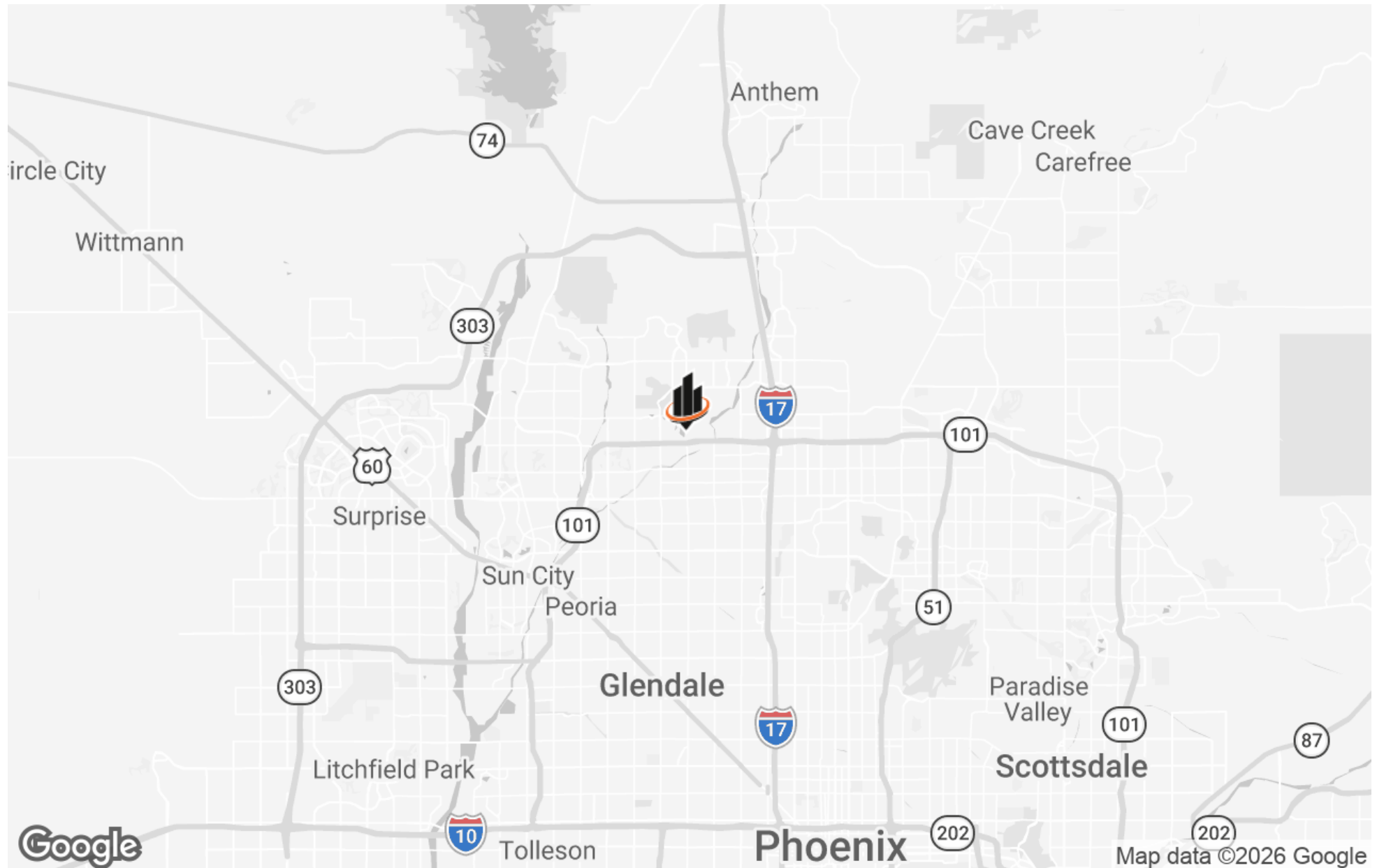
**3%
ANNUAL INCREASES**

LOCATION DESCRIPTION

Arrowhead Office Park is strategically located in the highly desirable Arrowhead/North Glendale submarket, immediately adjacent to the Loop 101 Agua Fria Freeway and just north of Union Hills Drive. The property sits within an established medical and professional office environment and benefits from convenient access to Glendale, Peoria, North Phoenix and the broader Northwest Valley. The property itself is part of a notable healthcare cluster that includes Phoenix Children's Pediatrics and Urgent Care, along with a diverse mix of specialty medical providers including primary care, urology, colorectal, ENT, pain management and other outpatient services. This concentration of healthcare users reinforces the location as an established destination for medical care. From an investment perspective, North Glendale benefits from a mature and affluent residential base, strong regional accessibility and continued growth throughout the Northwest Valley. The property's immediate proximity to Loop 101 provides excellent connectivity to the Arrowhead commercial corridor, Peoria, the Loop 303 growth corridor and employment centers throughout the West Valley, while nearby retail, restaurants and other amenities support both patients and employees. For investors seeking a single-tenant medical asset, the combination of an established medical-office setting, freeway visibility and accessibility, surrounding population density and long-term demand for outpatient healthcare services provides a compelling foundation for durable tenancy and long-term real estate value.



LOCATION MAP



AERIAL MAP



RENT ROLL

TENANT	UNIT SIZE	ESCALATION DATES	RENT PSF	MONTHLY	ANNUAL	LEASE START
Brian S. Page, D.O., LLC DBA Advanced Pain Management	3,339	Current	\$26.18	\$7,283.94	\$87,407.28	8/1/2024
		8/2027	\$26.96	\$7,502.46	\$90,029.52	
		8/2028	\$27.77	\$7,727.52	\$92,730.24	
		8/2029	\$28.61	\$7,959.35	\$95,512.20	
		8/2030	\$29.46	\$8,198.13	\$98,377.56	
		8/2031	\$30.35	\$8,444.07	\$101,328.84	
		8/2032	\$31.26	\$8,697.39	\$104,368.68	



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

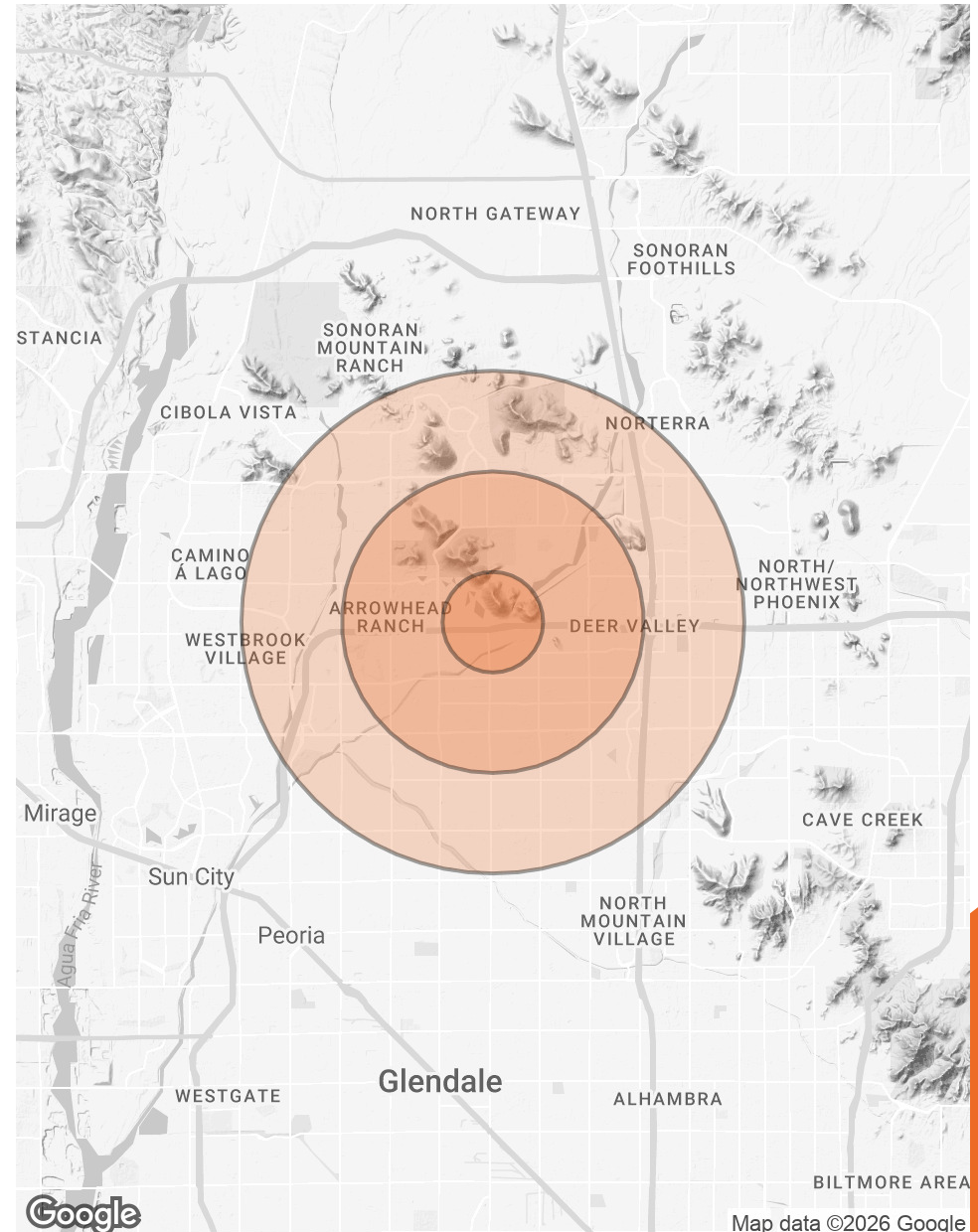
Lifekind Health is a privately held healthcare organization headquartered in Scottsdale, Arizona, specializing in comprehensive care for patients living with chronic pain. Founded in 2012, the company has developed an integrated, whole-person approach that combines multiple clinical disciplines to address 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	8,884	99,025	270,715
AVERAGE AGE	38.5	41.5	39.7
AVERAGE AGE (MALE)	38	40	38.7
AVERAGE AGE (FEMALE)	39.2	42.8	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,329	38,786	102,822
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$110,282	\$111,448	\$114,706
AVERAGE HOUSE VALUE	\$436,948	\$447,829	\$449,484

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%



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%

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%



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%

