



REDUCED PRICE

OFFERING MEMORANDUM

OWNER / USER OPPORTUNITY - MEDICAL OFFICE CONDO

198 S CORONADO DRIVE, SIERRA VISTA, AZ 85635

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DOC PROPERTIES

Managing Principal

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CONFIDENTIALITY & DISCLAIMER



OFFERING MEMORANDUM CONFIDENTIALITY AND CONDITIONS

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

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SECTION 1

EXECUTIVE SUMMARY

INVESTMENT SUMMARY

INVESTMENT HIGHLIGHTS



INVESTMENT SUMMARY



EXECUTIVE SUMMARY

DOCPROPERTIES is pleased to present to medical and dental practices this unique opportunity to acquire 198 S Coronado Drive, Sierra Vista, AZ 85635 (the "Property" or "Building").

The opportunity offers a practice the opportunity to purchase a medical office condominium totalling 7,627 square foot to serve its patients in Sierra Vista. The Property includes second generation medical office space that was most recently used as a cancer center. There is a lot of existing plumbing in all exam rooms and can be used as-is or modified to a practice's specific needs. The closest hospital is located just 3.4 miles away, Canyon Vista Medical Center.

The subject property can be single-tenant or multi-tenant. It is a one-story, medical office condominium built in 2006. The property is located in a project with several other medical practices including Genesis Ob/Gyn, Dermatology & Plastic Surgery of Arizona, Coronado Surgery Center and New Era Family Practice.



OFFERING SUMMARY

Sale Price:	\$1,525,400	\$1,677,940
Building Size:		7,627
Price / PSF:	\$200	\$220

INVESTMENT HIGHLIGHTS

LOCATION

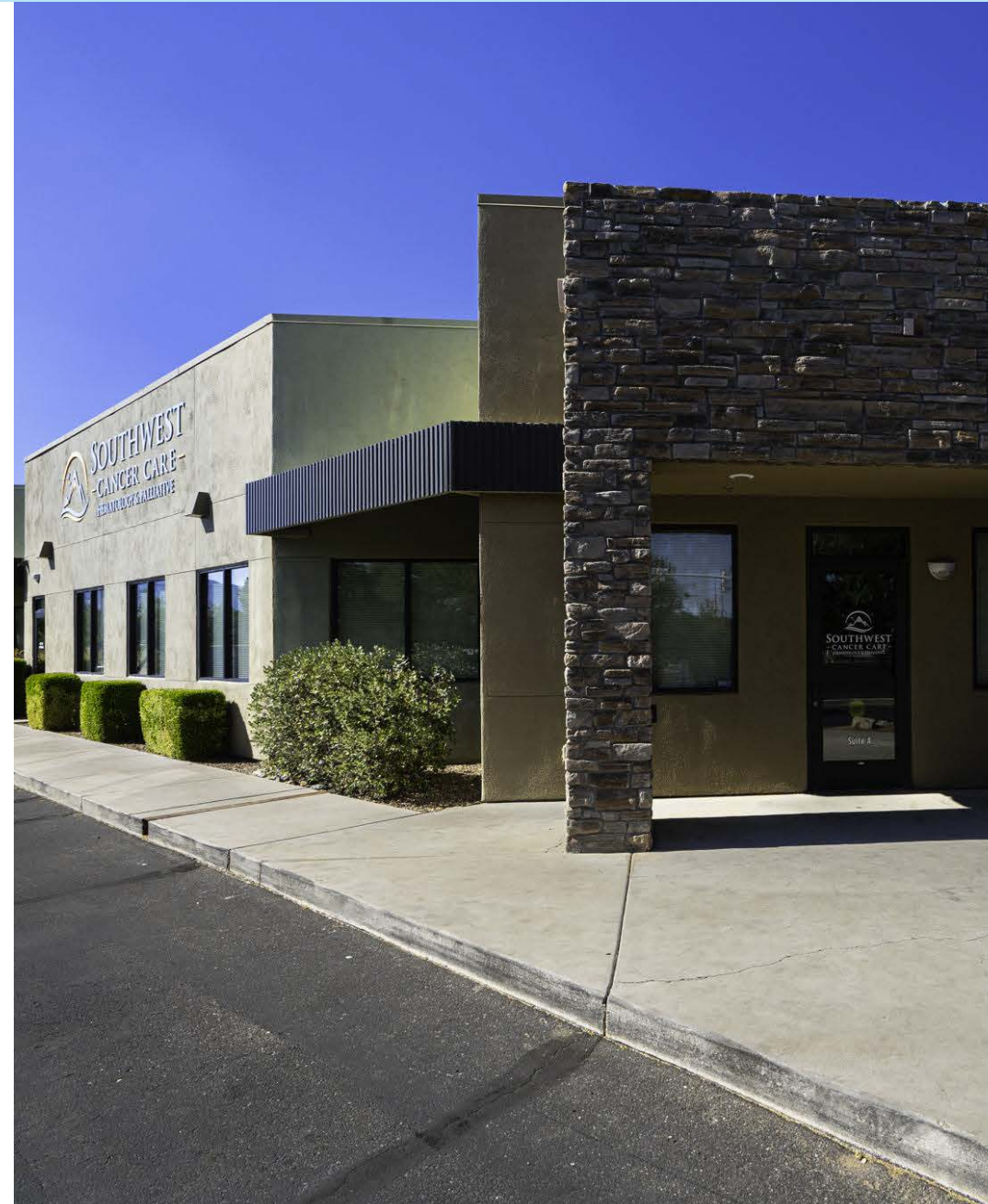
198 S Coronado Drive is an opportunity to offer second generation medical space to a practice in Sierra Vista. A practice can occupy a portion, lease out the rest to another practice or occupy the entire property itself. Ingress / Egress directly off of Coronado Drive.

HOSPITAL

Canyon Vista Medical Center is located 3.4 miles away from the subject property. It is a brand new hospital completed in 2015 to serve the growing population of Sierra Vista, but has been serving the area since 1963. The hospital totals 177,000 square feet, includes Level III Trauma emergency services, Level I Nursery, two helicopter pads as well as a range of other healthcare services.

VISIBILITY

Frontage and ingress/egress off of Coronado Drive, intersecting E Frye Boulevard. E Frye Boulevard has close to 20,000 daily traffic counts, Coronado is about half.



SECTION 2

PROPERTY OVERVIEW

PROPERTY INFORMATION: LOCATION

PROPERTY INFORMATION: DETAILS



PROPERTY INFORMATION: LOCATION



LOCATION INFORMATION

Building Name	Ventana Park One
Street Address	198 S Coronado Drive
City, State, Zip	Sierra Vista, AZ 85635
County	Cochise
Sub-Market	Arizona SE + Sierra Vista Area
Cross-Streets	E Fry Boulevard Coronado Drive
On/Off Campus	Off Campus

PROPERTY INFORMATION: DETAILS

BUILDING INFORMATION

Description:	VENTANA PARK ONE 198 S Coronado Drive
Building Size:	7627 SF
Building Class:	B
Tenancy:	Single or Multi
Number of Floors:	1
Year Built:	2006
Restrooms:	Seven (7)

PROPERTY INFORMATION

Property Subtype:	Medical Office Condominium
Zoning:	Commercial
Lot Size:	2.17 Acres
APN #:	105-08-043

PARKING & TRANSPORTATION

Parking Type:	Uncovered
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ESTIMATED OPERATING EXPENSE

	TOTAL	PSF
Building Insurance	\$2,034	\$0.27
Common Area Maintenance		
Janitorial	\$720	\$0.09
Landscaping	\$4,800	\$0.63
Fire Life Safety Maint/Monitoring	\$936	\$0.12
Management/Admin.	\$2,424	\$0.32
Repairs & Maintenance	\$3,384	\$0.44
Trash Removal	\$2,040	\$0.27
Utilities-Gas	\$600	\$0.08
Water & Sewer-Landscape Irrig.	\$2,940	\$0.39
Property Taxes	\$17,212	\$2.26
TOTAL	\$37,090	\$4.86

SECTION 3

LOCATION INFORMATION

AERIAL MAP

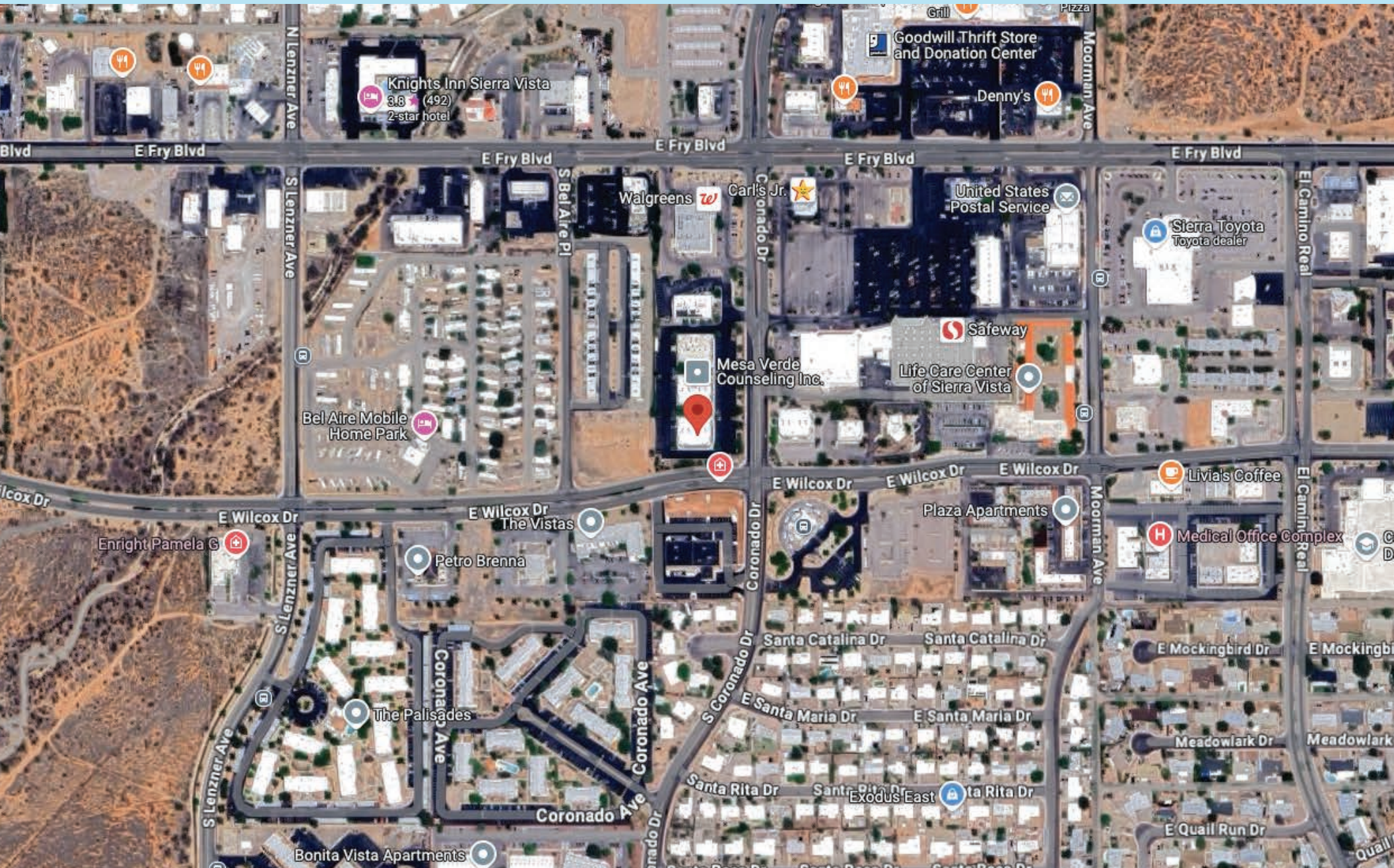
HOSPITAL MAP

SITE PLANS

FLOOR PLANS



AERIAL MAP

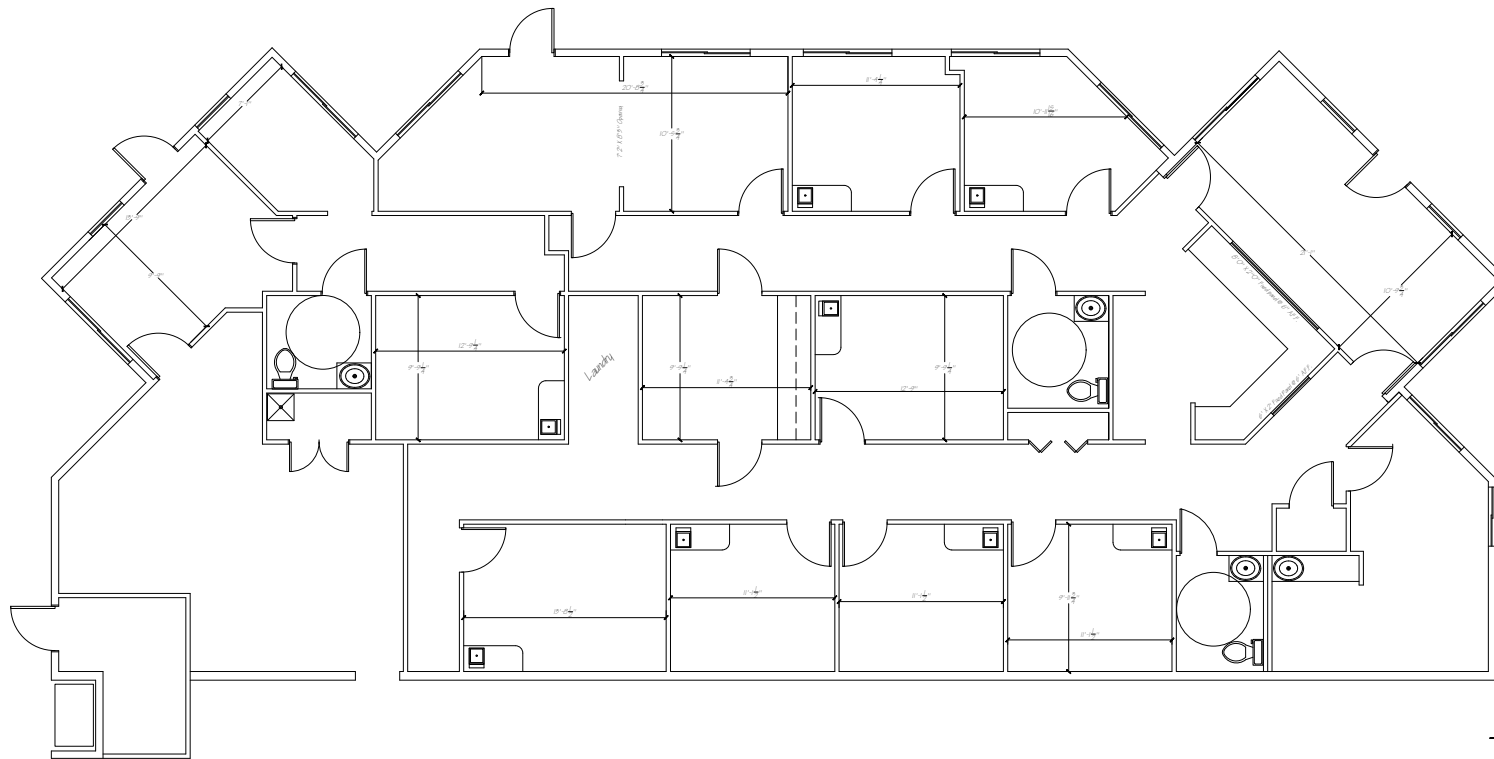


SITE MAP

Veterinary Urgent Care



FLOOR PLAN*



FLOOR PLAN NORTH WING

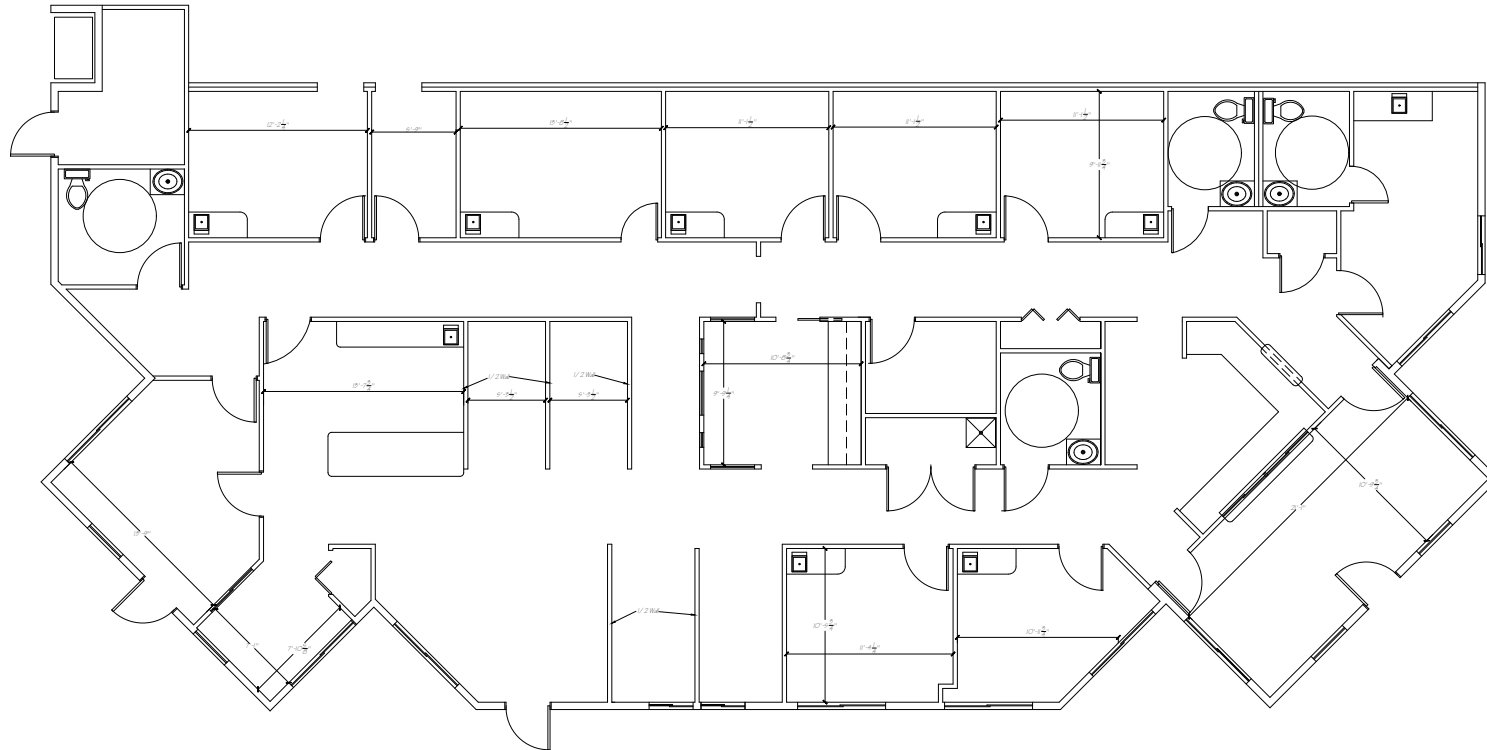
* Has been slightly modified by current user.

SCALE: 1/4" = 1'-0"



RIGGLE PROPERTIES	
AS BUILT DRAWINGS	
Ventana Prof. Park Building "C"	
Drawn crl	Drawing Title
Checked	FLOOR PLAN NORTH WING
Reviewed	
Scale AS NOTED	
DATE: JUNE 2025	
Drawing No.	A 101
CAD File No. Riggle Floor Plan N.dwg	of

FLOOR PLAN*



FLOOR PLAN SOUTH WING

SCALE: 1/4" = 1'-0"



RIGGLE PROPERTIES	
AS BUILT DRAWINGS	
Ventana Prof. Park Building "C"	
Drawn by	Drawing Title
Checked	FLOOR PLAN SOUTH WING
Reviewed	
Scale	
AS NOTED	
DATE: JUN 2005	
Drawing No.	A 201
CAD File No. Riggle Floor Plan S.dwg of	

SECTION 4

SALE COMPARABLES

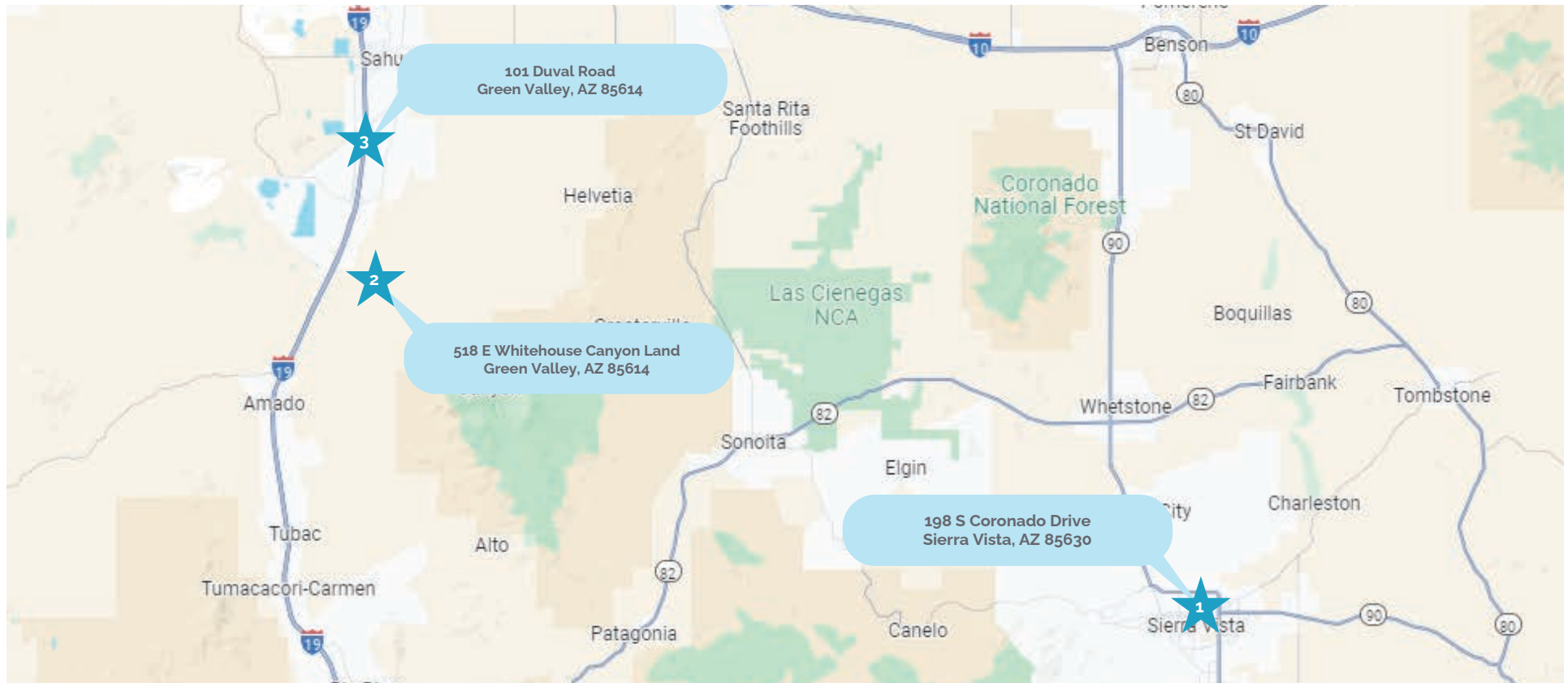
SALE COMPS MAP & SUMMARY

SALE COMPS



SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	SOLD	PRICE	PRICE/SF	BLDG SIZE	YEAR BUILT
1	198 S Coronado Drive Sierra Vista, AZ 85630	-	\$1,716,075	\$225.00	7,627 SF	2006
2	518 E Whitehouse Canyon Land Green Valley, AZ 85614	5/10/2024	\$500,000	\$277.78	1,800 SF	2005
3	101 Duval Road Green Valley, AZ 85614	12/31/2023	\$560,000	\$200.00	2,800 SF	2001





SECTION 5

ABOUT DOCPROPERTIES

DOCPROPERTIES

ADVISOR BIOGRAPHY



ABOUT DOCPROPERTIES



ABOUT

DOCPROPERTIES is a healthcare real estate investment and advisory firm based in Scottsdale, Arizona. Our team has extensive experience in completing thousands of transactions in sales, leasing and corporate representation providing a 360-degree view of healthcare properties. With a focus on medical and dental office assets in the Western US, we anticipate the needs of entrepreneurial clinicians and investors in an essential property sector, providing predictable and profitable returns during any economic environment. Our mission is to help clients reach their investment goals allowing clinicians to focus on delivering quality care to their patients.

To learn more about DOCPROPERTIES and the breadth of services for clinicians and investors, visit docproperties.com or call (602) 341-3840.

ADVISOR BIOGRAPHY



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Professional Background

Ms. Talbot is known for her knowledge, expertise and entrepreneurial vision with a passion for personalized client attention. She serves as the Managing Principal of DOCPROPERTIES, a healthcare real estate investment and advisory firm. Her determination to close deals demonstrates its results in thousands of transactions across the US specializing in sale leasebacks, turning around value-add properties and portfolio management. Known for staying ahead of the curve with innovative solutions to complex situations, she has a proven track record of creative collaboration, earning multiple awards and has shared her expertise on her podcast, as a guest on several podcasts, panels and in articles and is a trusted advisor with long-time client relationships.

Professional Achievements

2022 - Top 50 CRE Firms to Watch, Arizona Commercial Real Estate Magazine

2021 - Women of Influence, Globe St. com

2020, 2015-2018 - Top Producer, Newmark, Phoenix

2020 - Most Influential Women in CRE, Arizona Commercial Real Estate Magazine

2019, 2014-2016 - Greatest Number of Transactions, Newmark, Phoenix

2018 - Top Medical Brokerage Firm, Ranking Arizona

2018 - Woman in Power, Commercial Executive Magazine

2015 - Top Sales Broker, Red Awards Phoenix

2015 - Top Producer, Newmark

2010 - 100 Top People to Know in CRE, Arizona Commercial Real Estate Magazine

2009 - Largest Commission Booked, Avison Young

2008 - Costar Power Broker

Licenses & Certifications

MASTER OF CORPORATE REAL ESTATE (MCR)

CoreNet Global

CERTIFIED COMMERCIAL INVESTMENT MEMBER (CCIM)

CCIM Institute

ARIZONA REAL ESTATE BROKERAGE LICENSE

ADRE

Degrees

MBA, WP CAREY SCHOOL OF BUSINESS

Arizona State University

BA, JOURNALISM

University of Massachusetts Amherst