



10,602 SF Medical Office
NNN Investment
26151 Euclid Ave. (Rt. 20)
Euclid, OH 44132

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SEQUOIA REALTY CORP.
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SUMMARY

26151 Euclid Ave, Euclid, OH 44132

AVAILABLE

- **For Sale at \$975,000**
- **CAP Rate: 8.0%, NOI: \$78,000**
- NNN Investment Opportunity with a Sale Leaseback
- 7 Year, Sale Leaseback with a Credited Regional Medical Tenant, NOMS Healthcare, Starting on the Date of the Sale
- True NNN Lease with No Landlord Responsibilities
- Stable Investment Opportunity with Secured Rental Income
- 10,602 Sq. Ft. Medical Office Building
- 100% Occupied with New Roof, New HVAC & New Windows
- Large on-site Parking Area in Rear with Access off of Euclid Ave & E 261st St.
- ADA-Accessible Building with Convenient Entry Points for Clients, Patients, and Employees
- Prominent Euclid Avenue Frontage with Outstanding Visibility along a Heavily Traveled Corridor seeing over 13,500 VPD
- Convenient Access to I-90 & SR-2
- Easy Access to Public Transportation and Major Commuter Routes
- Located Minutes from Downtown Cleveland, University Circle, and Major Regional Healthcare and Employment Hubs

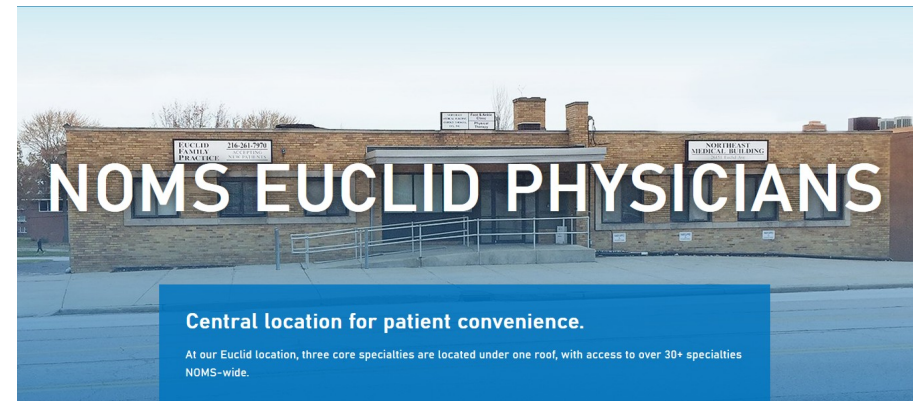


SALE LEASEBACK

NOMS Healthcare

26151 Euclid Ave., Suite 201
Euclid, OH 44131

- 7 Year, Sale Leaseback with a Credited Regional Medical Tenant, NOMS Healthcare, Starting on the Date of the Sale
- Established, physician-owned healthcare organization serving Northern Ohio since 2000.
- One of the region's largest independent multi-specialty medical groups with 200+ providers and 140+ locations across Ohio and Pennsylvania.
- Long-standing reputation for quality patient care with a focus on value-based healthcare and patient outcomes.
- Comprehensive healthcare network offering primary care, orthopedics, physical therapy, podiatry, imaging, surgery, and numerous medical specialties.
- Strong regional brand recognition throughout Northeast and Northern Ohio with an established patient base.
- Physician-led organization focused on long-term community healthcare and continued expansion.
- Integrated healthcare model provides convenient, coordinated care across multiple specialties.
- <https://nomshealthcare.com/noms-euclid-physicians/>



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PHOTOS

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AERIAL PHOTO

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AERIAL PLAT

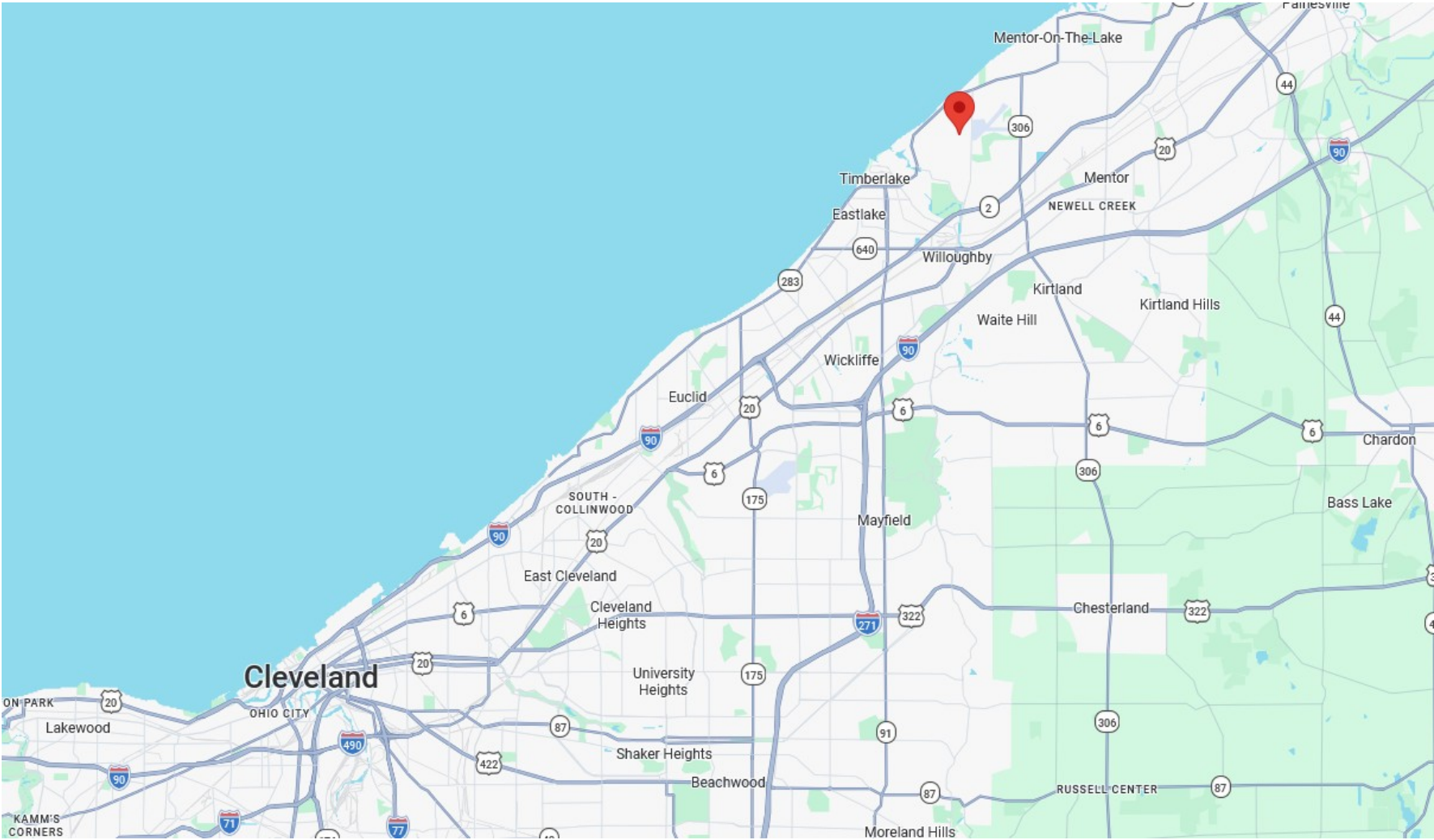
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ROAD MAP

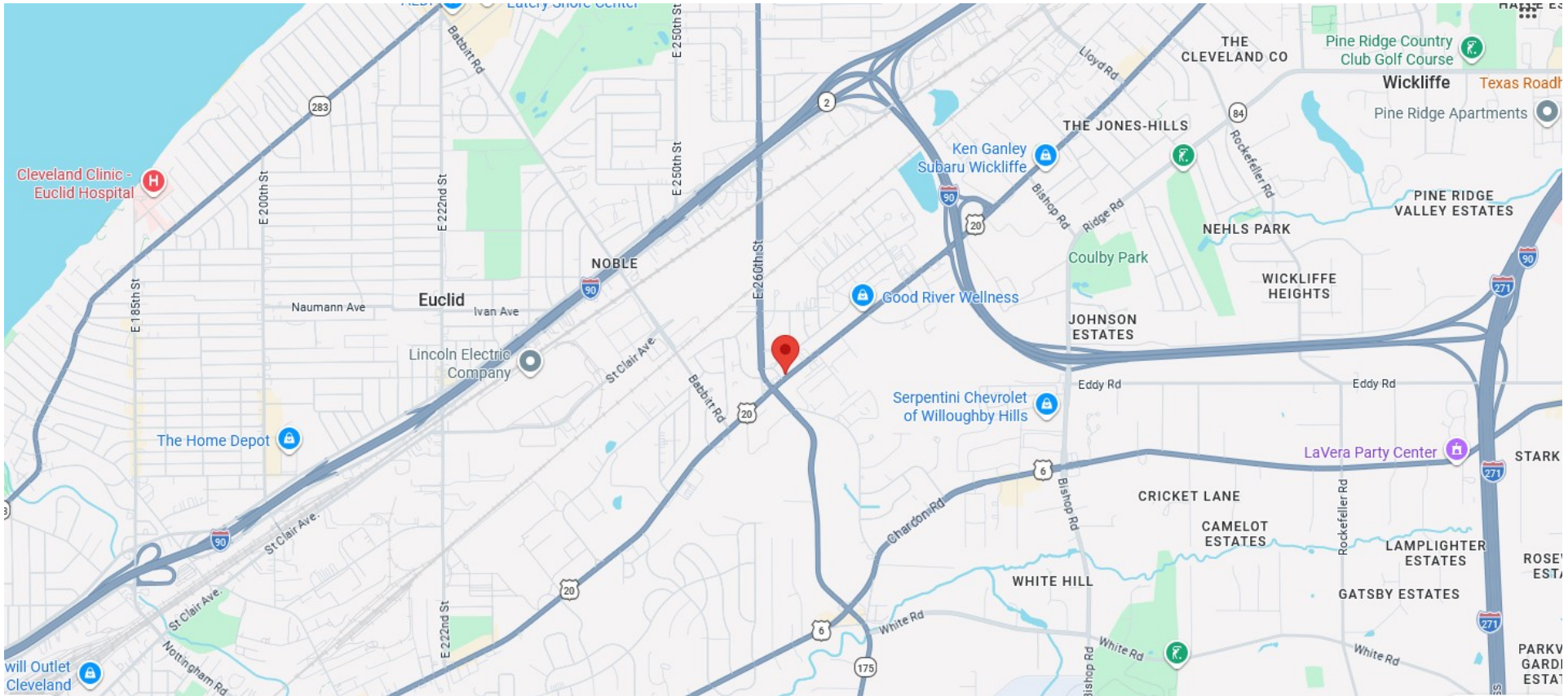
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LOCAL ROAD MAP

26151 Euclid Ave, Euclid, OH 44132



DEMOGRAPHICS

26151 Euclid Ave, Euclid, OH 44132

Radius	1 Mile	3 Mile	5 Mile
Population			
2030 Projection	15,275	84,952	184,204
2025 Estimate	14,882	84,852	184,543
2020 Census	13,066	83,840	184,860
Growth 2025 - 2030	2.64%	0.12%	-0.18%
Growth 2020 - 2025	13.90%	1.21%	-0.17%
2025 Population by Hispanic Origin	258	2,108	4,838
2025 Population	14,882	84,852	184,543
White	3,475 23.35%	37,530 44.23%	88,085 47.73%
Black	10,332 69.43%	40,919 48.22%	81,756 44.30%
Am. Indian & Alaskan	11 0.07%	101 0.12%	237 0.13%
Asian	172 1.16%	1,199 1.41%	3,323 1.80%
Hawaiian & Pacific Island	3 0.02%	13 0.02%	33 0.02%
Other	889 5.97%	5,091 6.00%	11,109 6.02%
U.S. Armed Forces	0	19	49
Households			
2030 Projection	7,424	38,966	84,375
2025 Estimate	7,228	38,891	84,506
2020 Census	6,324	38,282	84,532
Growth 2025 - 2030	2.71%	0.19%	-0.16%
Growth 2020 - 2025	14.29%	1.59%	-0.03%
Owner Occupied	1,810 25.04%	20,697 53.22%	47,394 56.08%
Renter Occupied	5,418 74.96%	18,193 46.78%	37,113 43.92%
2025 Households by HH Income	7,229	38,889	84,507
Income: <\$25,000	2,309 31.94%	7,961 20.47%	17,627 20.86%
Income: \$25,000 - \$50,000	2,205 30.50%	9,881 25.41%	19,960 23.62%
Income: \$50,000 - \$75,000	1,352 18.70%	7,773 19.99%	16,053 19.00%
Income: \$75,000 - \$100,000	467 6.46%	4,303 11.06%	9,344 11.06%
Income: \$100,000 - \$125,000	354 4.90%	3,084 7.93%	7,155 8.47%
Income: \$125,000 - \$150,000	152 2.10%	1,825 4.69%	4,256 5.04%
Income: \$150,000 - \$200,000	255 3.53%	2,197 5.65%	5,578 6.60%
Income: \$200,000+	135 1.87%	1,865 4.80%	4,534 5.37%
2025 Avg Household Income	\$53,346	\$74,534	\$77,674
2025 Med Household Income	\$41,518	\$54,521	\$56,642



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