

OFFICE CONDO AVAILABLE FOR SALE

9515 W Camelback Rd, Ste 118, 119

Phoenix, AZ 85037



±3.8K TOTAL BUILDING
SQUARE FEET

Loop 101 EASY
ACCESS

% 7.3%
CAP RATE

\$ \$1,400,000
SALE PRICE

Exclusive Contact:

Paul Fox
D 480.522.2793
M 602.369.9996
pfox@cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

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PROPERTY SUMMARY

- ±3,800 SF Condo
- Built in 2007
- Parking Ratio: 9.5/1,000
- APN: 102-18-950 & 102-18-951
- Zoning: C-2
- Camelback Rd Frontage
- Medical/Office
- 100% Leased Medical Tenant
- Lease Expires 04/2028
- Sale Price: \$1,400,000
- Cap Rate: 7.3%

BUILDOUT

- 10 Exam Rooms
- 2 Check In/Out
- 2 Waiting Room
- 3 Restrooms



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TENANT OVERVIEW

CENTERWELL

Senior Primary Care

CenterWell Primary Care is a leading senior-focused primary care provider dedicated to delivering personalized, comprehensive healthcare services to Medicare and Medicare Advantage patients. Known for its patient-centric care model, CenterWell emphasizes longer, unrushed appointments that allow physicians and care teams to closely manage chronic conditions, coordinate specialty care, and provide preventative wellness services tailored to older adults. Patients benefit from an integrated approach that includes on-site care coordination, pharmacy support, behavioral health specialists, and home health resources, creating a seamless continuum of care.

CenterWell is a subsidiary of Humana Inc., one of the nation's largest health insurance providers, giving the organization strong financial backing and access to a broad national healthcare network. As one of the fastest-growing senior primary care platforms in the country, CenterWell operates hundreds of centers nationwide with continued expansion underway. In the Mesa market, where population growth and an increasing senior demographic are driving healthcare demand, CenterWell provides a stable, creditworthy medical tenant that strengthens the building's long-term value while delivering essential community healthcare services.



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