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OFFERING MEMORANDUM

77 S Dobson Road
Chandler, AZ 85224

Premier Cardiovascular

RARE MEDICAL OFFICE & OUTPATIENT SURGICAL CENTER

JASON MISZUK
COMMERCIAL REAL ESTATE | EST. 2005

Premier Cardiovascular

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Exclusively Marketed by:



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PREMIER CARDIOVASCULAR

Executive Summary

Investment Summary

01

OFFERING SUMMARY

ADDRESS	77 S Dobson Road Chandler AZ 85224
COUNTY	Maricopa
MARKET	Chandler
SUBMARKET	Chandler Regional Hospital
PRICE	\$9,500,000
BUILDING SF	17,492 SF
PRICE PSF	\$543.11
LAND SF	95,607 SF
LAND ACRES	2.19
YEAR BUILT	2014
YEAR RENOVATED	2018 Surgery Center
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	Commercial
APN	303-63-516

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	16,071	130,759	287,853
2024 Median HH Income	\$91,923	\$92,740	\$104,861
2024 Average HH Income	\$114,908	\$121,541	\$135,505

Rare medical office and Surgery Center

- Rare opportunity to purchase an in-place ASC License surgical center and clinical space which allows an owner-user to begin operating immediately. Possible long term lease half of the property. The property consists of two Class C operating rooms, a large waiting area, reception, break room, multiple private exam rooms, post operation recovery room, and back up generator. Excellent layout for multiple medical users. The property is located less than a mile for Chandler regional hospital, near Banner Ocotillo hospital and minutes from all the dinning and entertainment of Downtown Chandler.
- Suite break down
 1. Suite one second generation medical office (could be leased back for five years at market rate) ~ 9,684 square feet
 2. Suite two - built out ASC surgery center with cath lab at ~7,808 square feet (Current occupied by owner / Will be delivered vacant for owner user)



02

Property Description

Property Features

Suite 1 built out medical space 9684 sq/ft

Equipment Map for Suite 2 Surgery Center

Property Images

PROPERTY FEATURES

BUILDING SF	17,492
LAND SF	95,607
LAND ACRES	2.19
YEAR BUILT	2014
YEAR RENOVATED	2018 Surgery Center
# OF PARCELS	1
ZONING TYPE	Commercial
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	293' x 324'
NUMBER OF PARKING SPACES	103
PARKING RATIO	6 per 1,000 sq/ft
TRAFFIC COUNTS	25,000 - 30,000
STREET FRONTAGE	Yes
CORNER LOCATION	Yes
COVERED PARKING	15
SUITE #1 SQFT MEDICAL OFFICE	9684
SUITE #2 SQFT SURGERY CENTER	7808

MECHANICAL

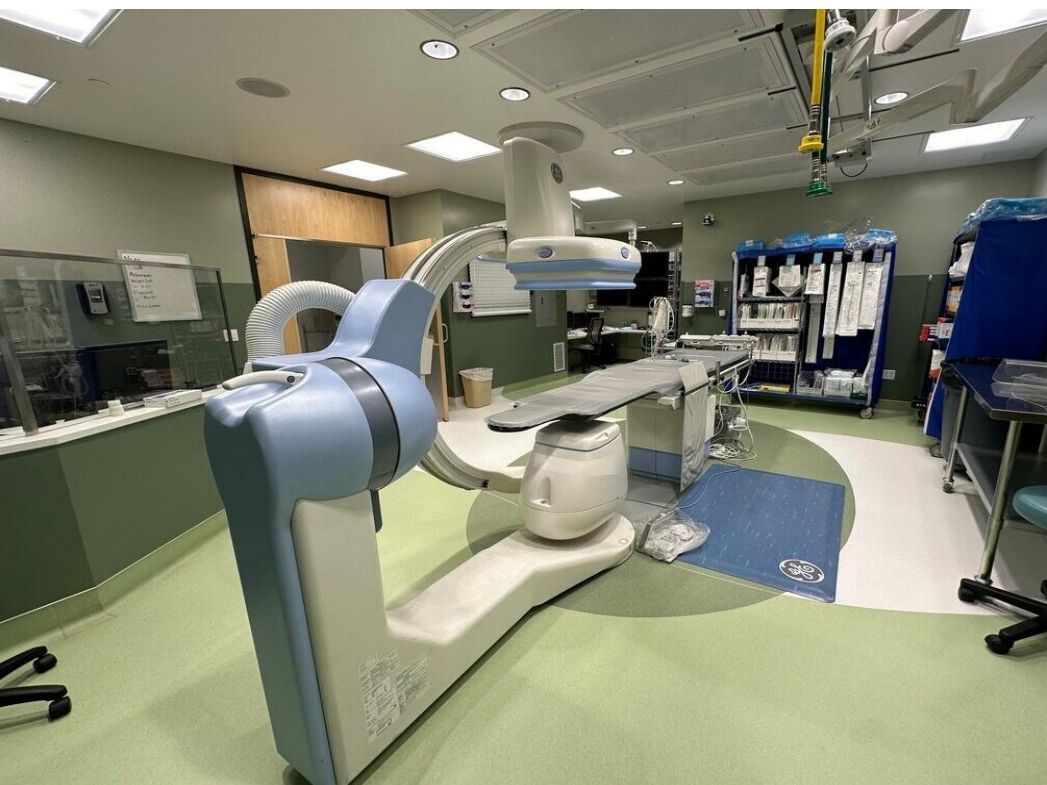
HVAC	Yes
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	Yes
LIGHTING	Yes

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Wood/Metal
PARKING SURFACE	Asphalt
ROOF	Built-up
LANDSCAPING	Desert











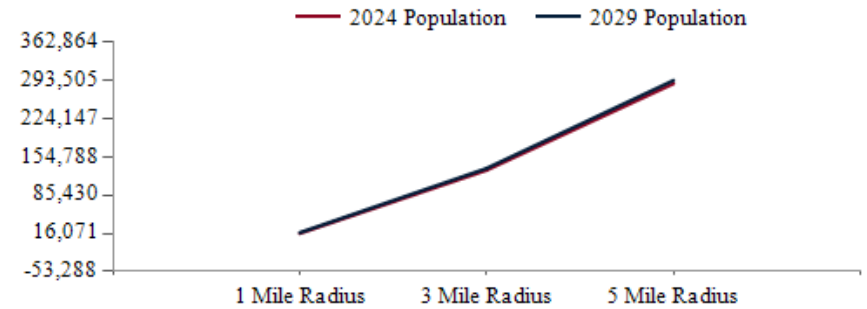
Demographics

General Demographics

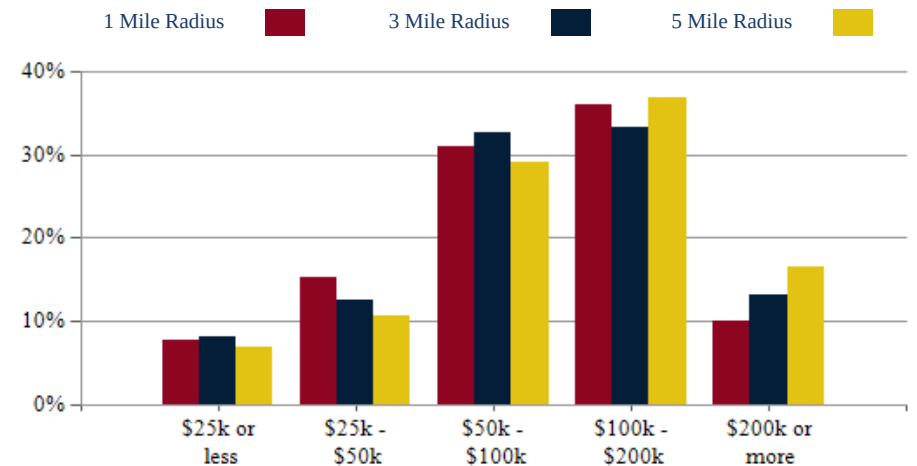
03

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,795	106,193	235,865
2010 Population	13,425	114,248	255,313
2024 Population	16,071	130,759	287,853
2029 Population	17,452	134,105	293,505
2024 African American	1,468	8,938	17,383
2024 American Indian	565	3,454	6,402
2024 Asian	1,867	14,190	31,790
2024 Hispanic	4,164	40,285	70,658
2024 Other Race	1,567	16,462	26,125
2024 White	8,239	66,620	164,625
2024 Multiracial	2,298	20,671	40,740
2024-2029: Population: Growth Rate	8.30%	2.55%	1.95%

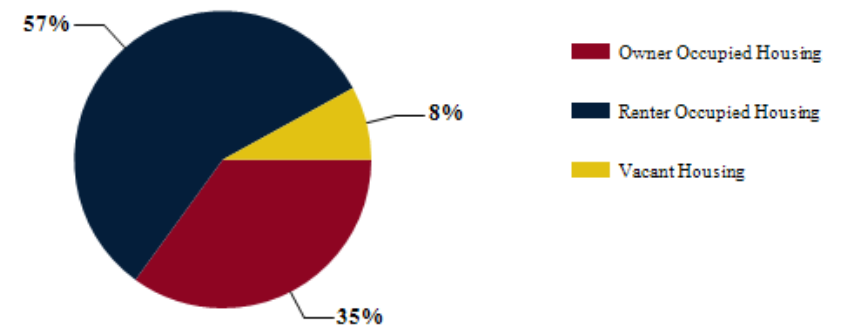
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	293	2,437	4,612
\$15,000-\$24,999	192	1,692	3,108
\$25,000-\$34,999	378	2,434	4,353
\$35,000-\$49,999	595	3,883	7,595
\$50,000-\$74,999	1,037	8,855	16,322
\$75,000-\$99,999	935	7,516	16,157
\$100,000-\$149,999	1,526	10,590	25,650
\$150,000-\$199,999	765	6,124	15,655
\$200,000 or greater	644	6,562	18,437
Median HH Income	\$91,923	\$92,740	\$104,861
Average HH Income	\$114,908	\$121,541	\$135,505



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius

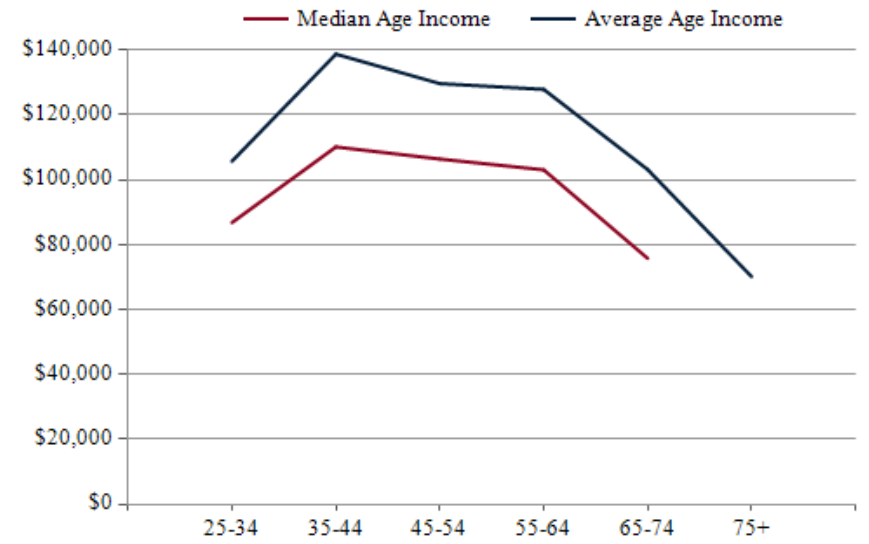
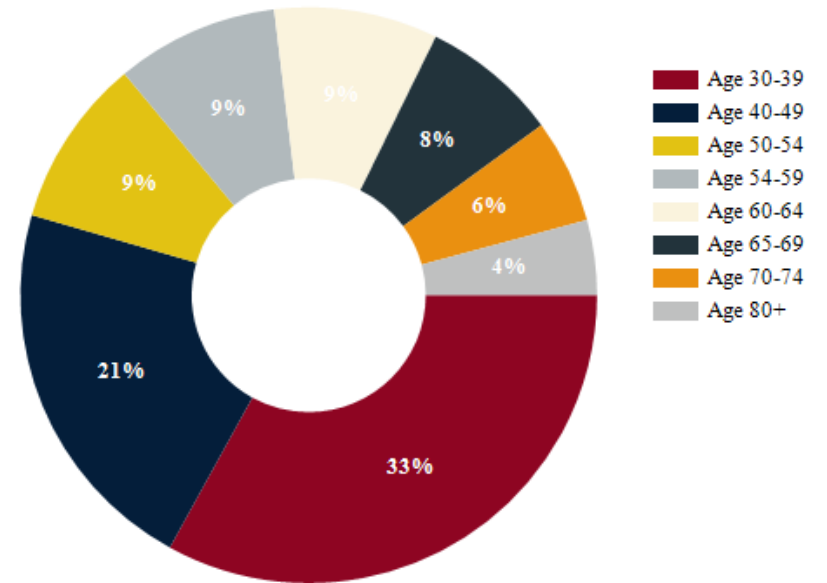


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,662	11,419	22,964
2024 Population Age 35-39	1,329	10,016	21,805
2024 Population Age 40-44	1,057	9,530	21,134
2024 Population Age 45-49	890	8,329	18,942
2024 Population Age 50-54	859	8,309	19,057
2024 Population Age 55-59	826	7,424	17,181
2024 Population Age 60-64	833	7,221	17,075
2024 Population Age 65-69	696	5,823	14,424
2024 Population Age 70-74	530	4,254	11,253
2024 Population Age 75-79	381	2,908	8,241
2024 Population Age 80-84	263	1,705	4,495
2024 Population Age 85+	362	1,637	3,706
2024 Population Age 18+	12,993	101,934	226,510
2024 Median Age	35	36	38
2029 Median Age	37	37	39

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$86,812	\$86,748	\$96,167
Average Household Income 25-34	\$105,730	\$111,287	\$121,365
Median Household Income 35-44	\$110,167	\$105,920	\$118,335
Average Household Income 35-44	\$138,766	\$135,993	\$151,871
Median Household Income 45-54	\$106,428	\$111,753	\$125,929
Average Household Income 45-54	\$129,685	\$144,134	\$161,804
Median Household Income 55-64	\$103,094	\$102,130	\$116,151
Average Household Income 55-64	\$127,902	\$132,629	\$149,775
Median Household Income 65-74	\$75,795	\$78,545	\$88,241
Average Household Income 65-74	\$103,180	\$104,920	\$117,519
Average Household Income 75+	\$70,193	\$75,682	\$86,407

Population By Age



PREMIER CARDIOVASCULAR

Company Profile

Advisor Profile

04



Jason Miszuk
Commercial Real Estate

Jason Miszuk began his career in Phoenix real estate in 2005, shortly after graduating from Barrett the Honors College at Arizona State University with concurrent degrees in Finance and Management. He has been practicing commercial real estate for 19 years and has been building on his sterling reputation and considerable experience. Jason joined Realty One Group in 2010, where he specializes commercial real estate including sales of retail, office, industrial, medical, self-storage, land disposition, all types of commercial leasing, complex residential and self-storage land development, apartment dispositions, and single-family residence.

Jason's high level of loyalty and integrity resonates with buyers and sellers as he approaches each real estate transaction with enthusiasm and intellect. Filled with positive personality, his genuine enthusiasm is evident in every aspect of his business and personal relationships with clients. His vast knowledge of Phoenix's multifaceted market and close attention to detail complement his collaborations with clients and other real estate agents. Jason's client base is largely repeat buyers and sellers and their referrals. Jason has received has C.C.I.M. (Certified Commercial Investment Member) designation, the highest commercial real estate designation. A CCIM is a recognized expert in the commercial and investment real estate industry having closed a minimum of \$50 million dollars of investment sales and leasing transactions.

Jason is a graduate of Brophy College Preparatory in Phoenix Arizona, graduate of Western International University (MBA), a Rapport International Leadership Graduate, Delta Sigma Phi alumni, and graduate of Arizona State University Barrett Honors College with concurrent degrees in Finance and Management. He is a father to three boys and a legal guardian to a wonderful 22-year girl. He is also a pleasure to work with.

Please view his Youtube channel and website to learn more.

Website
www.jasonmiszuk.com

Youtube Channel
<https://www.youtube.com/@jasonmiszuk>

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