

FOR SALE 16421 N TATUM BLVD

ROSS
BROWN



Tatum Blvd.

SITE FEATURES - 16421 N TATUM BLVD., PHOENIX, ARIZONA 85032

- 2 Buildings
- +/- 23,089 SF
 - Phase I: +/- 8,921 SF
 - Phase II: +/- 14,168 SF
- 16 Suites
- Use: Office, Medical
- 1.85 AC
- Long Term Tenants
- Tatum Blvd. Frontage



HIGHLIGHTS - 16421 N TATUM BLVD.

- Two-building professional office complex totaling ±23,089 SF on ±1.85 acres
- Office / Medical / Dental / Financial tenant mix
- 16 individual suites offering strong diversification
- Frontage on N Tatum Boulevard with exposure to over ±37,843 vehicles per day
- Highly functional, single-story buildings with efficient layouts
- Attractive neighborhood center atmosphere with strong curb appeal
- Parking ratio of ±4.33 per 1,000 SF, including select covered parking stalls
- Monument and building signage available
- Long-term, in-place professional tenants
- Steady area rents for office and medical office users
- Located just south of Bell Road on N Tatum Boulevard
- Immediate access to SR-51 and Loop 101 freeways
- Proximity to Paradise Valley Hospital, Desert Ridge, Mayo Clinic Hospital, TPC Scottsdale, and major retail amenities



PROPERTY SUMMARY - 16421 N TATUM BLVD.

Tatum Professional Offices is a well-located, multi-tenant professional office complex comprised of two single-story buildings totaling $\pm 23,089$ square feet on ± 1.85 acres along North Tatum Boulevard, just south of Bell Road. The property benefits from strong visibility, convenient access, and a central location within the Paradise Valley / North Phoenix submarket.

The asset is 100% occupied. The tenant mix consists primarily of office, medical, dental, and financial service users, offering diversification and durable demand.

Constructed in 1999 (Phase I) and 2001 (Phase II), the buildings feature efficient floor plans, strong curb appeal, and a parking ratio of approximately 4.33 spaces per 1,000 square feet, including select covered parking. Monument and building signage are available, further enhancing tenant exposure.

The property is strategically positioned near major employment and healthcare drivers, including Paradise Valley Hospital, Mayo Clinic Hospital, Desert Ridge, and TPC Scottsdale, with convenient access to SR-51 and Loop 101 freeways.

Value-Add Opportunity:

In place rents are approximately 20% below market which provides approximately \$100,000 of near term income upside.

FINANCIAL SUMMARY- 16421 N TATUM BLVD.

Year	Gross Income	Operating Expenses	NOI	Notes
2026 (Projected, In Place)	\$525,917	\$177,660	\$358,257	2026 Projected Income and Operating Expenses



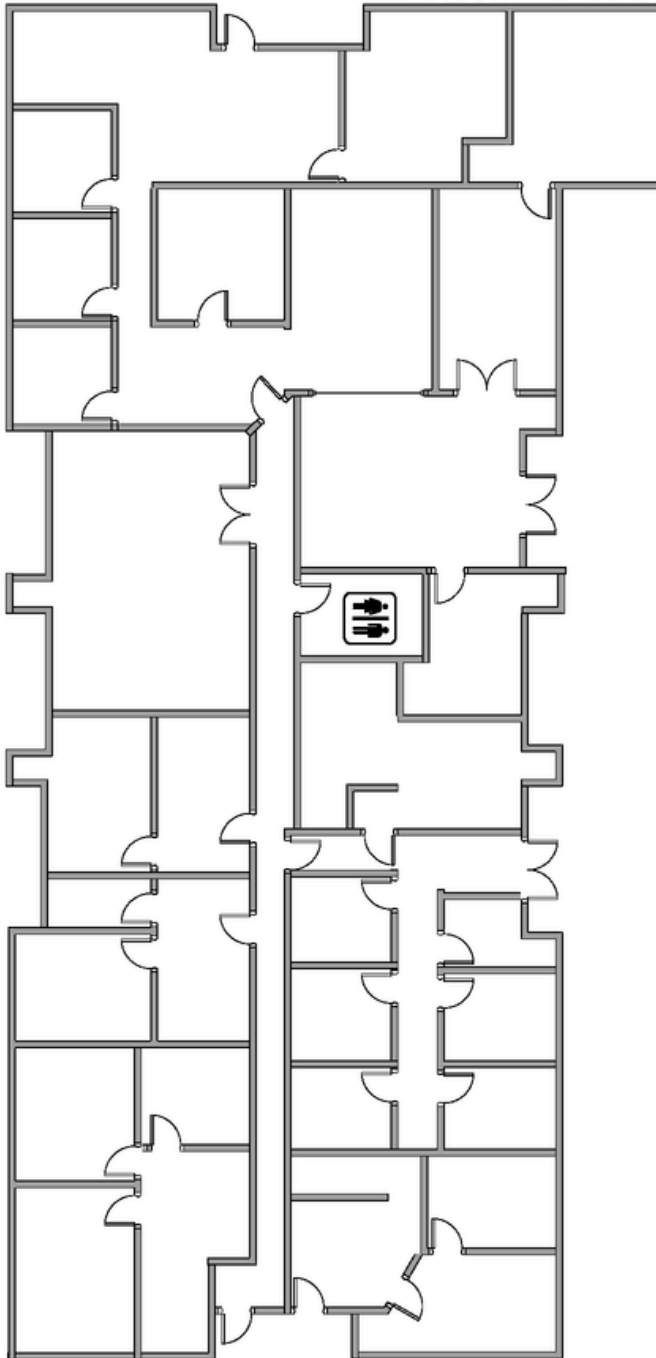
Tatum Blvd.

Phase II

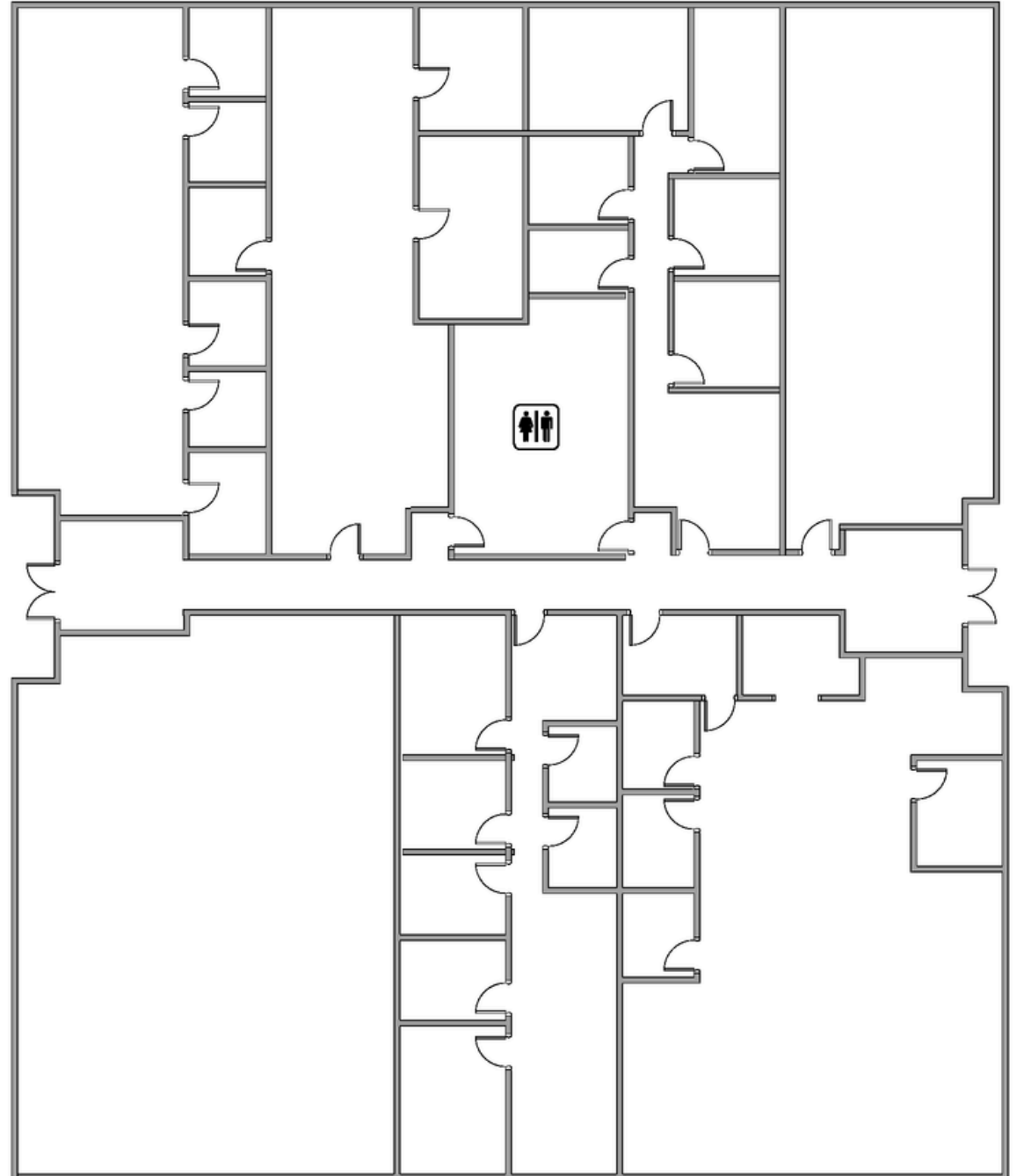
Phase I



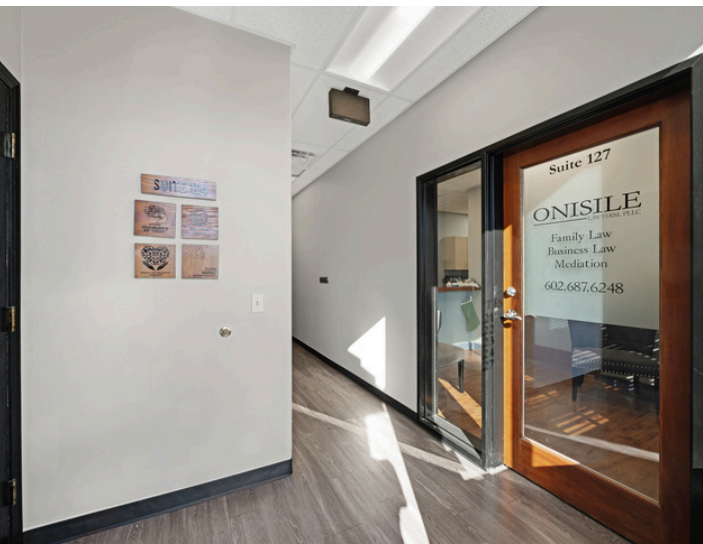
Phase I

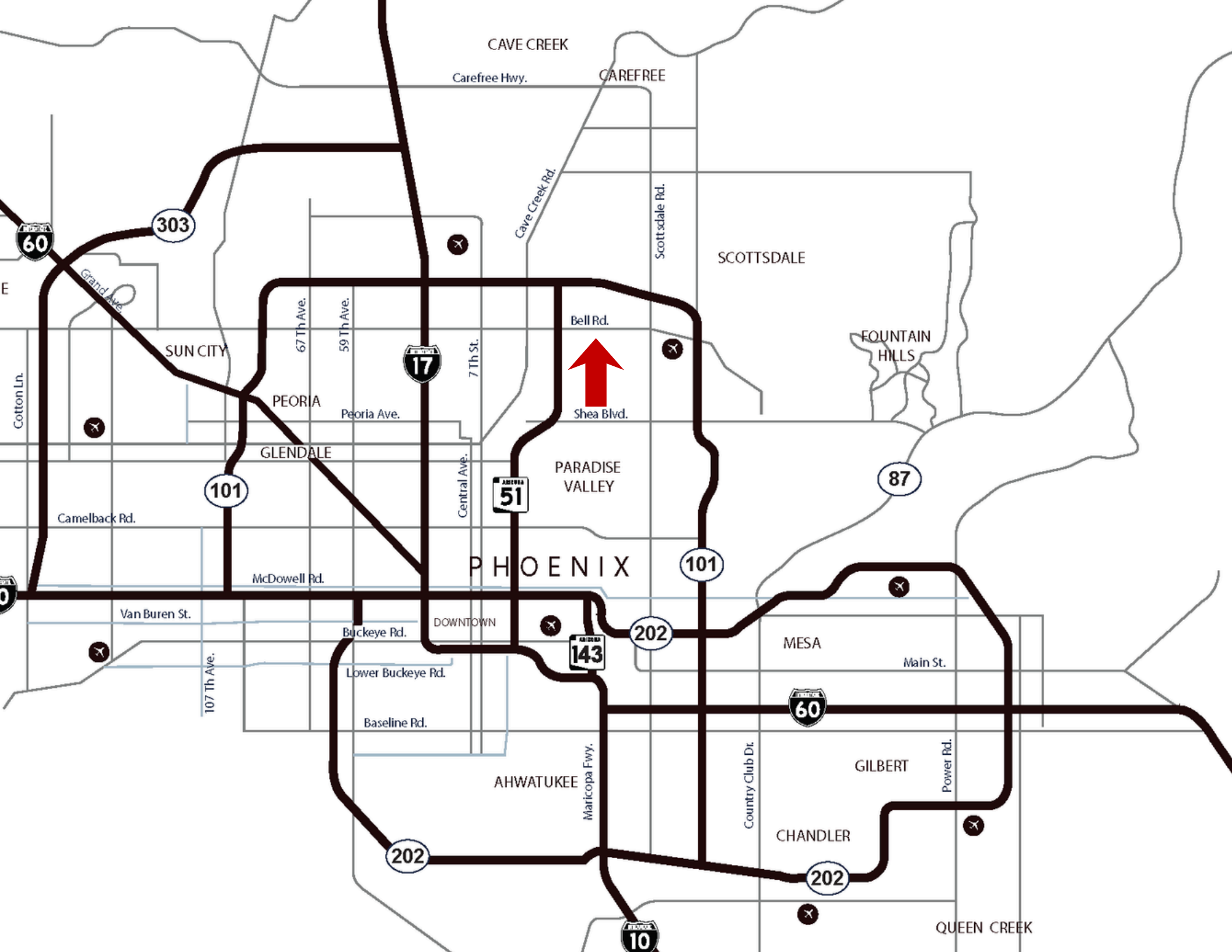


Phase II



SITE PHOTOS - 16421 N TATUM BLVD.





CAVE CREEK

Carefree Hwy.

CAREFREE

Cave Creek Rd.

Scottsdale Rd.

SCOTTSDALE

FOUNTAIN HILLS

Bell Rd.

Shea Blvd.

PARADISE VALLEY

87

PHOENIX

101

MESA

Main St.

AHWATUKEE

GILBERT

CHANDLER

QUEEN CREEK

60

303

17

51

101

143

202

60

202

202

10

Cotton Ln.

Grand Ave.

SUN CITY

67 Th Ave.

59 Th Ave.

7 Th St.

PEORIA

Peoria Ave.

GLENDALE

Central Ave.

Camelback Rd.

McDowell Rd.

Van Buren St.

107 Th Ave.

Buckeye Rd.

DOWNTOWN

Lower Buckeye Rd.

Baseline Rd.

Maricopa Fwy.

Country Club Dr.

Power Rd.

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