

# Casa Grande Medical Office Portfolio For Sale

1876 E Sabin Drive, Buildings A & C, Casa Grande, AZ 85122



- \$ Price:** \$4,100,000
- % Blended Cap Rate:** 8.39%
- Net Operating Income:** \$344,137.13
- Buildings:** 2
- Total Square Footage:** ±15,189/SF
- Price per SF:** \$269.93
- Type of Property:** Medical Office
- # APN:** 505-82-015, 505-82-012

**Susan McCall, CCIM**  
Designated Broker/Owner  
Direct 480-452-6731  
Susan@CommercialPropertyConnect.com

[www.CommercialPropertyConnect.com](http://www.CommercialPropertyConnect.com)



## INVESTMENT HIGHLIGHTS

1876 E Sabin Drive, Building A & C, Casa Grande, AZ 85122



**BUILDING A**  
**Casa Grande Veteran Affairs Clinic**  
**\$2,600,000**

Tenant	Square Footage	Monthly Rent	Annual Rent
Veteran Affairs	±9,124	\$32,711.34	\$392,536.08



**BUILDING C**  
**Centene Corporation and ±2,565/SF Suite**  
**\$1,500,000**

Tenant	Square Footage	Monthly Rent	Annual Rent
Centene Corp	±3,500	\$5,337.50	\$64,050.00
Available Suite*	±2,565	\$3,526.88	\$42,322.50

\*Monthly and Annual Rent Based off Pro Forma












Susan McCall, CCIM | Designated Broker/Owner  
Direct 480-452-6731 | Susan@CommercialPropertyConnect.com

[www.CommercialPropertyConnect.com](http://www.CommercialPropertyConnect.com)

# Casa Grande Veteran Affairs Clinic

1876 E Sabin Drive, Building A, Casa Grande, AZ 85122



-  **Price:** \$2,600,000
-  **Cap Rate:** 9.14%
-  **Net Operating Income:** \$237,764.63
-  **Total Square Footage:** ±9,124/SF
-  **Price per SF:** \$284.96
-  **Type of Property:** Medical Office
-  **Year Built:** 2008
-  **Zoning:** C-1
-  **APN:** 505-82-012

**Susan McCall, CCIM**  
Designated Broker/Owner  
Direct 480-452-6731  
Susan@CommercialPropertyConnect.com

[www.CommercialPropertyConnect.com](http://www.CommercialPropertyConnect.com)





# INVESTMENT HIGHLIGHTS

1876 E Sabin Drive, Building A, Casa Grande, AZ 85122



## CASA GRANDE VETERAN AFFAIRS CLINIC

- Currently in a 3 year extension of their lease that began August 2018
- This is a full service lease
- Location serves Pinal County and outlying areas

### Services and Scope of Care

- Audiology
- Comprehensive Primary Care
- Enrollment and Eligibility
- Health Screen
- Immunizations
- Mental Health
- Nutrition Education and Counseling
- Optometry
- Physical Therapy
- Pharmacy Consultation
- Social Work
- Specimen Collection Laboratory
- Women's Health
- X-Ray

### PRICING DETAILS

<b>List Price</b>	\$2,600,000
<b>NOI</b>	\$237,664.63
<b>Monthly Rent</b>	\$32,711.34
<b>Cap Rate</b>	9.14%
<b>Lease Type</b>	Full Service
<b>Lease Expiration</b>	7/31/2021
<b>Rental Adjustments</b>	8/1/2020 3% Increase \$33,623.76
<b>Property Tax</b>	\$39,048 (2019)



Susan McCall, CCIM | Designated Broker/Owner  
Direct 480-452-6731 | Susan@CommercialPropertyConnect.com

[www.CommercialPropertyConnect.com](http://www.CommercialPropertyConnect.com)

# Casa Grande Professional Offices For Sale

1876 E Sabin Drive, Building C, Casa Grande, AZ 85122



- Price:** \$1,500,000
- Proforma Cap Rate:** 7.1%
- Price per SF:** \$247.32
- Total Square Footage:** ±6,065/SF
- Property Type:** Medical Office/  
General Office
- Parking Ratio:** 4.75/1000
- Zoning:** C-1
- APN:** 505-82-015

**Susan McCall, CCIM**  
Designated Broker/Owner  
Direct 480-452-6731  
Susan@CommercialPropertyConnect.com

[www.CommercialPropertyConnect.com](http://www.CommercialPropertyConnect.com)



## FEATURES FOR OWNER-USER PURPOSE

1876 E Sabin Drive, Building C, Casa Grande, AZ 85122

Class B Medical Office located within Casa Grande Medical Business Park. Owner-user opportunity also provides cash flow with neighboring tenant, Arizona Healthcare Solutions.

Fully built out medical office features

- 6 Exam Rooms
- 2 Restrooms
- Reception Area
- Conference Room
- Breakroom with full kitchen

Neighboring Tenant:

Arizona Healthcare Solutions/Centene Corporation

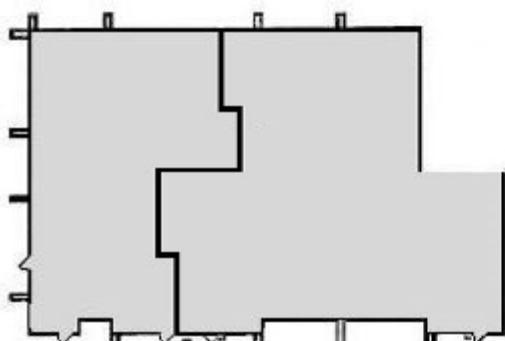
- Occupies + 3,500/SF of the + 6,065/SF for Sale
- Current rent \$18.85 S/F NNN
- Lease expires 4/1/2021
- Tenant has option for 5-Year extension starting at \$20.00 S/F



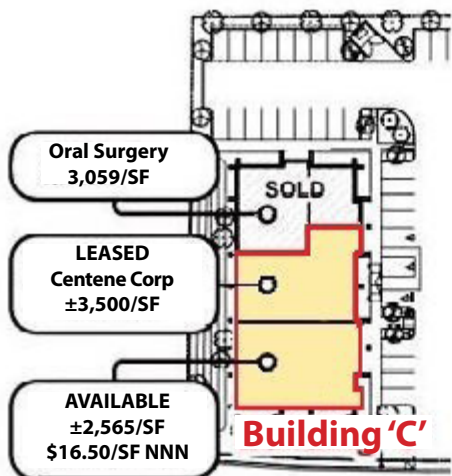


# DRAWINGS

1876 E Sabin Drive, Building C, Casa Grande, AZ 85122



±6,065/SF For Sale: \$1,500,000

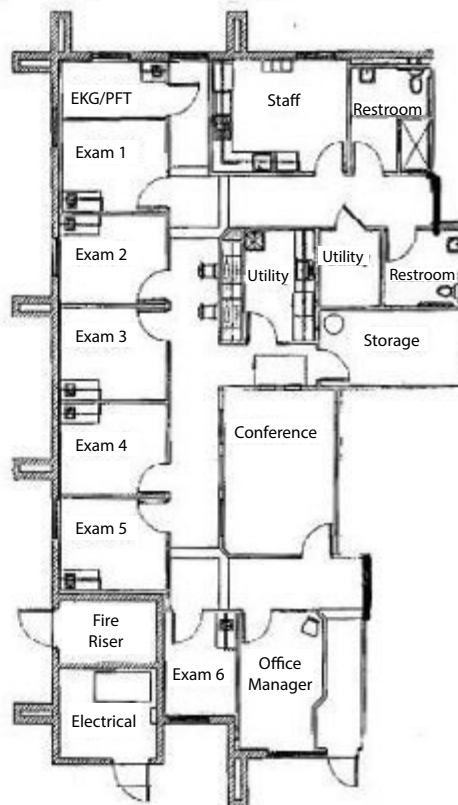


Oral Surgery  
3,059/SF

LEASED  
Centene Corp  
±3,500/SF

AVAILABLE  
±2,565/SF  
\$16.50/SF NNN

**Building 'C'**



±2,565/SF

Available for Lease  
\$16.50/SF NNN



Susan McCall, CCIM | Designated Broker/Owner  
Direct 480-452-6731 | Susan@CommercialPropertyConnect.com

[www.CommercialPropertyConnect.com](http://www.CommercialPropertyConnect.com)





## SERVICE AREA

1876 E Sabin Drive, Building A & C, Casa Grande, AZ 85122



Subject Property



10 minutes

15 minutes

### Drive Time Map

Shaded area shows average 10-15 minute drive to location.

Less than 1 mile away from I-10 freeway and Hwy 287. Located centrally in Casa Grande with a favorable location next to Banner Casa Grande Medical Center.

Neighboring Businesses include:

- Casa Grande Veteran Affairs
- Arizona Healthcare Solutions
- Sonora Quest
- Cancer Treatment Centers of America
- Oral and Maxillofacial Surgeon

