

BUILDOUT MEDICAL OPPORTUNITY

2600 East Southern Avenue

Tempe, AZ

**SOUTHERN DESERT MEDICAL CENTER
SPACE AVAILABLE IN POPULAR TEMPE MARKET**



ORION Investment Real Estate
Scottsdale Fashion Square Office Building
7150 East Camelback Road, Suite 425 | Scottsdale, AZ



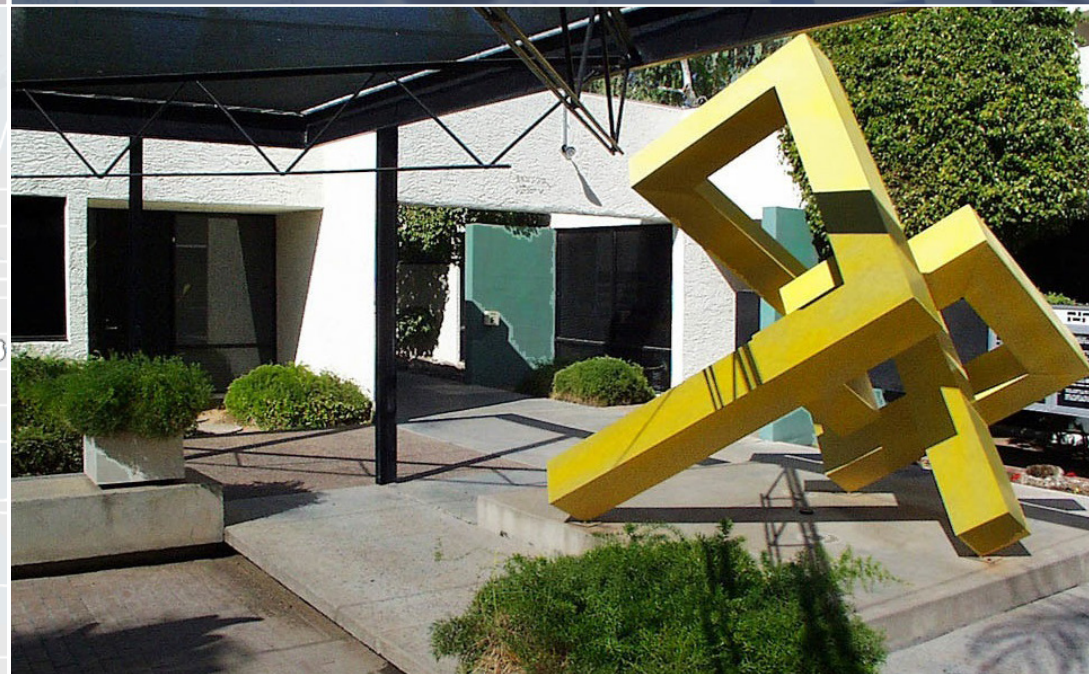
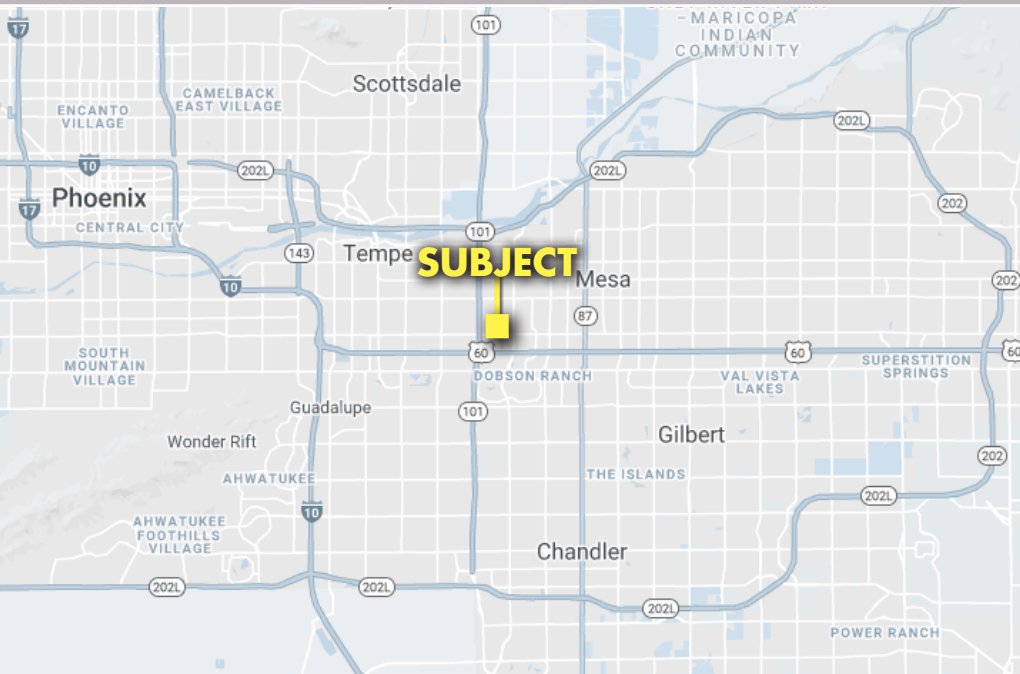
MARY NOLLENBERGER
Office: 480.866.8177
mary.nollenberger@orionprop.com

NICOLE RIDBERG
Office: 480.648.0852
nicole.ridberg@orionprop.com

KEVIN WELLER
Office: 480.750.1220
kevin.weller@orionprop.com

BUILDOUT MEDICAL OPPORTUNITY

2600 East Southern Avenue
Tempe, AZ



PROPERTY INFORMATION

SPACE AVAILABLE	2,639 SF
LEASE RATE	\$15.00 FS
BUILDING SIZE	29,800 SF
YEAR BUILT	1976
ZONING	R-O
CROSS STREETS	Southern Avenue & Evergreen Road
TRAFFIC COUNT	±36,094 VPD (Southern Avenue)

HIGHLIGHTS

- Located one Quarter Mile from Banner Desert Hospital
- Within Close Proximity to the Loop 101 Freeway
- Easy Access to Parking
- 8 Exams Rooms
- 2 Private Entrance Doctor Offices







SCNM
SOUTHWEST COLLEGE OF
NATUROPATHIC MEDICINE
& HEALTH SCIENCES

SHALIMAR
GOLF CLUB

SUBJECT

East Valley Children's
Center

Van Hook
DENTAL STUDIO

LOOP
101
249,061 VPD

615
BEDS

20,387
STUDENTS

TARGET

FIESTA MALL
Dillard's

60
264,778 VPD

Banner Health
Desert Medical Center

MESA COMMUNITY COLLEGE

CHIPOTLE
MEXICAN GRILL
BARRO'S PIZZA

WAL*MART
SUPERCENTER
EMPIRE CAT
THE HOME DEPOT
STARBUCKS COFFEE

Fry's

COSTCO WinCo
WHOLESALE FOODS

Albertsons

DOBSON LAUNCH GOLF COURSE

Applebee's
DUNKIN' DONUTS

BROADWAY 101
BUSINESS
CENTER

BROADWAY ROAD

DOBSON ROAD

ADAMS
ELEMENTARY

KLEINMAN
PARK

FIESTA
SPORTS
COMPLEX

goodwill

COUNTRY CLUB DRIVE

ALMA SCHOOL ROAD

BASELINE ROAD

BUILDOUT MEDICAL OPPORTUNITY

2600 East Southern Avenue

Tempe, AZ



BANNER DESERT MEDICAL CENTER

Banner Desert Medical Center is a 459-bed, nonprofit hospital, providing a wide range of inpatient and outpatient services. The hospital has recently expanded their adult emergency department to increase capacity, making their emergency department the largest in Arizona. One of the largest and most comprehensive facilities in Arizona Banner Desert Medical Center serves as a tertiary referral center for the East Valley of metropolitan Phoenix.



CAMPUS US-60 (Formally known as Fiesta Mall)

In 2017, ownership of what was once known as the Fiesta Mall changed hands to a local developer with plans to immediately design the Mall into a "Campus." Campus at US-60 contains over 1.2 million square-feet including the Mesa Fiesta Corporate Center situated immediately to the east of the Mall. Plans for the soon to be well-known, household name, Campus at US-60, will mainly house education and health care businesses, but will also feature some retail businesses – such as day cares, coffee shops and restaurants – to support the tenants. The property is 15 minutes from Sky Harbor Airport, has over one million residents within a 10-mile radius, and 10 minutes from Arizona State University.



MESA COMMUNITY COLLEGE

Mesa Community College is the largest of the 10 community colleges in the Maricopa County Community College District, which is the largest community college district in the United States in terms of enrollment. Since MCC's establishment over 50 years ago, the college has continually innovated and enhanced their instruction and services. There are currently 22,000+ students enrolled and today MCC has two campuses and multiple locations continuing to strive to improve.





CITY HIGHLIGHTS

- Home to Arizona State University
- Houses Several Performance Venues: Gammage Auditorium and the Tempe Center for the Arts
- Hosts the Tostitos Fiesta Bowl Block Party, one of the Nation's Largest New Year's Eve Parties
- Metro Light Rail Stops in Area Provide Easy Connection to Phoenix Sky Harbor International
- Airport and the Downtown Phoenix Area

TEMPE, AZ | Tempe is among Arizona's most educated cities. With more than a dozen colleges, trade schools and universities, about 40 percent of residents over the age of 25 have Bachelor's degrees or better. This lends itself to a creative, smart atmosphere where anything seems possible. People and businesses in Tempe have worked on projects including the Mars Rover, implanted heart defibrillators, solar energy and much more.

With Tempe being located in the center of the Greater Phoenix Metropolitan Area, it's an easy commute to all parts of the metro especially with its great transportation system and light-rail. Tempe is just 10 minutes from Sky Harbor International Airport and not much further from downtown Phoenix. Location is just one reason that Tempe is a workforce importer, with approximately 150,000 people employed in a city of just 161,000 residents.

Tempe is home to many outdoor activities. Tempe Town Lake is a publicly accessible lake that is run by City of Tempe. The lake provides recreation activities to residents and tourists, but also helps protect the surrounding area from flooding. The City of Tempe estimated that 2.7 million people visited the lake in 2013. Papago and South Mountain Parks offer hiking, mountain and road biking, rock climbing, frisbee golf, and equestrian activities. Tempe is also home to the annual Ironman Triathlon, which takes place in late November.

Many of the reasons people visit Tempe are events like P.F. Chang's Rock 'n' Roll Arizona Marathon & 1/2 Marathon, Tempe Marketplace, Arizona Mills, Mill Avenue, and Tempe Town Lake. Downtown Tempe offers more than 175 restaurants, nightclubs and retail shops to cater to city guests. Mill Ave is a famous Arizona bar district here containing several bars and restaurants that cater to the growing university crowd. Along with bars and restaurants are business complexes and university buildings. Several long time bar establishments include Mill Ave Cue Club, Rula Bula Irish Pub, Tavern Bar & Eatery, among others.

BUILDOUT MEDICAL OPPORTUNITY

2600 East Southern Avenue
Tempe, AZ

LIVE.WORK.PLAY.LEARN: TEMPE

PAGE 8



100,000+ ENROLLMENT (2018)



4.3 BILLION ECONOMIC IMPACT



FIRST OF THEIR KIND DEVELOPMENTS UNDERWAY

SHOPPING | DINING | NIGHTLIFE

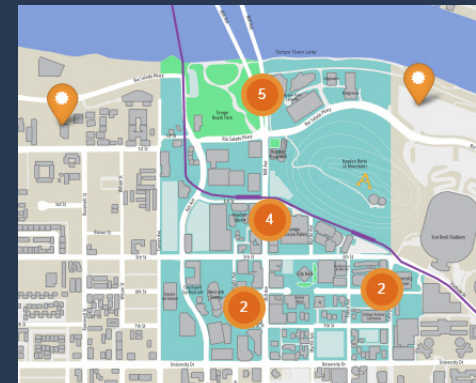


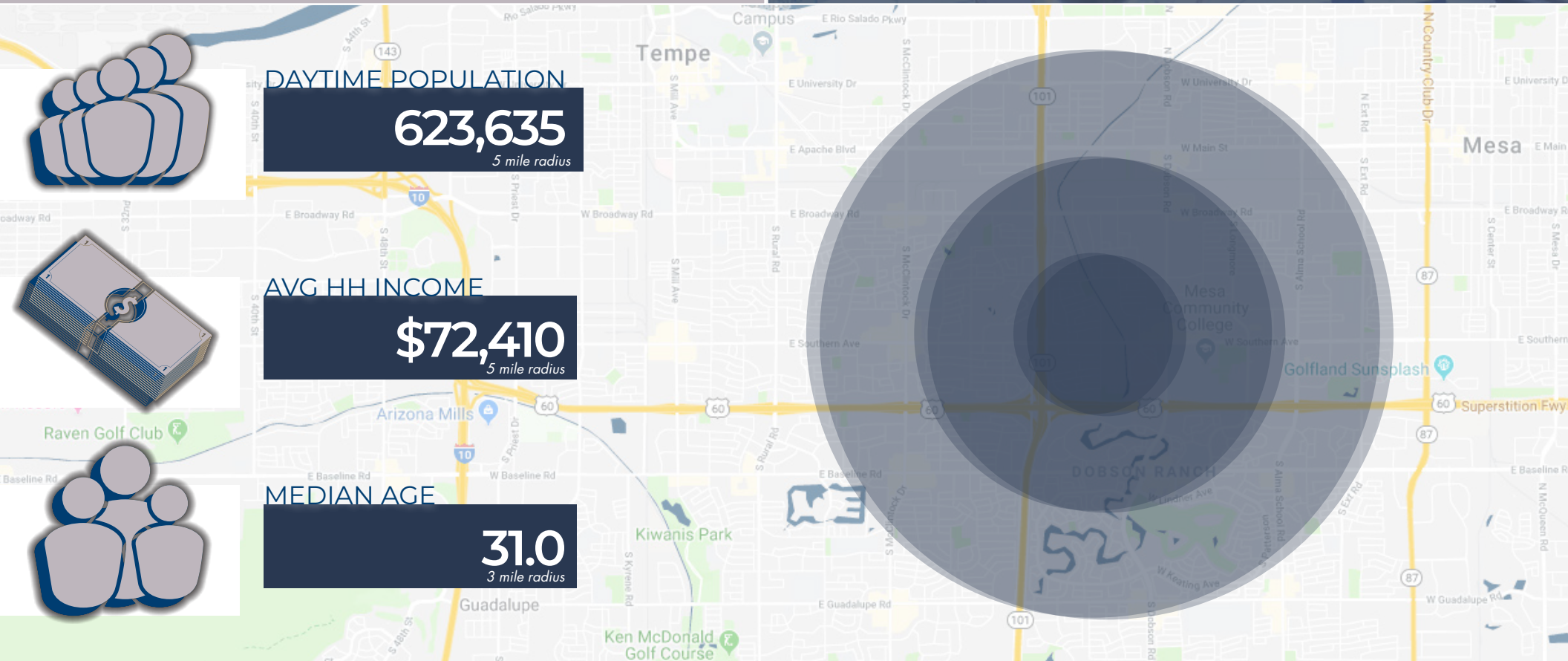
OVER 400,000 SF OF PRIME OFFICE SPACE WITH HUNDREDS OF THOUSANDS MORE UNDER DEVELOPMENT



NEARBY DEVELOPMENTS

- 4TwentyOne
- College Ave Commons
- Lofts at Hayden Ferry
- METRO Light Rail
- Skywater at Town Lake
- Tempe Beach Park
- Tempe Mission Palms
- US Airways Center
- West 6th Leasing Office
- The Brickyard on Mill
- Hayden Ferry Lakeside
- Marina Heights
- One Hundred Mill
- Studio 5c
- Tempe Gateway
- Valley Art Theater





2020 SUMMARY (SOURCE: ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	26,405	252,312	623,635
POPULATION	19,489	183,366	406,580
AVERAGE HOUSEHOLD SIZE	2.20	2.42	2.47
AVERAGE HOUSEHOLD INCOME	\$60,996	\$66,857	\$72,410
MEDIAN AGE	35.0	31.0	31.2

BUILDOUT MEDICAL OPPORTUNITY

2600 East Southern Avenue

Tempe, AZ

SOUTHERN DESERT MEDICAL CENTER SPACE AVAILABLE IN POPULAR TEMPE MARKET

All materials and information received or derived from ORION Investment Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither ORION Investment Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ORION Investment Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ORION Investment Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ORION Investment Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



ORION Investment Real Estate

Scottsdale Fashion Square Office Building
7150 East Camelback Road, Suite 425 | Scottsdale, AZ



MARY NOLLENBERGER

Office: 480.866.8177

mary.nollenberger@orionprop.com

NICOLE RIDBERG

Office: 480.648.0852

nicole.ridberg@orionprop.com

KEVIN WELLER

Office: 480.750.1220

kevin.weller@orionprop.com