

OTC Medical Office Available for Lease or Purchase

4765 S. Lakeshore Drive, Tempe, Arizona 85282



PRESENTED BY:

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AK Commercial Properties
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PROPERTY DESCRIPTION

Prime outpatient medical treatment center just off the US-60 & Rural with a dedicated entrance. Features include procedure room, x-ray room, four pre-op and post-op care units, multiple exam rooms, private offices, a spacious conference room, and a bright, welcoming lobby. Ideal for a medical owner-user or value-add investment. The property is beautifully landscaped, offers ample parking (including covered spaces), and prominent monument signage. Enjoy convenient access to freeways, top dining, hotels, golf courses, and entertainment options. Nearby landmarks include Arizona State University, Mesa Community College, Banner Desert Medical Center, and St. Luke's Hospital.

PROPERTY HIGHLIGHTS

- Outpatient Treatment Center w/ 4 PACU's, X-ray, and Procedure Room
- Previously Licensed OTC
- Near Major Employers and Hospitals
- Monument Signage
- Left & Right In/Out
- US-60, Loop 101, Loop 202, and I-10 Accessible
- Central Phoenix Valley Location
- New Roof in 2022

KEY DETAILS

Building Size	12,072 Square Feet
Lot Size	1.44 Acres
Year Built	1995
Zoning	PCC-2 , Tempe
Parking	4.8/1,000 (includes 4 ADA & 19 Covered)

OFFERING SUMMARY

Sale Price	\$3,900,000.00
\$/SF	\$323.00
Rent Price	\$24.00/NNN
OPEX	\$6.13/SF (2024 estimate)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Households	7,257	61,855	147,078
Total Population	17,868	157,528	369,132
Average HH Income	\$91.9K	\$79.8K	\$82.4K



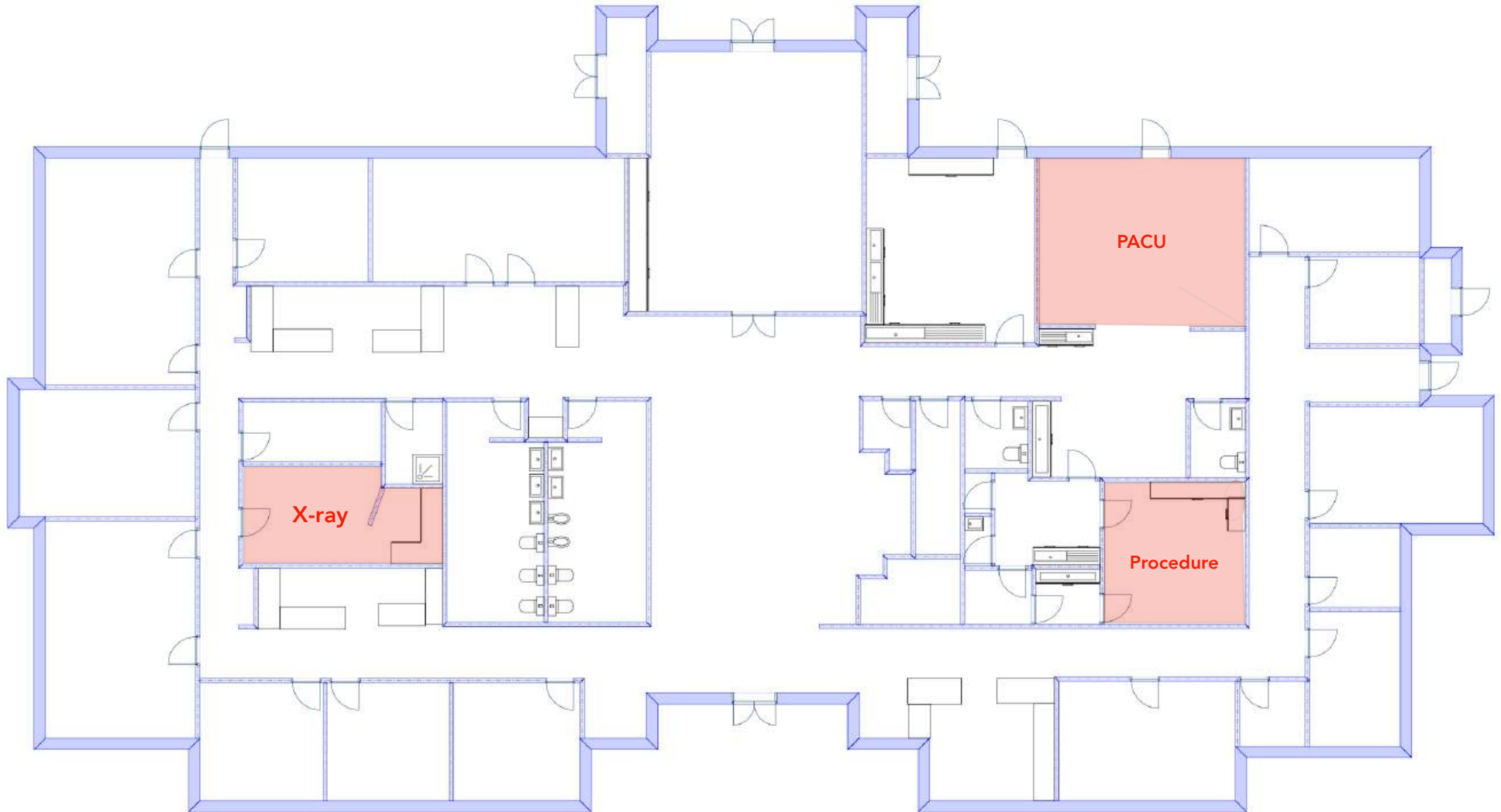
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Exterior View



Street View



Spacious Waiting Room



X-ray



Procedure Room



Procedure Prep



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