



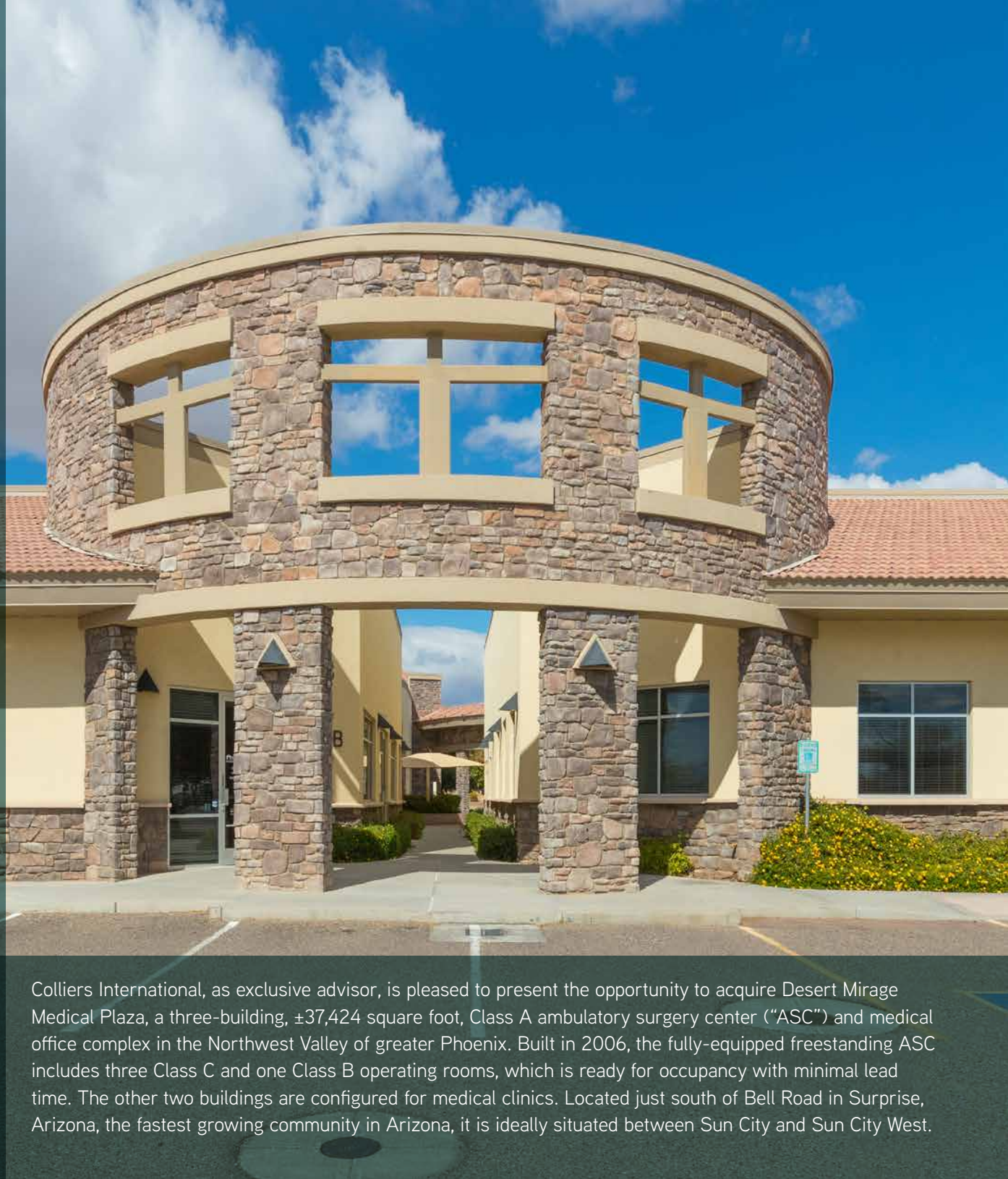
DESERT MIRAGE

MEDICAL PLAZA

12361 W Bola Dr, Surprise, AZ

Three-Building Ambulatory
Surgery Center and Medical
Office Complex

[Click here for property website](#)



Colliers International, as exclusive advisor, is pleased to present the opportunity to acquire Desert Mirage Medical Plaza, a three-building, ±37,424 square foot, Class A ambulatory surgery center ("ASC") and medical office complex in the Northwest Valley of greater Phoenix. Built in 2006, the fully-equipped freestanding ASC includes three Class C and one Class B operating rooms, which is ready for occupancy with minimal lead time. The other two buildings are configured for medical clinics. Located just south of Bell Road in Surprise, Arizona, the fastest growing community in Arizona, it is ideally situated between Sun City and Sun City West.

Financial Summary



PRICE:
Submit Offer



**YEAR 2 PROFORMA NET
OPERATING INCOME:**
\$759,089



**OPPORTUNITY
ZONE**



**YEAR 3 PROFORMA NET
OPERATING INCOME:**
\$799,770

Property Summary



BUILDING SIZE:
±37,424 SF



YEAR BUILT:
2006



SITE AREA:
±3.64 acres (±158,523 SF)



OCCUPANCY:
33%



INVESTMENT HIGHLIGHTS

High-Vacancy, Value-Add Investment Opportunity

At 33% leased, this Class A, fully-equipped ambulatory surgery center and medical office complex is ready for occupancy with minimal lead time. An investor can create value through leasing or occupying the move-in-ready space, at minimal cost.

Speed to Market and Extensive Cost Savings

The vacancies include a fully-equipped, move-in-ready freestanding ASC that contains three Class C and one Class B operating rooms, and move-in-ready clinic space; saving development time and avoiding ever increasing construction costs.



MARKET HIGHLIGHTS

Tightening Occupancy Rates; Increasing Demand

Nationally, medical office vacancy rates are at the lowest level since the recession and continue to decline. The vacancy rate in medical office buildings in the Northwest Valley is 16.7%. With population growth in Surprise outpacing all other cities within Maricopa County, the underlying drivers of demand for medical office space remain strong.

No New Construction Underway; Growing Rental Rates

Rising construction costs have discouraged new development, allowing vacancy to absorb, occupancies to stabilize and rents to grow. There is no new medical office development underway throughout the Northwest Valley. Properties across the valley will enjoy ongoing rental growth due to supply shortages in preferred areas and new developments at higher costs.

PROPERTY HIGHLIGHTS

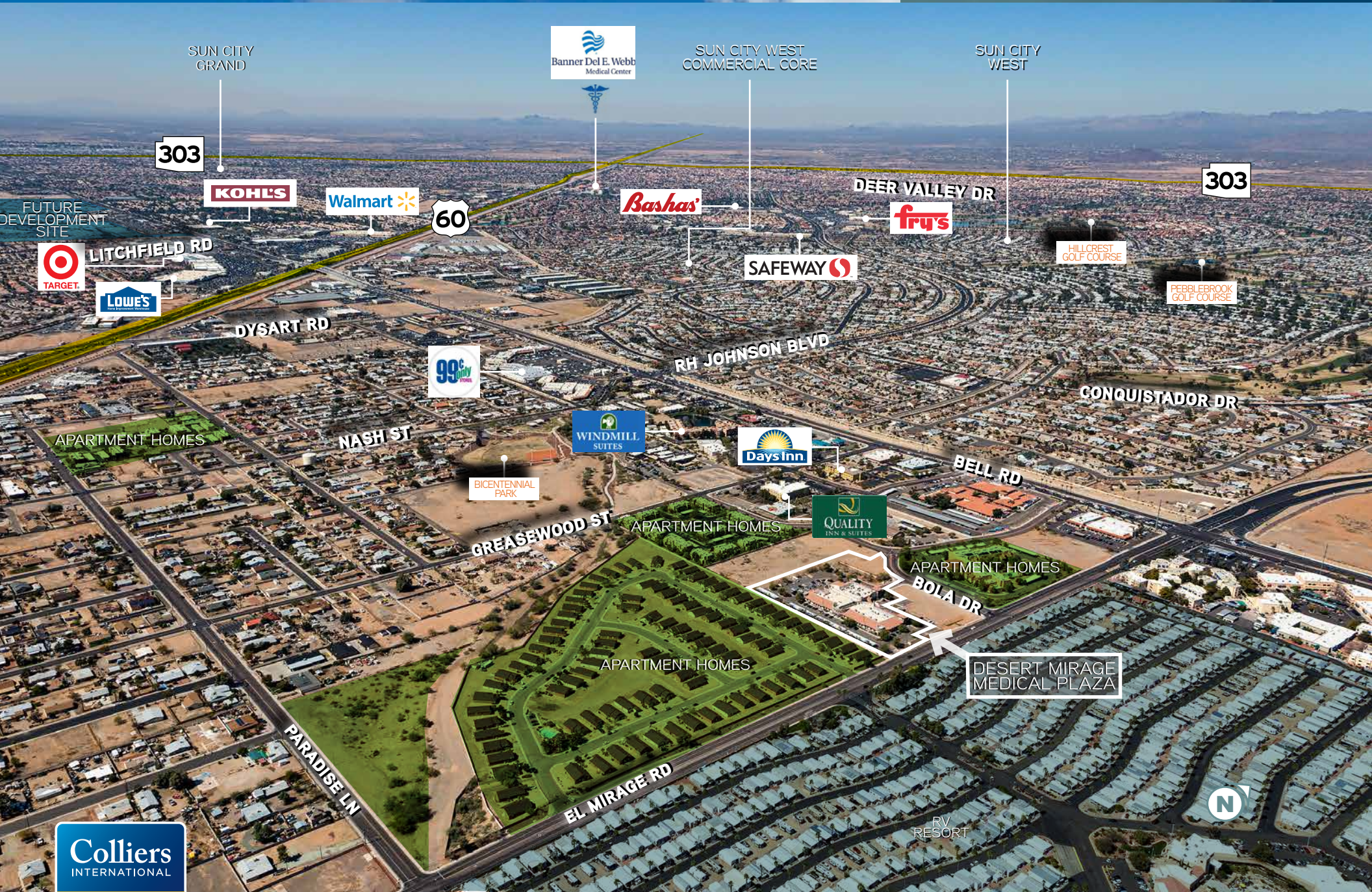
Well-Designed Site Plan and Floor Plans

Containing the only off-campus ambulatory surgery center serving the entire Northwest Valley, the three-building facility is designed to provide an ample and synergistic mix of medical practices. This includes pain management, audiology, and general and internal medicine practices in addition to clinic facilities for the ASC surgeons. The site plan has convenient access, easy site circulation, and generous parking that surrounds the buildings.

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The only off-campus ambulatory surgery center serving the Northwest Valley.





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