Camel 19 Office Park

For Sale or Lease

Up To Full Building Available

Healthcare Investment Opportunity

Offering Memorandum

5062 N 19th Avenue | Phoenix, AZ 85015

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INVESTMENT HIGHLIGHTS

Property Highlights

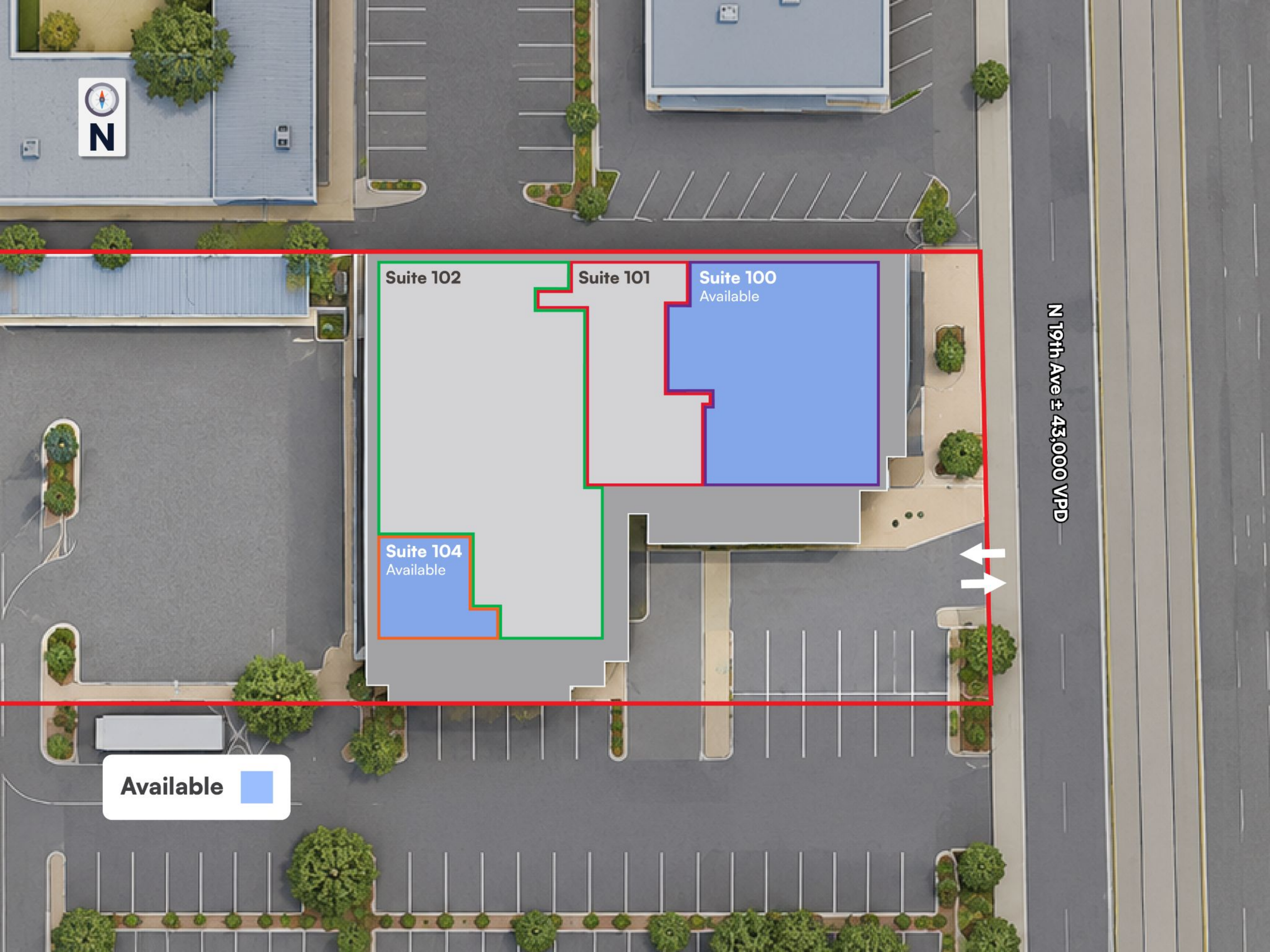
- **Significant Value-Add Opportunity –** The property is currently 66% occupied, providing investors with immediate upside through leasing approximately 4,260 SF of vacant space while increasing occupancy and overall cash flow.
- **Below Replacement Cost Basis –** Offered at $147/SF, the acquisition provides investors the opportunity to purchase a well-located medical office asset at a substantial discount to today's replacement cost in an infill Phoenix location.
- **Mark-to-Market Leasing Opportunity –** Existing leases provide the ability to capture higher rental income through future renewals and lease-up of vacant suites, creating meaningful NOI growth over the investment hold period.
- **Flexible Multi-Tenant Asset –** The ±12,560 SF building is configured to accommodate a variety of office users, allowing investors to lease suites individually or appeal to an owner-user seeking a centrally located Phoenix office.
- **Owner-User Flexibility –** With approximately 34% of the building currently vacant, the property presents an excellent opportunity for an owner-user seeking immediate occupancy while benefiting from income generated by the existing tenants. The multi-tenant layout also provides long-term flexibility to expand operations, lease excess space, or transition the asset to full occupancy over time.

INVESTMENT HIGHLIGHTS

Location Highlights

- **Premier Midtown Phoenix Location –** Camel 19 Office Park is strategically positioned along 19th Avenue just north of Camelback Road with immediate access to I-17, the Valley Metro Light Rail, Downtown Phoenix, and the Camelback Corridor, one of the Valley's most established employment centers.
- **Strong Infill Demographics –** The property serves a dense urban population of more than 206,000 residents within three miles, supported by continued residential growth and redevelopment throughout Midtown Phoenix.
- **Growing Employment Base –** The surrounding area benefits from major employment drivers including Grand Canyon University, numerous healthcare providers, government offices, and Downtown Phoenix, creating a diversified tenant demand base.
- **Transit-Oriented Accessibility –** The property offers excellent regional connectivity with frontage on 19th Avenue, proximity to Camelback Road, Interstate 17, and nearby Valley Metro Light Rail stations, providing convenient access for tenants and employees.
- **Neighborhood Revitalization –** Continued investment in Midtown Phoenix, including new multifamily developments and nearby retail amenities, continues to strengthen the long-term fundamentals of the surrounding office market.

Bethany Home Rd ± 37,731 VPD
THE CORE INSTITUTE
Outcomes by HOPCo
±28 Beds | ±200 Employees
Synergy Public School
±575 Students
Christown Spectrum Mall
Walmart Supercenter
target
ULTA BEAUTY
BIG 5 SPORTING GOODS
Olive Garden
Harkins THEATRES
HOBBY LOBBY
Ono Hawaiian BBQ
Abrazo Central Campus
±221 Beds | ±5,200 Employees
Alhambra Traditional School
±733 Students
AMERICAN FAMILY MEDICAL
GCU
Grand Canyon University
±131,800 Students | ±6,000 Employees
Venture on Colter
±123 Units
± 164,174 VPD
Choice Learning Academy
±462 Students
19th Ave ± 24,593 VPD
Pueblo Gardens
±32 Units
Thunderbird Apartments
±78 Units
INTERSTATE 17
CHRISTOWN ANIMAL HOSPITAL
Mesquite Terrace
±297 Units
EMPOWER COLLEGE PREP
Empower College Prep
±1,240 Students
Subject Property
Lateral 14 Apartments
±42 Units
Camelback Rd ± 41,136 VPD
Park Terrace Apartments
±288 Units
Casa Fiesta Townhouses
±154 Units
Westwood Elementary
±617 Students


N
Suite 102
Suite 101
Suite 100
Available
Suite 104
Available
N 19th Ave ± 43,000 VPD
Available

5062 N 19TH AVE
Phoenix, AZ 85015

±12,550 SF
GLA

±0.70 AC
Land Size

C-2, R-5
Zoning

66.06%
Occupancy

1976
Year Built

FINANCIAL OVERVIEW

$1,850,000	**$147.41**	**$66,605**	**$129,106**
List Price	Price Per SF	NOI	Proforma NOI

Financial Overview

	Year	Per SF
GROSS REVENUE		
Base Rental Revenue	$150,849	
Effective Gross Revenue	**$150,849**	
OPERATING EXPENSES		
CAM Expense	$51,640	$4.11
Property Taxes	$19,334	$1.54
Insurance	$7,236	$0.58
Management Fee	$6,034	$0.48
Total Operating Expenses	**$84,244**	**$6.71**

FINANCIAL OVERVIEW

Rent Roll

Suite #	Tenant	GLA (SF)	Occupancy	Lease Commencement	Lease Expiration	Term Remaining	Lease Type	Rental Rates			Rental Increases	
								Per SF	Monthly	Annually	Date	Amount
100	Vacant	3,560	28.37%	-	-	-	NNN	$0.00	$0.00	$0.00	-	$0.00
101	Alyesh Family Chiropractic	1,782	14.20%	9/6/2005	9/30/2026	MTM	NNN	$16.20	$2,406.03	$28,872	5/1/26	$1,400.00
102	Premium Legacy Healthcare	6,508	51.86%	2/12/2023	4/2/2026	MTM	NNN	$18.74	$10,164.68	$121,976	2/1/26	$10,164.68
104	Vacant	700	5.58%	-	-	-	NNN	$0.00	$0.00	$0.00	-	$0.00
Total SF		**12,550**	**100.00%**					**$12.92**	**$12,571**	**$150,849**		
Total Occupied SF		**8,290**	**66.06%**									
Total Available SF		**4,260**	**33.94%**									

INTERIOR PHOTOS
SUITE 100

INTERIOR PHOTOS
SUITE 104

PHOENIX, AZ MSA

The Phoenix-Mesa-Scottsdale MSA is one of the fastest-growing metropolitan areas in the United States, with a current population exceeding 5.1 million and strong annual in-migration driving robust demand across all major property sectors. The region's diversified economy, pro-business climate, and consistent job and income growth continue to make it a premier destination for real estate investment.

5.19M	1.7%	$398B	1.6%
Total Phoenix MSA Population	Annual Population Growth (2020-2025)	Gross Domestic Product (GDP) in 2023	Annual Employment Growth (2023-2024)

PHOENIX, AZ

Driving Dynamic Southwest Growth

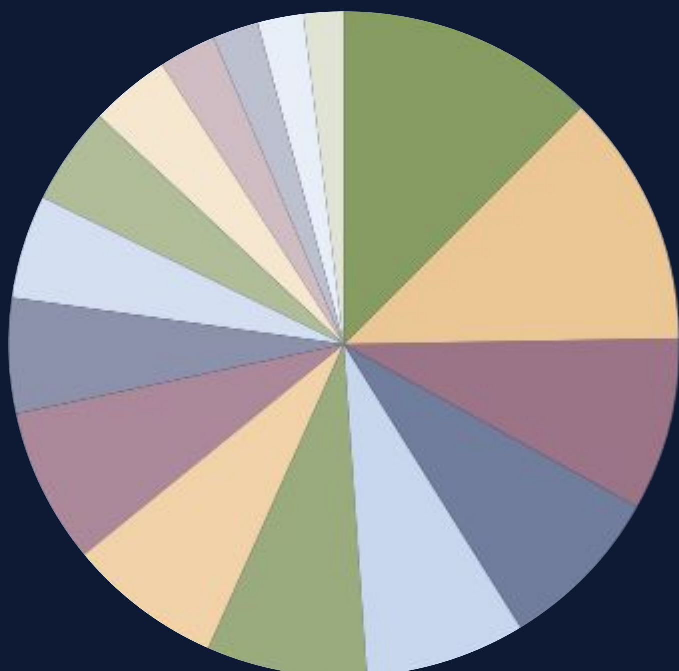
Discover the Valley of the Sun

Phoenix has consistently ranked as one of the top real estate markets in the United States, offering a dynamic mix of economic opportunities, cultural richness, and lifestyle benefits that appeal to both individuals and businesses. The city's thriving job market, anchored by major employers in technology, healthcare, education, and manufacturing, continues to draw a highly skilled workforce and supports ongoing population growth.

#1	**Largest MSA in Arizona** U.S. Census Bureau	#14	**Highest U.S. Metropolitan GDP**
#4	**Best Performing U.S. Cities** Milken Institute (2022)	#10	**Largest U.S. MSA** U.S. Census Bureau
#5	**Fastest Growing Metro in the U.S.**	#4	**Largest Population Growth in the U.S.** AZ Big Media
#3	**Best U.S. Metro for Manufacturing** Niche	#7	**Best Startup Cities in America** AZ Big Media

HUB FOR GROWTH & INNOVATION

The Phoenix MSA economy is one of the most dynamic in the United States, fueled by a diverse range of industries, including technology, advanced manufacturing, healthcare, and renewable energy. With a GDP of approximately $362.1 billion, the region stands as a significant economic force, ranking among the top metro areas for business growth and investment potential. Phoenix's rapid population growth, strategic location in the Southwest, and business-friendly climate consistently attract both Fortune 500 companies and startups, solidifying its reputation as a hub for innovation and economic development.



- 12.30% HEALTH CARE
- 12.00% RETAIL
- 8.28% EDUCATION
- 7.85% MANUFACTURING
- 7.67% FINANCE
- 7.61% CONSTRUCTION
- 7.57% PROFESSIONAL
- 7.13% ACCOMMODATION
- 5.57% ADMIN & SUPPORT
- 5.03% TRANSPORTATION
- 4.44% OTHER SERVICES
- 3.99% PUBLIC ADMIN
- 2.53% REAL ESTATE
- 2.33% WHOLESALE TRADE
- 2.14% ARTS/ENTERTAINMENT
- 1.77% INFORMATION

$398 Billion
Gross Domestic Product (2024)

12.7% Growth
In Employment Since 2020

- Source: Data USA

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