

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

MATTHEWS™

EXCLUSIVELY LISTED BY



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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

 **Abrazo™**
Central Campus
±221 Beds | ±5,200 Employees

 **Alhambra Traditional School**
±733 Students

Christown Spectrum Mall
      

 **AMERICAN FAMILY MEDICAL**


Grand Canyon University
±131,800 Students | ±6,000 Employees

 **Venture on Colter**
±123 Units

 **Choice Learning Academy**
±462 Students

19th Ave ± 24,593 VPD

 **Thunderbird Apartments**
±78 Units

 **Pueblo Gardens**
±32 Units

± 164,174 VPD


 **EMPOWER COLLEGE PREP**
Empower College Prep
±1,240 Students

 **CHRISTOWN ANIMAL HOSPITAL**

 **Mesquite Terrace**
±297 Units

Subject Property

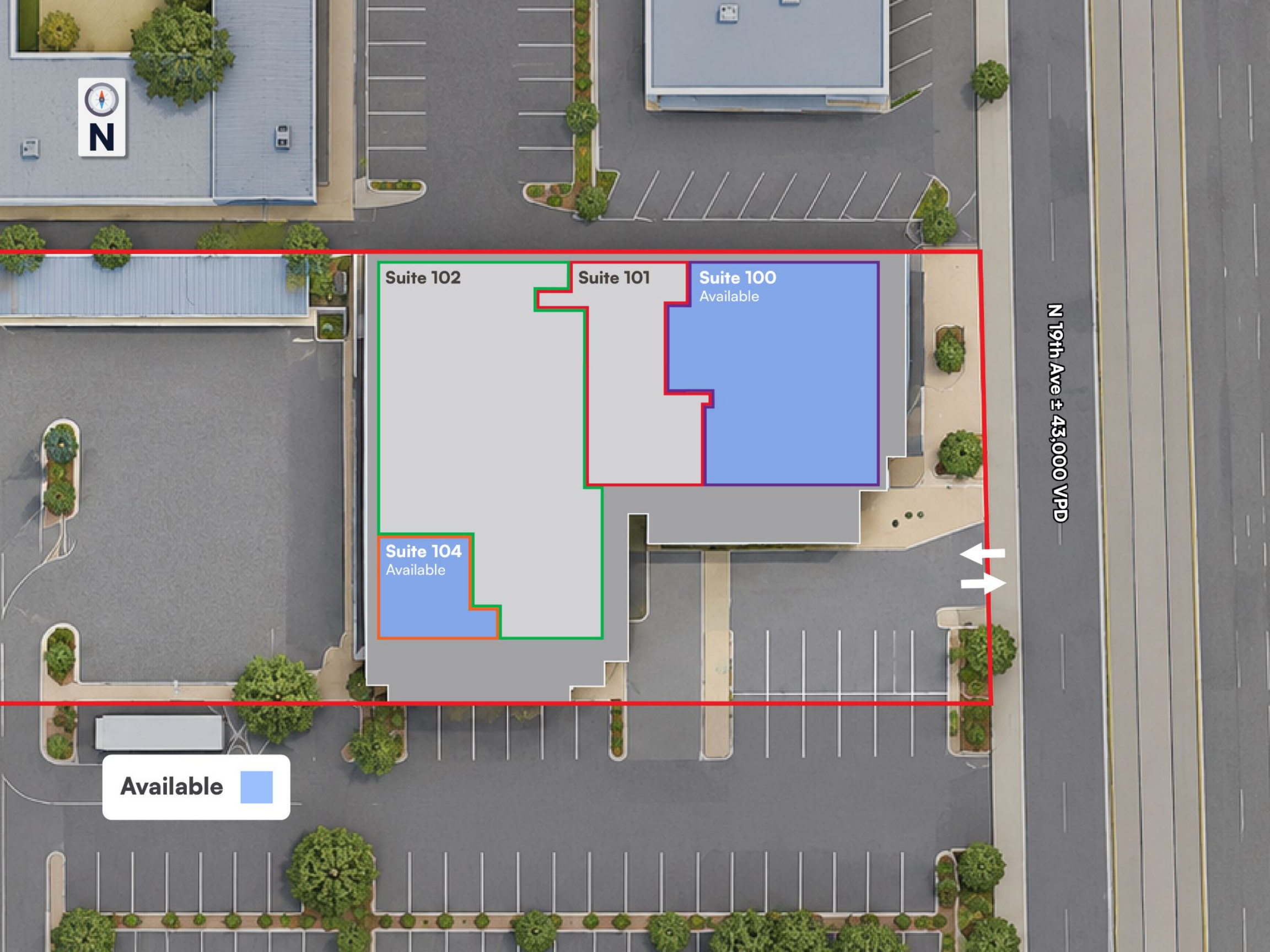
 **Lateral 14 Apartments**
±42 Units

Camelback Rd ± 41,136 VPD

 **Park Terrace Apartments**
±288 Units

 **Casa Fiesta Townhouses**
±154 Units

 **Westwood Elementary**
±617 Students



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

List Price

\$147.41

Price Per SF

\$66,605

NOI

\$129,106

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%									



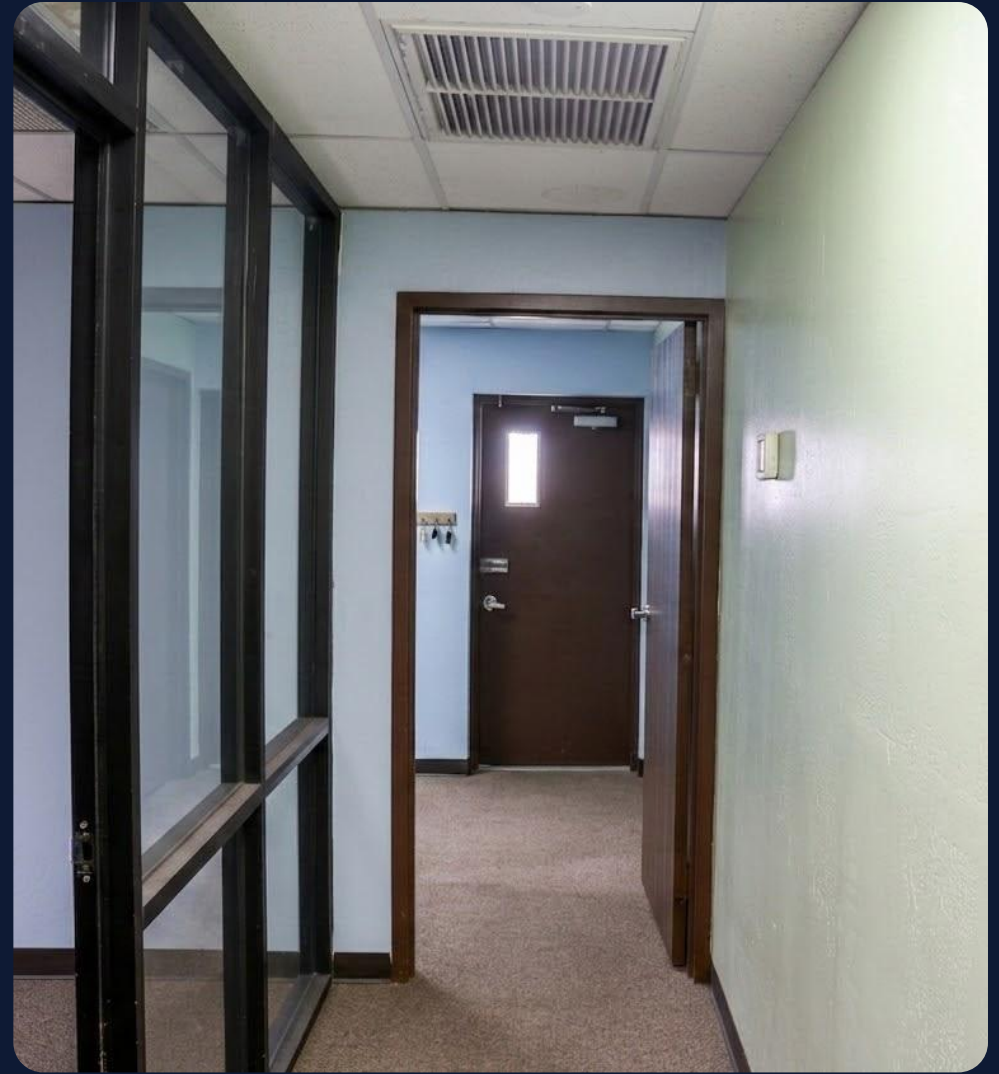
INTERIOR PHOTOS

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

Total Phoenix MSA
Population

1.7%

Annual Population Growth
(2020-2025)

\$398B

Gross Domestic Product
(GDP) in 2023

1.6%

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

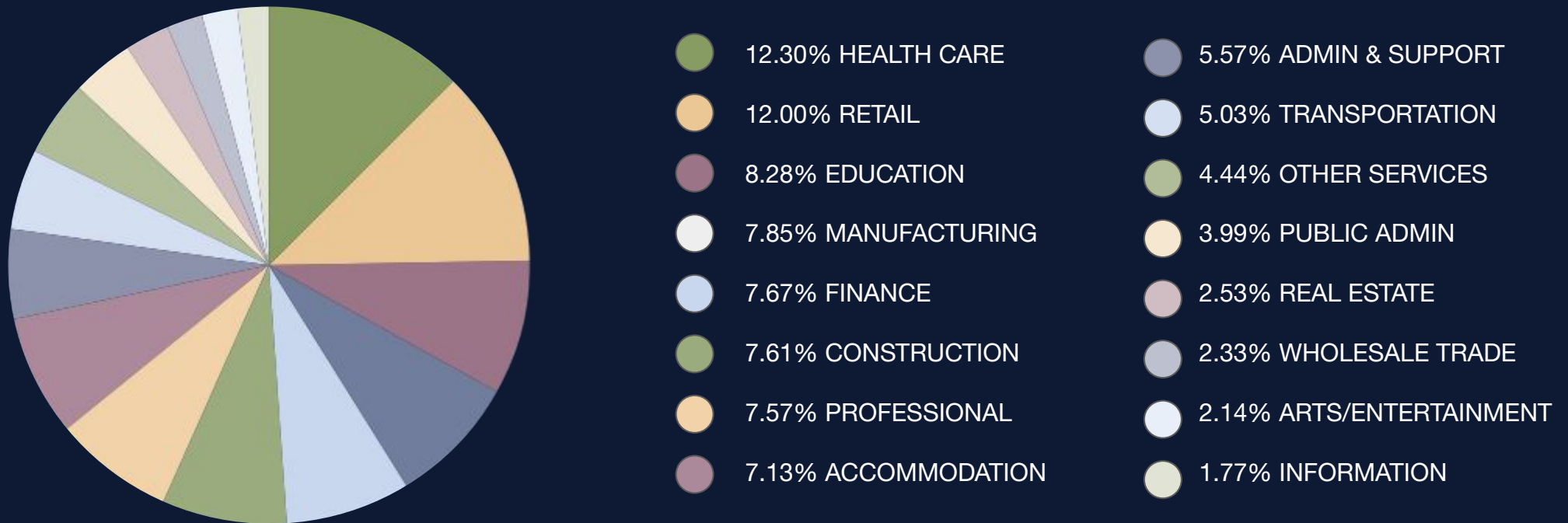
#7

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.



\$398 Billion

Gross Domestic Product (2024)

12.7% Growth

In Employment Since 2020

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 5062 N 19th Ave., Phoenix, AZ, 85015 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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