

# FOR SALE

## MBI Industrial Medical Office

3328 N Litchfield Road, Goodyear, Arizona 85338

*10 Year Roof Warranty*



### SINGLE TENANT "MEDTAIL" INVESTMENT OFFERING

- TEN (10) YEAR PRIMARY TERM
  - CORPORATE NET LEASE
- ANNUAL 3% RENT INCREASES
- GROWING MULTI-UNIT OPERATOR
- DYNAMIC WEST PHOENIX SUBURB
- OUT-PARCEL TO SAFEWAY SUPERMARKET

For additional information, please contact:

**Barry Silver**

Email: [Barry@TheSilver-Group.com](mailto:Barry@TheSilver-Group.com)

Phone: (415) 518 - 8060

**The Silver Group**  
[www.TheSilver-Group.com](http://www.TheSilver-Group.com)

Powered By:

**Bang Realty-Arizona**

License: BR691523000

Purchase Price: \$2,786,000  
Initial Cap Rate: 6.0%

**Lease Terms:**

- **Leased through August 2033**
- **Corporate Net Lease**
- **Annual 3% Rent Increases**
- **Two x 5 year renewal options**

**Annual Rent Schedule:**

\$157,560	Year 1	
\$162,286.80	Year 2	(+3%)
<b>\$167,155.40</b>	<b>Year 3</b>	(+3%)
\$172,148.84	Year 4	(+3%)
\$177,329.53	Year 5	(+3%)
\$182,635.06	Year 6	(+3%)
\$188,127.85	Year 7	(+3%)
\$193,745.47	Year 8	(+3%)
\$199,550.34	Year 9	(+3%)
\$205,542.47	Year 10	(+3%)

Lease Commenced: May 1, 2023



The subject property is a single tenant retail / medical building leased to MBI Industrial Medicine, Inc. located at 3328 North Litchfield Road in the west Phoenix suburb of Goodyear, Arizona. The Property consists of a ± 6,060 sf, free-standing building on a ± 30,000 sf out-parcel in the fully occupied Palm Valley Marketplace Shopping Center. Co-tenants here include Safeway Supermarket, Dollar Tree, UPS, Orangetheory Fitness, HR Block, Mathnasium, Whataburger and Wells Fargo Bank. Sharing this busy intersection

at West Indian School Rd. are Walmart Neighborhood Market, Walgreens Drugstore, Primrose School, Big O Tires, Burger King, Dutch Bros. Coffee, Wilhelm Tire and Cobblestone Car Spa. The ten year and four month, triple net lease commenced on May 1, 2023. Landlord responsibilities are limited to roof and structure. The roof received a restoration of the seal coating and has a transferable, ten year manufacturer's and workmanship warranty. The building is also being painted.

Rent increases annually by 3% throughout the lease term and two additional 5 year renewal options. The lease is executed by MBI Industrial Medicine, Inc. currently operating 12 Phoenix metro locations, providing occupational healthcare services to area employers and employees. The Company has expanded into the Colorado market with nine locations. The City of Goodyear continues its rapid growth, having recently exceeded a population of 100,000 residents. *This investment opportunity is ideal for anyone seeking long-term, passive income from a regional medical services provider in a growing Phoenix suburb.*



Land Area: ± 0.69 Acre ± 30,022 SF  
Building Area: ± 6,060 SF



	<u>1 mile</u>	<u>3 miles</u>
Population:	11,396	85,570
Average HH Income:	\$128,600	\$116,500

The information contained herein has been received from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. The Silver Group advises all prospective purchasers to conduct their own independent review of all due diligence materials.

PHOENIX, AZ

**PALM VALLEY MARKETPLACE**

14175 W. Indian School Road, Goodyear, AZ 85338



UNIT	TENANT	SQ. FT.
A01	Mathnasium	1,550
A02	Subway	1,390
A03	Domino's Pizza	1,340
A04	Bella Luna	2,452
A05	Yogurtini Self Serve	1,247
A06	Rusick Chiropractic	1,226
A07	Orangetheory Fitness	4,000
A08	Copper Star Home Medical Supplies	4,020
B01	Safeway	55,403
B02	Any Lab Test Now	1,221
B03	Great Clips	1,200
B04	The UPS Store	1,198
B05	Monaco Nails	1,200
B06	The Dental Views	2,398
B08	Southwest Golf Cars	1,193
B09	Nationwide Vision Center	1,822
B10	Crazy Mike's Chicken	1,789
C01	Clubhouse Grill	4,196
C02	Salon Zen	1,808
C03	Sonora Rose	1,200
C04	Dollar Tree	7,973
D01	Deadwax Records (Coming Soon)	1,200
D02	Cowtown Skateboards	1,203
D03	Main Squeeze (Coming Soon)	1,203
D04	H&R Block	1,800
D05	Elements Massage	2,401

**Total Square Feet: 107,633**

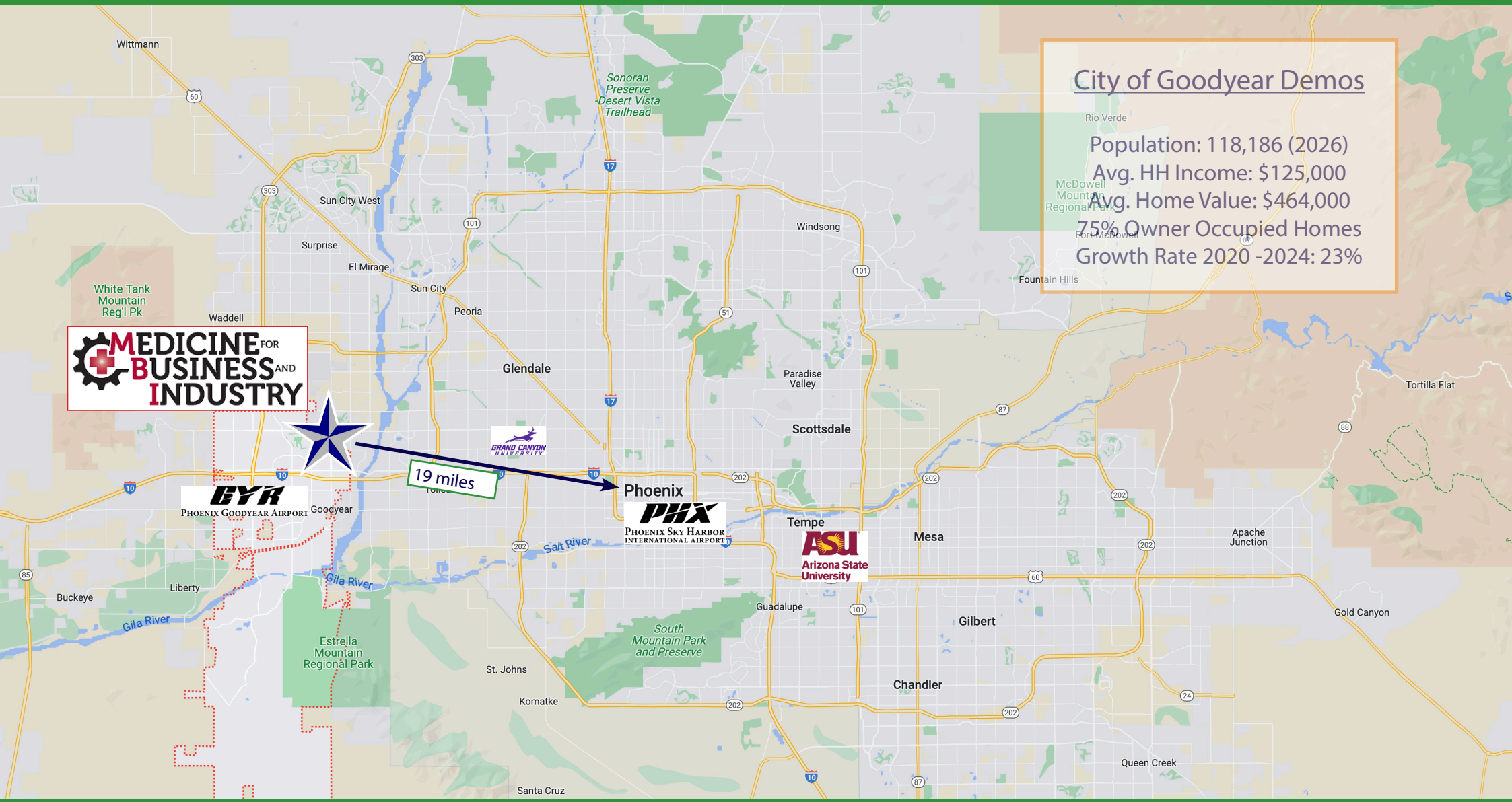




**MEDICINE FOR BUSINESS AND INDUSTRY**

± 22,000 VPD

± 28,000 VPD



**City of Goodyear Demos**

Population: 118,186 (2026)  
Avg. HH Income: \$125,000  
Avg. Home Value: \$464,000  
75% Owner Occupied Homes  
Growth Rate 2020 -2024: 23%

**MEDICINE FOR BUSINESS AND INDUSTRY**



19 miles

**BYA**  
PHOENIX GOODYEAR AIRPORT

**PHX**  
PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

**ASU**  
Arizona State University



**ABOUT THE TENANT**

**MBI Industrial Medicine, Inc.**  
**20 Locations in Arizona and Colorado**  
**Occupational Medicine for Employers & Employees**

**\* Lease is backed by 12 Arizona locations**

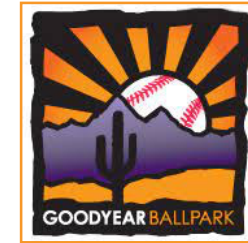


MBI Industrial Medicine, Inc. was founded in 1982 by Dr. Walter O'Hayre and continues to provide cost effective occupational health services to both employers and

employees in Arizona and Colorado. MBI is the only facility in Arizona dedicated to the sole practice of Occupational Health. MBI understands the priorities of employers and their concerns of their employees. Therefore, MBI provides an objective medical opinion, effective treatment resulting in prompt return to work. Unlike most occupational medical clinics, MBI does not utilize revenue generating standardized treatment protocols. MBI diligently monitors industrial injury cases and works closely with skilled industrial rehabilitation professionals to avoid chronicity.

Services include Injury Care, Physical Exams, Screening & Testing (x-rays, blood draws, hearing / vision and EKG) and Physical Therapy & Rehabilitation. The company currently operates 12 locations in Arizona and 9 locations in Colorado.


**ABOUT GOODYEAR, ARIZONA**



Located less than 20 minutes from downtown Phoenix, Goodyear has over 300+ days of sunshine and a diverse blend of amenities with abundant cultural, educational and entertainment resources. Goodyear is a Valley leader in providing great opportunities for families and businesses to achieve their full potential.

The highly educated and skilled workforce, affordable housing and low cost of doing business create the right economic conditions for businesses to thrive; all within close proximity to Interstate 10, Loop 101 and 303 freeways and excellent transportation access to airports and rail services. The City also offers premier incentives to businesses looking to locate in Goodyear, including reduced property taxes and other tax benefits from the city's Foreign Trade Zones, Military Reuse Zone and designated redevelopment areas. Goodyear is one of the fastest growing cities in the nation with best-in-class companies such as Sub-Zero, Cancer Treatment Centers of America, REI, AerSale, Dick's Sporting Goods, UPS and more. Major employers in Goodyear include Amazon (4,165 employees), UPS (1,850), Chewy (1,547), Abruzzo West Health (1,000), Cancer Treatment of America (768), Sub-Zero (700), Cavco Industries (385) and REI (340).

Goodyear is surrounded by desert vistas, golf courses, lakes, parks, palm-lined streets and scenic mountain views. Goodyear is also the Spring Training and player development home of Major League Baseball's Cleveland Guardians and Cincinnati Reds. Goodyear has a population of more than 118,000 residents.

3328 N Litchfield Rd, Goodyear, AZ 85395				
Building Type: <b>General Retail</b>	Total Available: <b>0 SF</b>			
Secondary: <b>Freestanding</b>	% Leased: <b>100%</b>			
GLA: <b>6,060 SF</b>	Rent/SF/Yr: -			
Year Built: <b>1997</b>				
Radius	1 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	12,415	93,849	218,270	
2024 Estimate	11,396	85,576	199,761	
2020 Census	10,698	76,989	183,831	
Growth 2024 - 2029	8.94%	9.67%	9.27%	
Growth 2020 - 2024	6.52%	11.15%	8.67%	
<b>2024 Population by Hispanic Origin</b>	8,000	20,000	89,421	
<b>2024 Population</b>	11,396	85,576	199,761	
White	6,907 60.52%	45,650 53.35%	89,729 44.92%	
Black	619 5.43%	6,471 7.56%	17,750 8.89%	
Am. Indian & Alaskan	102 0.90%	1,025 1.20%	2,852 1.43%	
Asian	728 6.39%	4,787 5.59%	9,350 4.68%	
Hawaiian & Pacific Island	24 0.21%	215 0.25%	614 0.31%	
Other	3,026 26.55%	27,427 32.05%	79,466 39.78%	
U.S. Armed Forces	149	975	2,928	
<b>Households</b>				
2029 Projection	4,439	33,081	72,068	
2024 Estimate	4,067	30,119	65,843	
2020 Census	3,828	27,171	60,754	
Growth 2024 - 2029	9.09%	9.83%	9.45%	
Growth 2020 - 2024	6.30%	10.85%	8.38%	
Owner Occupied	3,238 79.58%	21,120 70.12%	43,244 65.68%	
Renter Occupied	831 20.42%	8,998 29.87%	22,599 34.32%	
<b>2024 Households by HH Income</b>	4,067	30,118	65,841	
Income: <\$25,000	247 6.07%	2,321 7.71%	5,840 8.87%	
Income: \$25,000 - \$50,000	373 9.17%	4,445 14.76%	11,123 16.89%	
Income: \$50,000 - \$75,000	763 18.76%	5,388 17.89%	12,355 18.76%	
Income: \$75,000 - \$100,000	506 12.44%	4,084 13.56%	9,986 15.17%	
Income: \$100,000 - \$125,000	582 14.31%	3,810 12.65%	8,582 13.03%	
Income: \$125,000 - \$150,000	375 9.22%	2,829 9.39%	5,908 8.97%	
Income: \$150,000 - \$200,000	601 14.78%	3,341 11.09%	6,447 9.79%	
Income: \$200,000+	220 5.42%	2,000 6.64%	5,600 8.51%	
<b>2024 Avg Household Income</b>	\$128,671	\$116,535	\$103,106	
<b>2024 Med Household Income</b>	\$106,207	\$92,782	\$84,019	

