

Broadway East Medical Center Cell Tower Easement

7525 E Broadway Rd, Mesa, AZ 85208

SALE PRICE: \$558,378.00 | CAP RATE: 5.00%



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

CELL TOWER SITE AVAILABLE

Executive Summary

CPI is pleased to present the unique opportunity to acquire a **Broadway East Medical Center Cell Tower Easement**, an existing cell tower structure and offers a unique opportunity for investors looking to acquire a telecommunications site with established infrastructure. Located at **7525 E Broadway Road in Mesa, Arizona**. This tower offers investors a secure, high-yield asset with a diverse tenant roster in a fundamentally strong submarket.

Investment Highlights

Established Telecommunications Infrastructure: Includes an existing, functioning cell tower structure situated on-site, offering a specialized commercial real estate investment.

Sale Price: \$558,378.00

Cap Rate: \$5.00%

NOI: \$27,918.90

Year Forward NOI: 11/01/26 to 10/31/2027

Tenant Overview



Crown Castle Cell Tower

N/A

Our solutions are built with the future in mind. They play an important role in tomorrow's smarter, better-connected communities, while paving the way for new innovations in the way we live, work and stay safe.

<https://www.crowncastle.com/>

Rental Analysis

Tenant:	Crown Castle Cell Tower Easement
Lease Commencement:	5/6/2005
Lease Expiration:	4/30/2030

Tenant		Rate	Monthly
05/01/25-04/30/26			\$2,225.43
05/01/26-04/30/27			\$2,292.19
05/01/27 - 04/30/28			\$2,360.96
05/01/28 - 04/30/29			\$2,431.79
05/01/29 - 04/30/30			\$2,504.74
Security Deposit:		N/A	
Renewal Option:		5-year Options Until May 2068	
Personal Guaranty:		No	



BAYWOOD/HEART
MEDICAL CENTER



SITE

E UNIVERSITY DR

E MAIN ST

E BROADWAY RD



LOOP
202



SUPERSTITION SPRINGS
CENTER



E SOUTHERN AVE

60



E BASELINE RD

N HICKEY RD

N RECKER RD

S POWER RD

S SASSAMAN RD

S HAWES RD



Location Overview

Mesa, Arizona

As the third-largest city in Arizona, Mesa is a major economic hub and a cornerstone of the Phoenix metropolitan area. Celebrated for its diverse and mature economy, Mesa is home to world-class companies in key sectors like aerospace, defense, healthcare, and technology. This powerful combination of a large, skilled labor force, major educational institutions, and a business-friendly environment makes Mesa a premier destination for corporate employers and a stable, appreciating market for real estate investment.

The city's economic strength and appeal are built on several key pillars, including:

- A diverse, established economy with major employers in key industries.
- A large, skilled workforce supported by top educational institutions.
- A central East Valley location with robust transportation infrastructure.
- A rich landscape of cultural, recreational, and lifestyle amenities.

This unique blend of economic scale and quality of life has not gone unnoticed, with Mesa frequently earning national recognition for its business climate and livability.

#1

**City for Economic Growth
(250K - 500K Population)**

[\(CoworkingCafe, 2024\)](#)

**TOP
5**

**Most Neighborly
Large City**

[\(Neighbor.com, 2024\)](#)

#11

**Best-Run City
in the US**

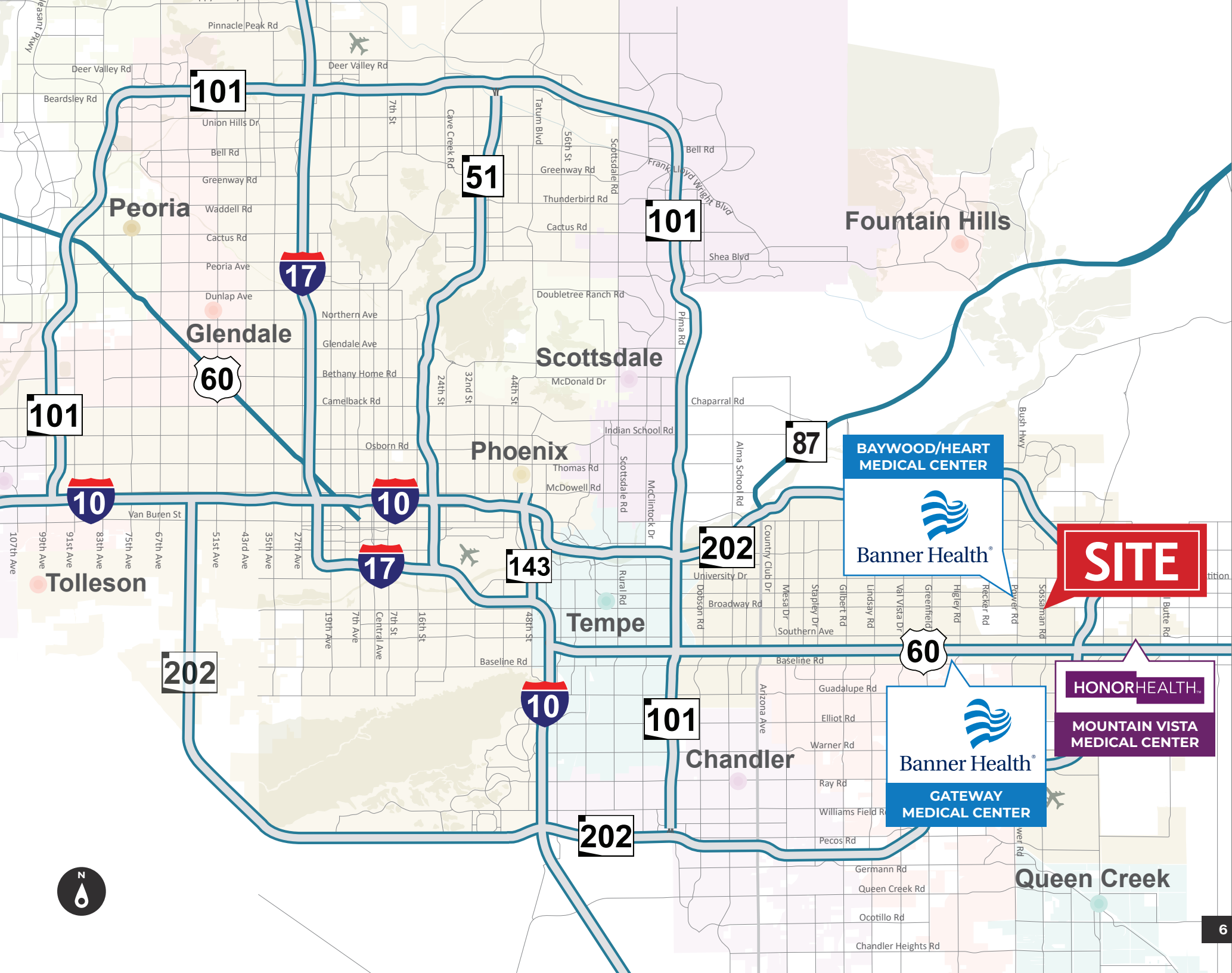
[\(WalletHub, 2025\)](#)

**TOP
40**

**Cities with the Best
Public Schools in the US**

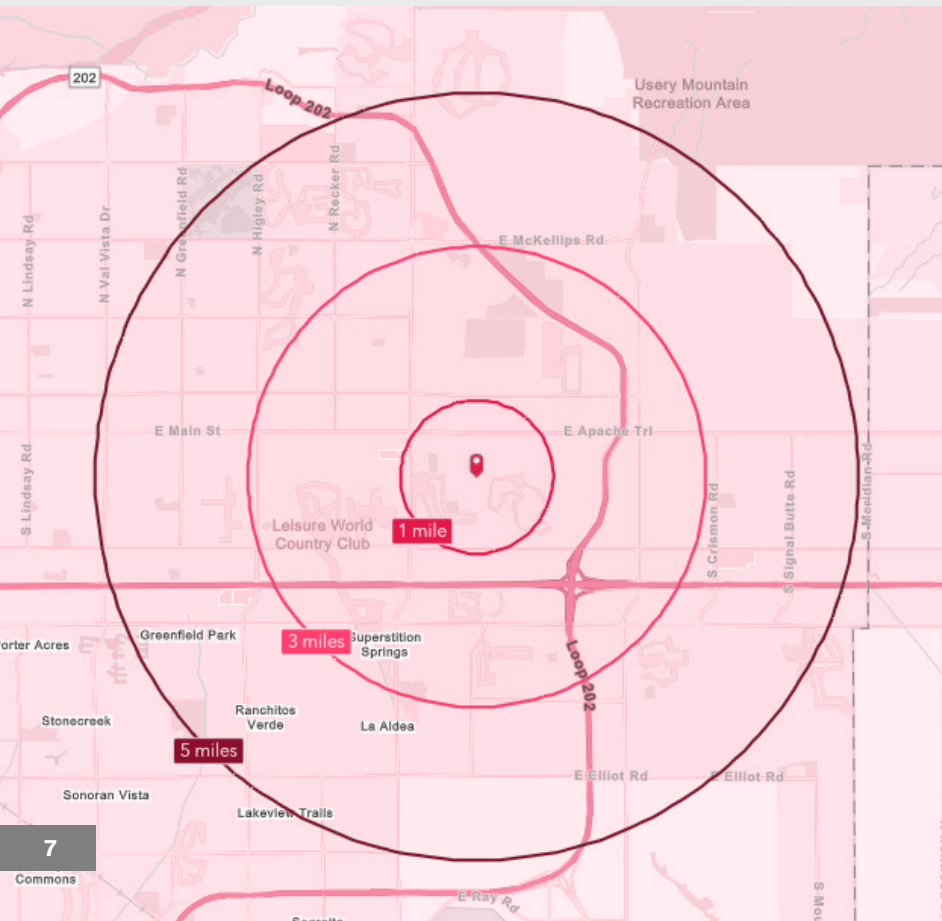
[\(Niche, 2024\)](#)





Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	16,419	109,958	279,695
 Households	7,687	47,265	112,351
 Average Household Income	\$68,492	\$75,434	\$90,538
 Median Home Value	\$231,602	\$275,728	\$330,396



5 Mile Highlights

48.1

Median
Age

75.1K

Daytime
Employees

+1.8%

Annual Population
Growth

A Dense & Established Medical Corridor

The property is located in the heart of a dense, mature, and medically-focused community. Within five miles, the area boasts a population of nearly 280,000 residents and over 75,000 daytime employees, creating a massive and convenient patient base. The stable, established community, with a median age of over 44, provides a consistent demand for a wide range of medical services. For an investor, this convergence of a large population, a strong local workforce, and close proximity to major hospitals like Banner Baywood Medical Center solidifies the property's position in a thriving healthcare ecosystem.

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INTERNATIONAL

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