

OFFERING MEMORANDUM



Marcus & Millichap
THE KRAMER GROUP

AMR PORTFOLIO

A 4-PROPERTY PORTFOLIO MINUTES FROM DOWNTOWN MESA

617-645 W. Main Street | 222 E. Main Street | 218 Pepper Place
Mesa, AZ 85201



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MARKET OVERVIEW

The Kramer Group of Marcus & Millichap is pleased to present the Exclusive Listing for this long-term triple net leased flex portfolio located at 617-645 W Main St, 222 E Main St & 218 E Pepper Pl in Mesa Arizona. AMR, the largest ambulance and medical response provider in the world, is the single tenant for this portfolio. The properties have a total of 56,947 square feet of existing, recently renovated structure on 7.18 acres of commercial zoned land. The buildings on 617-645 W Main were built in 1988 using reinforced concrete construction, 222 E Main St was built in 1979 using brick and 218 Pepper Pl was built in 1957 using masonry block and all have been recently renovated with major updates to the exteriors, interiors, and have brand new parking areas. These properties are listed as investments set to capture the outstanding cash-flow of long-term, triple-net, CPI adjusted rent escalated leases with superb location in downtown Mesa. These properties are also set to capture the appreciation of the growing Phoenix metro that has experienced the largest population surge in the US from 2020 to 2023.

- 9 Year Remaining NNN Lease
- Annual CPI Adjusted Rent Escalations
- American Medical Response (AMR) Single Tenant
- 56,974 Square Feet of Existing Structure
- Major Renovations to the Interior, Exterior and Parking Lots
- 7.18 Total Acres of Land
- Superb Location Off Main St in Downtown Mesa

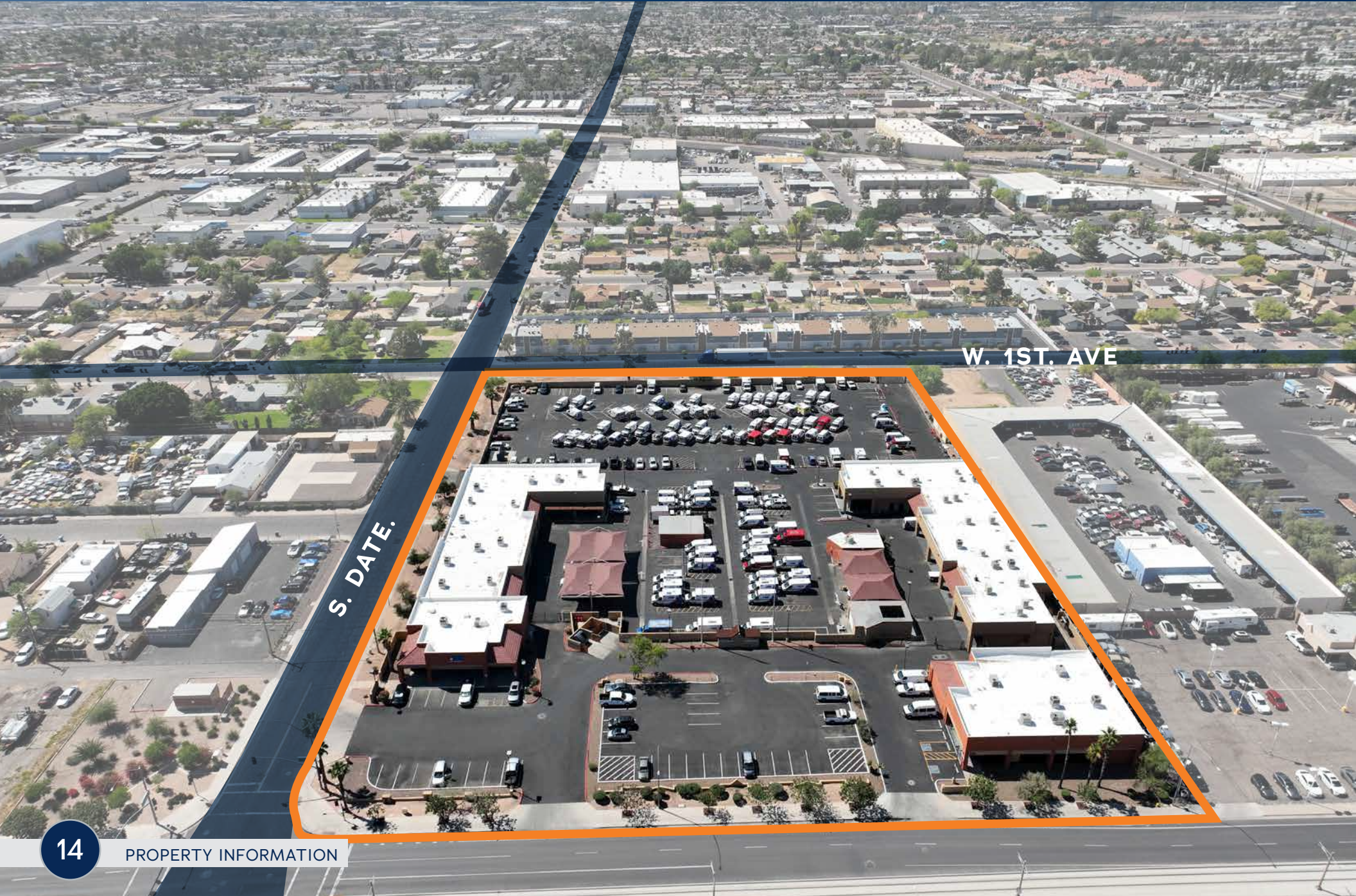


American Medical Response (AMR) is a leading provider of emergency medical services (EMS), delivering quality pre-hospital healthcare to thousands of communities across the United States. AMR was founded in 1992 when several regional ambulance providers consolidated into a single company. The former parent company, Envision Healthcare, sold AMR to KKR in early 2018. In March of 2018, AMR became part of Global Medical Response, the largest medical transportation company in the world. With nearly 36,000 employees, Global Medical Response, Inc., a privately held company, is an industry-leading air, ground, specialty and residential fire services and managed medical transportation organization.

AMR has operated out of the Mesa locations for several years and recommitted to the sites after an extensive refurbishment of the properties. They have committed for an additional 10 years, with an additional two 5-year options. The company operates over 200 ambulances from the location and services almost all the Phoenix metro area. The location functions well for them, providing strategic access to major arterial roads to the entire metro area, as well as the ability to station, service and maintain several hundred ambulances and other service vehicles.

The location in downtown Mesa allows their employees to access the property through both major thoroughfares and public rail transit, with rail stops directly in front of both locations. The proximity of downtown Mesa allows use and access to several restaurants and other amenities within walking distance.





S. DATE.

W. 1ST. AVE



E. MAIN STREET



- 1 617 W. Main Street
- 2 645 W. Main Street
- 3 218 Pepper Place
- 4 222 E. Main Street

