



JLL

BUNCHER

REALTY SERVICES

Buy. Sell. Lease. Buncher.



# 4070 BEECHWOOD BOULEVARD

MEDICAL | RETAIL | OFFICE

~~ASKING PRICE: \$4,250,000~~

**PRICE REDUCTION: \$3,950,000**



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# EXECUTIVE SUMMARY

The offering of 4070 Beechwood represents an opportunity to invest in a well-positioned medical/retail/office building in the highly regarded Squirrel Hill neighborhood in the City of Pittsburgh (East End submarket).

**About the Tenant: Kids Plus Pediatrics ([www.kidsplus.com](http://www.kidsplus.com)) is an award-winning medical practice that was established in 1972. What makes Kids Plus special, what makes our practice family so unique and so proud, is the way we continue, everyday and with every patient, to meet, learn and grow together. Kids Plus Providers are hand-picked by the doctors already leading the practice, not just for their knowledge and skill but also for their dedication and compassion. That history, that emphasis on teaching and training and working to find the right fit for both our practice and our patients, defines Kids Plus, as does our relentless passion for innovation, for constantly challenging and re-imagining what a pediatric practice is, and should be.**

Kids Plus has operated out of this location, in addition to Cranberry and West Mifflin location, since 2010.

In 2022, Kids Plus was acquired by Pediatric Associates ([www.pediatricassociates.com](http://www.pediatricassociates.com)) based in Plantation, Florida, and founded in 1955 in Hollywood, Florida. Pediatric Associates has almost 300 locations in the United States, with over 1,000 clinicians, 1.5 million active patients, and approximately 3,000,000 office visits annually, making them the largest group of pediatric offices in the country.

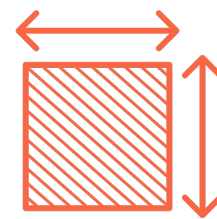
The demographics of this area are very strong in terms of household income, number of households, advanced education degrees and more. This type of building, medical/retail/office, with a strong on-site parking ratio, is very rare in the East End submarket. The property is within walking distance of the University of Pittsburgh, Carnegie Mellon University, and Chatham University, as well as the UPMC medical campus.

The current lease expires at the end of 2027 and has a five (5) year renewal option for the tenant.

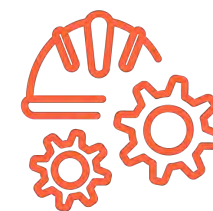


# PROPERTY SUMMARY

- Single Tenant / Net Leased medical retail in popular Squirrel Hill neighborhood
- Plenty of valuable on-site parking
- 11,000 SF leased to national pediatric health care provider on triple net basis
- Quick access to Oakland via Greenfield Bridge and seconds to I-376
- Just minutes to downtown Pittsburgh
- Excellent demographics in terms of rooftops, average household income and graduate / post-graduate residents
- At the border of Oakland, Squirrel Hill, and Greenfield
- High quality medical finishes
- Award-winning pediatric care tenant



Total Space:  
12,000 SF



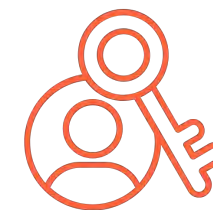
Year Built/Renovated:  
1970 / 2020



2023 NOI: \$369,072  
2024 Projected NOI: \$390,960



Rentable Square Feet:  
11,000 SF



Number of Tenants:  
1



Current Occupancy:  
100%



# PROPERTY DESCRIPTION

**Property Address:**  
4070 Beechwood Boulevard  
Pittsburgh, PA 15217

**Municipality:**  
City of Pittsburgh

**County:**  
Allegheny County

**Gross Square Feet:**  
**Rentable Square Feet:**  
12,000± SF  
11,000 SF

**Site Area:**  
0.76 Acres (33,106 SF)

**Zoning:**  
Local Neighborhood Commercial

**Parking Spaces:**  
48 parking spaces; 4.36 / 1,000 SF

**Exterior Construction:**  
Brick & Masonry

**Roof Type:**  
Flat / Duralast  
8-13 years old

**Ceiling Height:**  
12’ - 13’

**HVAC:**  
Seven (7) units and multiple  
zones

**NOI:**  
2025 NOI: \$395,695  
2024 NOI: \$380,960  
2023 NOI: 369,072

**Floors / Foundation:**  
Slab on grade

**County Assessments:**  
2024 - \$1,400,000

**Yearly Taxes:**  
\$35,506

**Generator:**  
Roof-top mounted; natural gas;  
life safety back-up

# PROPERTY PHOTOS

Medical Suite



Cafeteria



Training Center



Consultation Room



Therapy Room



Conference Room







Private Office



Lobby



Medical Suite



Restroom

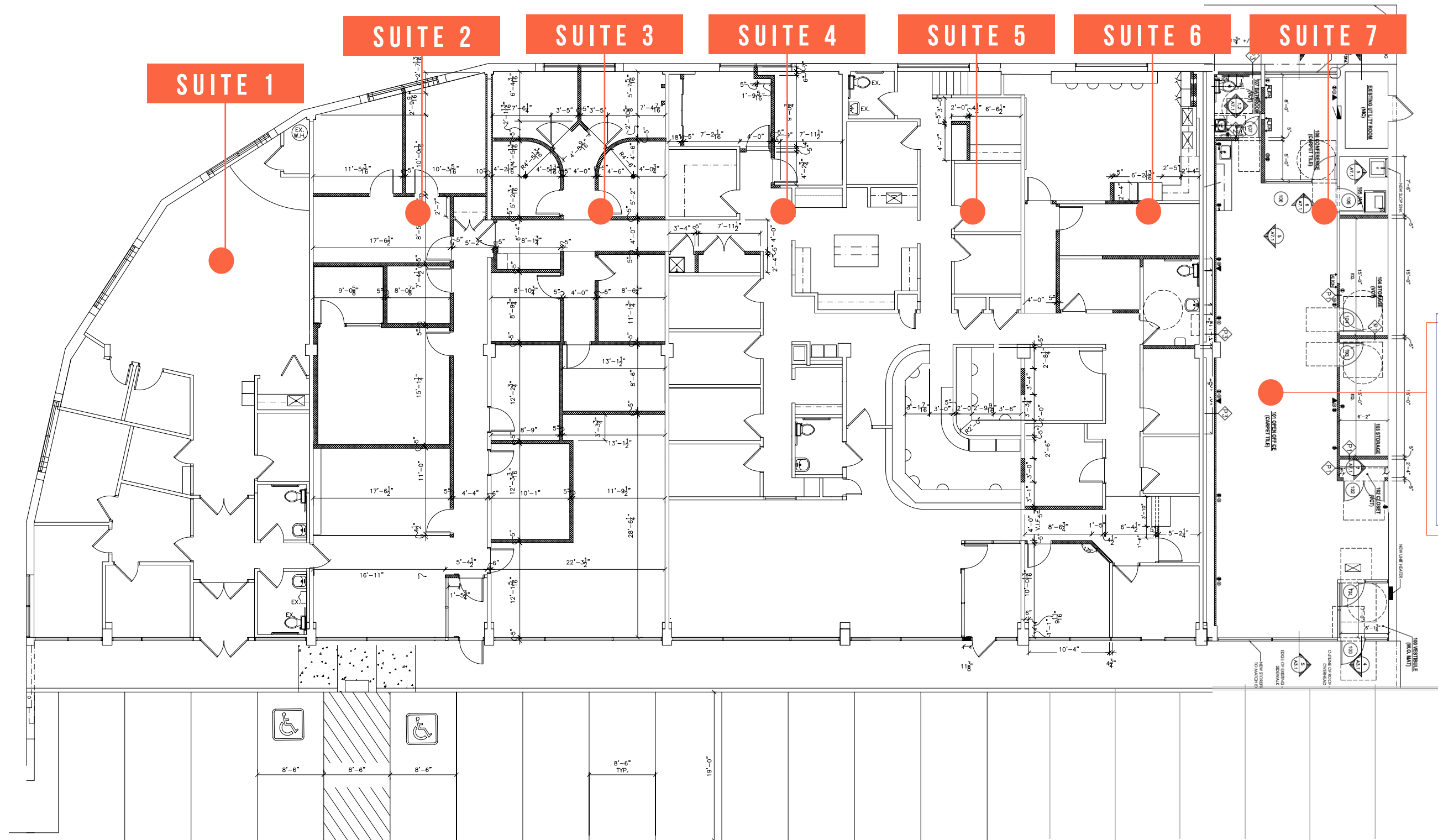


Production Studio



Training Room

# FLOORPLAN



**Expansion  
space is  
included  
in rentable  
area; not  
existing  
conditions**



# NEARBY RETAIL MAP



Pittsburgh  
International Airport:  
30 minutes



Downtown  
Pittsburgh:  
10 minutes





# MARKET OVERVIEW



# Q4 2025 RETAIL MARKET DATA



Vacancy Rate:  
4.6 %



Net Absorption Rate:  
31.2K/sf



Under Construction:  
156.4K/sf



Overall Asking Rate:  
\$17.97/sf

Market	Inventory SF	Vacancy Rate	Net Absorption Current (SF)	Availability Rate	Under Development	Deliveries	Direct Asking Rate (NNN)
Armstrong	2,481,777	3.4	(13,995)	4.2	-	-	\$9.50
Beaver	10,005,778	5.1	54,878	6.4	9,700	-	\$11.12
Butler	12,275,286	3.4	31,145	4.3	52,020	3	\$14.25
CBD	1,116,960	8.9	(12,637)	6.8	-	-	\$35.95
East End	5,284,534	5.0	7,836	6.9	-	-	\$21.75
Fayette	7,287,950	10.0	(1,207)	12.4	-	-	\$12.07
Greater Downtown	4,680,192	4.6	3,500	5.5	-	-	\$20.51
Monroeville	5,696,019	5.0	(68,277)	5.3	-	-	\$14.13
North Pittsburgh	13,433,083	3.7	3,194	3.6	15,550	-	\$15.43
Northeast Pittsburgh	8,885,662	7.6	29,540	9.6	-	-	\$12.60
Oakland	1,046,346	3.5	599	4.3	-	-	-
Parkway East	11,802,454	5.3	(74,910)	6.9	-	-	\$12.37
Parkway West	7,106,956	2.9	(2,548)	6.5	-	-	\$29.89
South Pittsburgh	2,365,893	5.0	3,087	4.7	68,000	-	\$45.00
Washington	13,380,330	4.3	(2,171)	2.4	-	-	\$19.40
TOTAL	134,712,753	4.6	31,164	5.6	156,380	3	\$17.97



# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
Population				
Estimated Population (2025)	20,104	182,015	381,667	900,125
Projected Population (2030)	19,225	179,957	375,933	872,942
Projected Annual Growth (2025-2030)	-849	-2058	-5734	-27,183
Households				
Estimated Households (2025)	9,398	83,169	180,341	414,771
Projected Households (2030)	9,026	82,724	178,934	404,495
Projected Annual Growth (2025-2030)	-372	-445	-1,407	-10,275
Average Household Income				
Estimated Average Household Income (2025)	\$121,135	\$106,497	\$101,497	\$107,979
Projected Average Household Income (2030)	\$120,903	\$106,123	\$101,961	\$108,036
Projected Annual Change (2025-2030)	-\$232	-\$374	\$464	\$57
Median Household Income				
Estimated Median Household Income (2025)	\$79,460	\$73,052	\$73,512	\$79,762
Projected Median Household Income (2030)	\$79,395	\$72,822	\$73,648	\$79,737
Projected Annual Change (2025-2030)	-\$65	-\$231	\$136	\$25
Race and Ethnicity				
White	14,972	121,458	256,259	663,085
Black or African American	1,645	35,129	82,500	149,422
American Indian	19	335	622	1,088
Asian	2,273	14,989	22,468	44,036
Hispanic	171	1,089	2,465	5,958
Population by Sex				
Female	9,553	81,724	182,970	447,704
Male	10,551	100,288	198,694	452,417
Education Attainment				
Total Population	13,938	119,257	269,082	656,750
High School Graduate	2,447	23,841	65,907	170,408
Some College, No Degree	1,234	15,352	39,130	100,021
Associate Degree	1,034	8,329	23,109	63,259
Bachelor Degree	3,692	30,920	66,363	166,922



## Total Housing Units:

1 Mile: 10,132
3 Miles: 91,948
5 Miles: 200,121
10 Miles: 458,781



## Total Businesses:

1 Mile: 601
3 Miles: 7,949
5 Miles: 17,465
10 Miles: 38,003



Pittsburgh consistently ranks amongst the best place to work, live and visit in the United States.



**2.4 MILLION**  
population

**\$139 BILLION**  
gross domestic products

**\$155 THOUSAND**  
median home price

# WHY PITTSBURGH?



**PITTSBURGH**  
is the second largest  
city in Pennsylvania  
and the  
**19TH**  
largest metropolitan  
area in the  
United States.

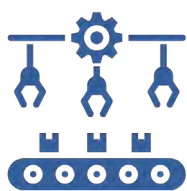
**FROM 2010-2019**  
**\$6.6 Billion** has been invested in 600+ Startups  
**\$10 Billion** in academic research

# PITTSBURGH EMPLOYMENT

## Thriving Industries in Pittsburgh:

- Top R&D driven innovation hub & emerging global startup ecosystem
- Leader in Advanced Manufacturing, Energy, & Green Building Tech
- #1 U.S. Emerging Life Sciences hub
- Top growth market for creative class
- Top #10 market for millennial home-buying

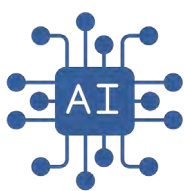
## Competitive Advantage | High Growth Sectors | Advanced Manufacturing



**Manufacturing:**  
Additive & Manufacturing



**AV & Robotics**



**Tech:**  
AI, Machine Learning,  
FinTech Cybersecurity



**Life Sciences:**  
Health & Tech Safety

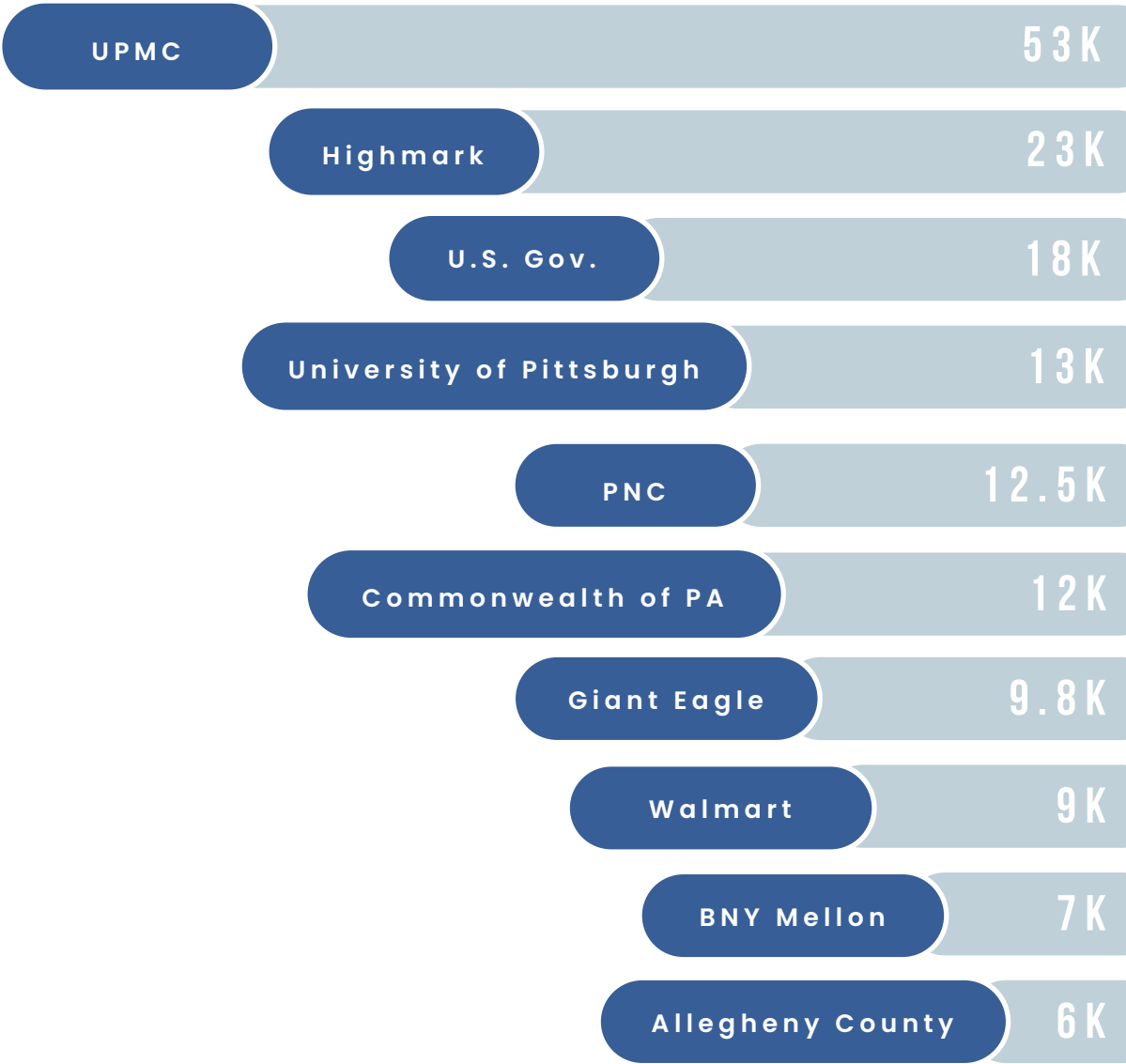


**Energy:**  
Production, Efficiency  
and Storage



**Logistics**

## TOP MSA EMPLOYERS





# PITTSBURGH EDUCATION

More than 35 universities call Pittsburgh home, including Duquesne University, Carnegie Mellon University and The University of Pittsburgh. With a 50% college graduate retention rate, Pittsburgh boasts the 5th largest share of educated millennial among the top 40 metros. The number of Associates, Bachelors, and Graduate degree holders are all trending up as Pittsburgh becomes more educated.



DUQUESNE UNIVERSITY



CARNEGIE MELLON UNIVERSITY



UNIVERSITY OF PITTSBURGH



Lantern Credit named Pittsburgh amongst the **Top 10 best cities** for college graduates to live in. Every year Pittsburgh produces roughly **40,000 graduates** with a 50% college retention.

# ADVANCED MANUFACTURING

**2,800** manufacturing establishments

**14.6B** gross domestic product

**93,000** sector employment

**647** expansions; **51,900** jobs created

**10.6B** capital investments since 2010

**50+** leading global manufacturers have world HQ's in Pittsburgh



## Astrobotic Headquarters

Located in Pittsburgh North Side  
Neighborhood of Manchester, becoming  
the primary hub for lunar logistics in the  
United States

## MANUFACTURERS HEADQUARTERED IN PITTSBURGH





# PITTSBURGH CULTURAL AMENITIES

## ENTERTAINMENT

- 1 Acrisure Stadium
- 2 PNC Park
- 3 Andy Warhol Museum
- 4 Mattress Factory Museum
- 5 Randyland
- 6 Carnegie Science Center
- 7 Children's Museum
- 8 National Aviary
- 9 Stage AE
- 10 PPG Paints Arena

## SHOPPING

STRIP DISTRICT TERMINAL

SOUTH SIDE WORKS | WALNUT STREET

BAKERY SQUARE





# DISCOVER | BUILT & NATURAL BEAUTY



## LAWRENCEVILLE

**90 distinctive urban neighborhoods**  
full of characters and culture, picturesque  
suburbs and rolling country vistas

## HIGHLAND PARK

**15,000** acres of public parks - **91%** of  
Pittsburghers live within a 10-minute walk of  
a park or green space



## FRICK PARK

**24 STATE PARKS WITHIN 100 MILES**  
**400 MILES OF TRAILS**



# BE CONNECTED

Within 500 miles of more than half the U.S. population

Less than a 90-minute flight from half of North America's population

Regional transportation options include bus; light rail; a bike share with 100 different stations; two iconic inclines and an on-demand electric scooter service

Pittsburgh International Airport - one of Fast Company's most innovative companies in the world - serves 62 destinations via 16 different carriers, averaging 170 flights per day



**Pittsburgh Regional Transit**

## \$1.1 BILLION TERMINAL MODERNIZATION PROJECT





# BOOMING CULINARY SCENE & NIGHTLIFE

National recognition for Pittsburgh’s culinary accomplishments: The New York Times and Zagat



## HELLTOWN BREWING

80+ breweries  
in the 10-county region

BON APPÉTIT’S  
“BEST NEW RESTAURANTS IN AMERICA’S LIST”

## STRIP DISTRICT | PENN AVENUE

Named a **top destination for foodies** by  
BBC Good Food – the only American city to  
make the cut





# WINNING SPORTS CULTURE

- Home to 16 championship titles, and counting
- The Pittsburgh Sport League provides 20,000 adults the chance to play 15 sports year around
- Named as One of America's best sport cities by: SportingNews, Forbes, Lonely Planet, Bleacher Report, The New York Times



**PNC PARK**  
Home of the  
Pittsburgh Pirates



**ACRISURE STADIUM**  
Home of the  
Pittsburgh Steelers



**PPG PAINTS ARENA**  
Home of the  
Pittsburgh Penguins

## TOP 20

All three Pittsburgh sport stadiums ranked, with PNC Park second best, Acrisure Stadium No. 16 and PPG Arena No. 19

## 2ND

Pittsburgh is the 2nd best hockey city in the United States

## BEST FANS

Best city for football fans in the country





# FINANCIAL OVERVIEW



# TRIPLE NET LEASE STRUCTURE

4070 Beechwood Boulevard, Pittsburgh, PA 15217

Lease Execution: December 28, 2022

Rentable Premises: 11,000 square feet

Term: five (5) years

Renewal: one, five (5) year renewal option

Rental Rate:    **Year One / 2023:** \$312,000 (\$28.36 per square foot)  
                          **Year Two / 2024:** \$321,360 (\$29.21 per square foot)  
                          **Year Three / 2025:** \$331,001 (\$30.09 per square foot)  
                          **Year Four / 2026:** \$340,931 (\$30.99 per square foot)  
                          **Year Five / 2027:** \$351,159 (\$31.92 per square foot)

2025 Triple Net Charges: \$64,694

2025 NOI: \$395,695

Tenant Responsibilities: common area maintenance; real estate taxes; insurance; utilities

Landlord Responsibilities: roof; structure; parking; sidewalks; HVAC replacement

Guarantor: PA Pennsylvania MSO, LLC

CAPITALIZATION RATE ON 2025 NOI / \$3,950,000 PURCHASE PRICE: 10%



# CONTACT US

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