



4 SUITES



2 STORIES



±16,488 SQ FT

# FAIRWAYS AT SUPERSTITION

2500 S POWER RD, BLDG 9 | MESA, AZ 85209

SUITES 121, 122, 221, 222

**Tyson Breinholt**

D 480.966.7513

M 602.315.7131

tbreinholt@cpi.az.com

**Tyler Bode**

D 480.621.3288

M 480.710.0072

tbode@cpi.az.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned, Globally Connected. CRPAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

# 2500 S POWER RD BLDG 9

## Property Information

Property Name	Fairways at Superstition
Property Address	2500 S Power Rd, Bldg 9 Chandler, AZ 85209
Year Built	2002
Parking Ratio	5 Vehicles per 1,000 RSF
1st Floor Square Feet	±8,244
2nd Floor Square Feet	±8,244
Total Square Feet	±16,488
Availability: 3 Options	<b>Option 1:</b> First Floor <b>Option 2:</b> Second Floor <b>Option 3:</b> Floors 1 & 2

1st Floor Sale Price:	<b>\$1,145,916</b> (\$139 PSF)
1st Floor Lease Rate:	<b>\$0</b>
2nd Floor Sale Price:	<b>\$1,145,916</b> (\$139 PSF)
2nd Floor Lease Rate:	<b>\$0</b>
Total Sale Price:	<b>\$2,291,832</b> (\$139 PSF)
Total Lease Rate:	<b>\$0</b>

### Exclusive Advisors

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### Disclaimer

The material contained herein is not intended to be a source of tax advice or financial feasibility analysis to be relied upon. This information does not constitute investment advice. It is presented only for informational purposes. Any ideas or strategies should not be pursued without first assessing your own financial situation and involving guidance of a financial professional.

# 2500 S POWER RD BLDG 9



SUPERSTITION SPRINGS CENTER

E Southern Ave



E Baseline Rd



E Guadalupe Rd

S Power Rd

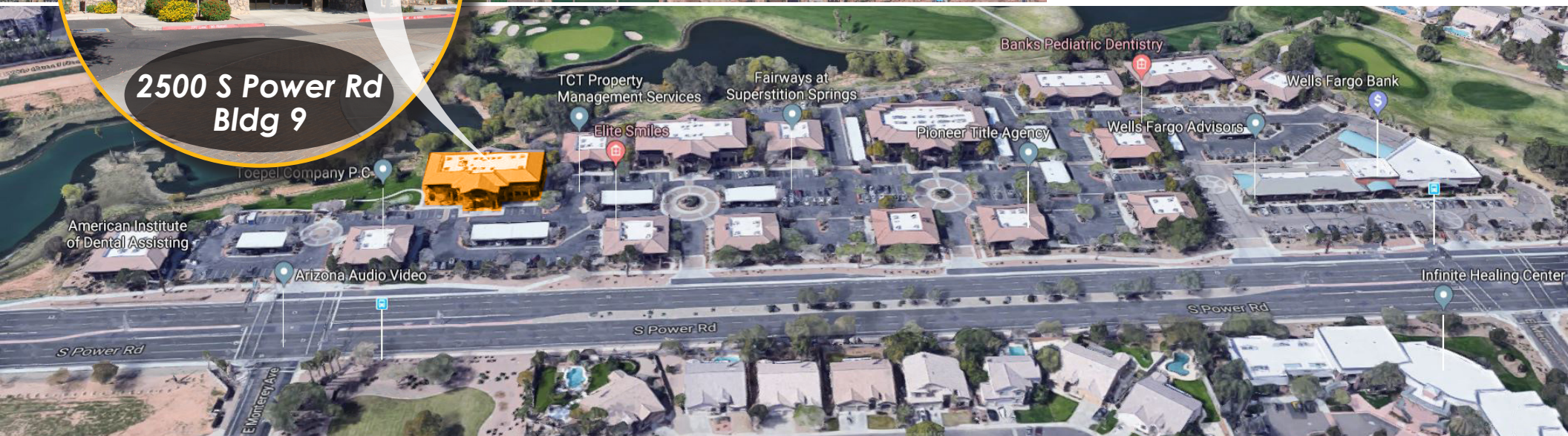


2500 S Power Rd Bldg 9

The Fairways at Superstition is comprised of 20 free standing office condo buildings with a total project size of 102,900 SF. Golf course views increase the desirability of these high quality single user buildings. They feature variable floor plans in both one and two story buildings. The location in Mesa offers extensive retail and restaurant amenities nearby. Located in close proximity to US 60, which allows easy access to the entire valley and it's skilled labor force

## Demographics

(CoStar 2019)	1 MI	3 MI
2019 Total Population	16,493	89,791
2024 Population	17,713	97,357
2019 Households	5,819	34,641
Median Household Inc	\$67,449	\$61,902



# 2500 S POWER RD BLDG 9

## Suite 121 & 122

Square Feet	±8,244
Reception Areas	2
Offices	27
Conference Rooms	2
Break Room	Y
Bull Pen	Y
Restrooms	2
Lease Rate	-
Sale Price	\$1,145,916
First & Second Floor Sale Price	\$2,291,832
First & Second Floor Lease Rate	-



## Suite 221 & 222

Square Feet	±8,244
Reception Areas	2
Offices	33
Conference Rooms	2
Break Room	Y
Bull Pen	Y
Restrooms	2
Lease Rate	-
Sale Price	\$1,145,916
First & Second Floor Sale Price	\$2,291,832
First & Second Floor Lease Rate	-



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