



COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. EST. 1985



OFFICE BUILDING FOR SALE

1045 E UNIVERSITY DR | MESA, AZ

OWNER/USER WITH INCOME
OPPORTUNITY ZONE

±6,000 SF BUILDING
CONTAINS FOUR OFFICE SUITES

NEAR US-60 SUPERSTITION FREEWAY
& LOOP 202 RED MOUNTAIN FREEWAY

ASKING PRICE
\$552,000

EXCLUSIVE CONTACTS

Michael Douglas

D 480.634.2324

M 480.772.8870

mdouglas@cpiaz.com



COMMERCIAL PROPERTIES INC.

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

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
04 27 2020



OFFICE BUILDING FOR SALE

PROPERTY OVERVIEW

Asking Price:	\$552,000 (\$92 PSF)
Building Size:	±6,000 SF
Lot Size:	±0.52 Acres
Zoning:	RM-4
Parcel Number:	138-20-025A
Year Built:	1984
Parking Ratio:	4/1,000

RECENTLY RENOVATED, MOVE-IN READY

Contains Four Office Suites at ±1,500 SF Each

Within 3 Miles of the US-60 Superstition Freeway



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DEMOGRAPHICS

POPULATION

22,882 (1M)
177,226 (3M)
348,881 (5M)



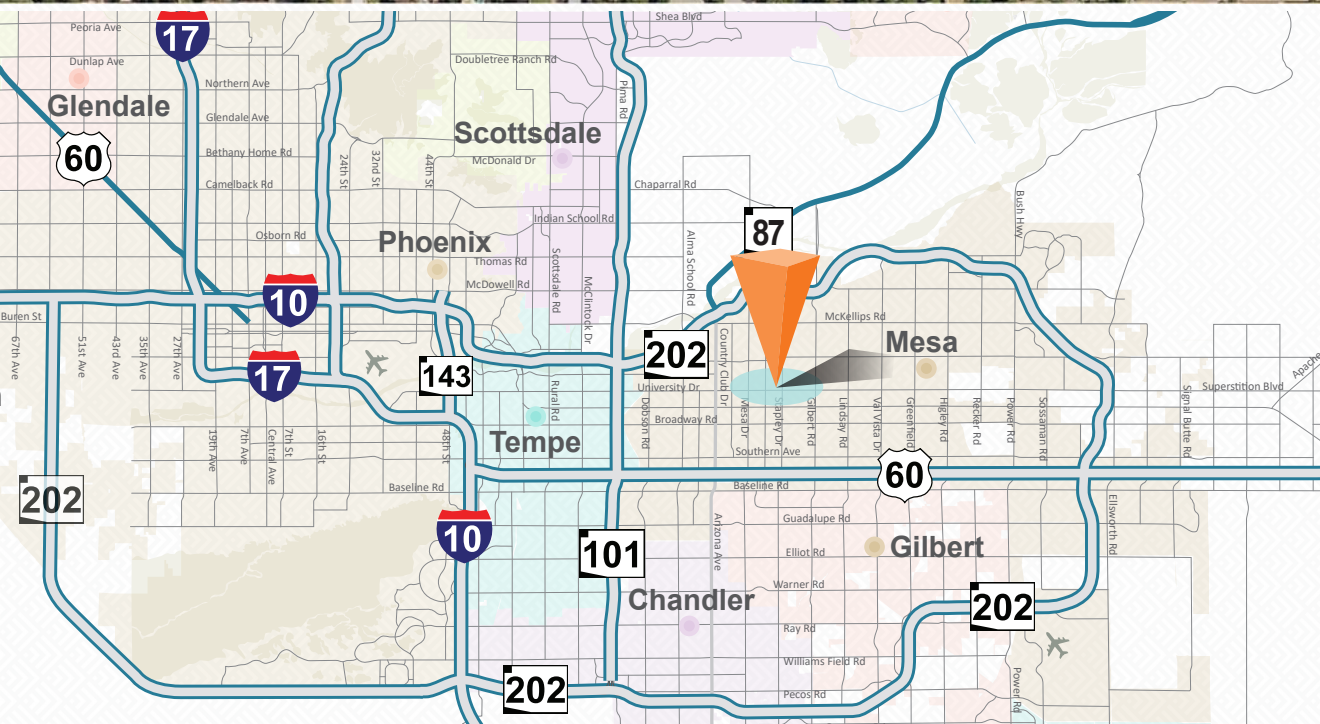
HOUSEHOLDS

7,315 (1M)
60,621 (3M)
128,471 (5M)



AVG HH INCOME

\$59,539 (1M)
\$64,393 (3M)
\$71,224 (5M)



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This investment is located at 1045 E University Dr in Mesa, Arizona and just 15 miles east of Phoenix. Mesa covers 138 square miles and is the third largest city in Arizona. With vibrant recreational, educational and business opportunities, Mesa offers a variety of amenities including parks with easy walking distance from home, highly rated golf courses, a diversity of concerts and community festivals. Mesa also houses the ever-popular Chicago Cubs and Oakland A's Spring Training baseball facility. The property is located just minutes south of Red Mountain Fwy (202) and east of Country Club Dr (87) with monument signage along E University Rd, visibility is high with its impressive count of over 29,000 vehicles passing by each day.

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