



Medical/Dental/Office Investment Opportunity

2130 - 2160

East Brown Road
Mesa, AZ 85213

*Investor opportunity in East Mesa with Long
Standing Tenants with Relatively short Term Leases*

Sale Price: \$1,349,150

2019 NOI: \$97,813

Cap Rate: 7.25%



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PROPERTY SUMMARY

Total SF	3 Buildings ±12,018 SF
Lot Size	±50,384 SF
Type	Multi-Tenant Office
Year Built	1978-1979
Zoning	C-0, City of Mesa
Parking Ratio	2130: 3.06/1,000 RSF 2150: 3.24/1,000 RSF 2160: 3.90/1,000 RSF
APNs	141-11-177C 141-11-177A 141-11-174 (cell tower option)
Frontage	E Brown Road
Sales Price	\$1,349,150
2019 NOI	\$97,813
Cap Rate	7.25%



The complex is home to ±12,000 square foot of multi-tenant office buildings which is located at 2130-2160 E Brown Rd 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 within 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 Brown Road, visibility is high with its impressive count of over 20,000 vehicles passing by each day.

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SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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**3 BUILDING
COMPLEX**



**PRIME
LOCATION**



**MONUMENT
SIGNAGE**



**INVESTOR
OPPORTUNITY**



**POPULATION
496,395**

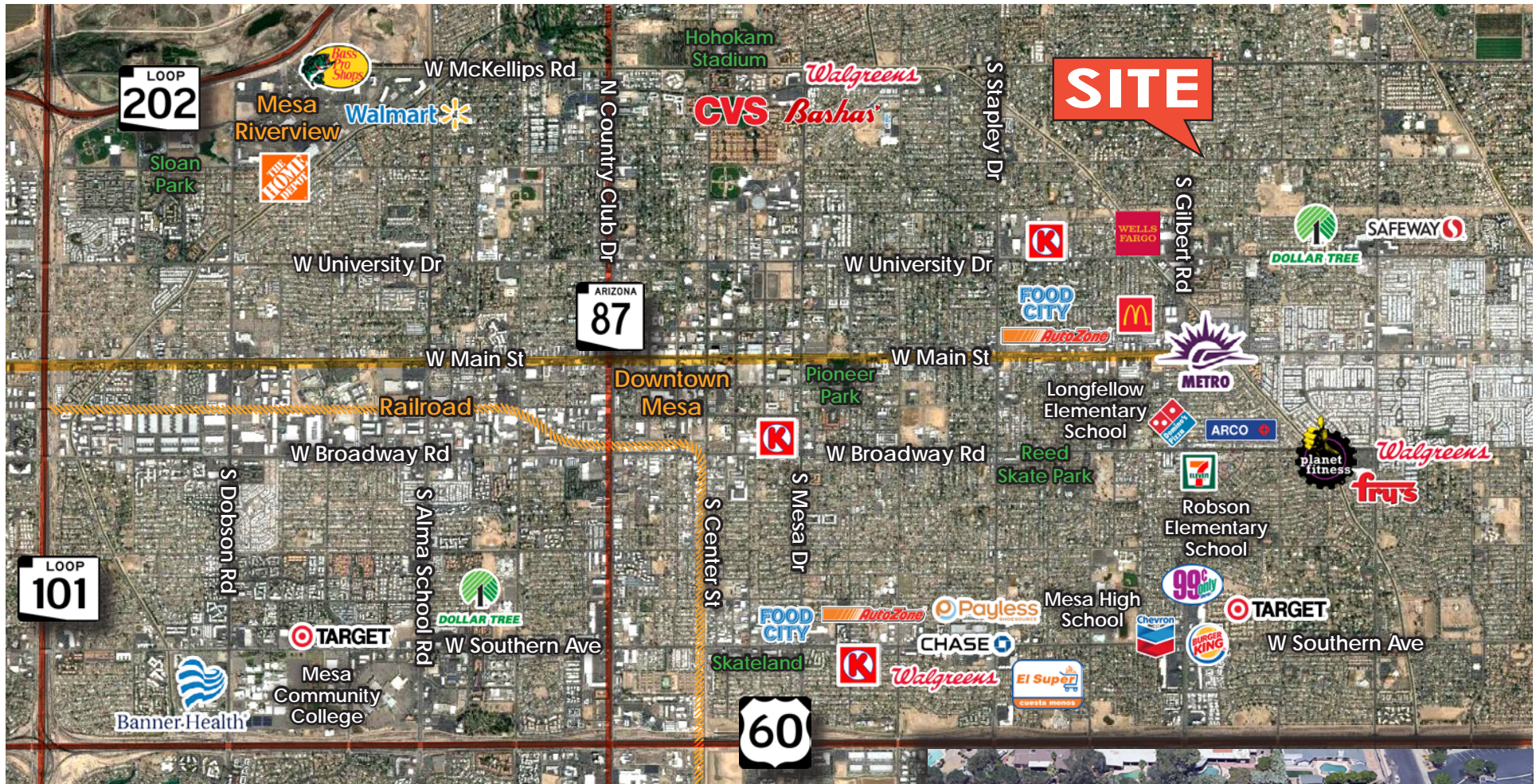


**HH INCOME
\$55,014**



**CELL TOWER
OPTION IN-PLACE**

AREA AMENITIES



Demographics	1 Mi	3 Mi	5 Mi
2019 Population	13,390	144,272	298,682
Households	4,567	50,785	109,662
Household Income	\$77,617	\$50,679	\$49,616
Median Age	39.00	36.40	37.40



Cell tower is 12 months into their 24 month option period. Potential \$20,400/YR



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