

RETAIL SPACES AVAILABLE FOR LEASE

STAPLEY SQUARE

415 & 525 N STAPLEY DR | MESA, AZ 85203

LEASE RATE
\$12.00 - \$15.00 NNN



Exclusive Contact:

Michael Douglas

D 480.634.2324

M 480.772.8870

mdouglas@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. 

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

±24,568 SF MULTI-TENANT SHOPPING CENTER



RETAIL AVAILABLE FOR LEASE

Address	415 & 525 N Stapley Dr Mesa, AZ 85203
Project Size	±24,568 SF
Year Built	1999 2005
Zoning	LC, City of Mesa
Frontage	Stapley & University Dr Frontage
Lease Rate	\$12.00 - \$15.00 NNN

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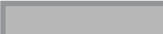
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 PARCELS - INCLUDED
 PARCELS - NOT A PART

AVAILABLE

SUITE	TENANT	SIZE	LEASE RATE
A101	Available	±1,400 SF	\$12.00 NNN
A102	GNC	±1,400 SF	-
A103	Leased	±1,400 SF	-
A104	Subway	±1,400 SF	-
A105	Athletico	±4,125 SF	-
A110	Nails World	±835 SF	-
A111	Palms Spa	±900 SF	-
A112	Available	±2,308 SF	\$15.00 NNN
B101	BBVA USA	±1,996 SF	-
B103	Scottin Boots	±8,804 SF	-
B106			
B107			

PROJECT TOTAL ±24,568 SF



Site Area: ±2.11 Acres | ±91,967 SF



Parcel #'s: Maricopa County
137-04-008, 137-04-010



Parking: 110 Total Spaces @ 4.49/1,000 SF



Access: There are four points of ingress/egress - one along University Drive and three points of ingress/egress along Stapley Drive.



Foundation: The foundations consist of continuous monolithic slabs poured on reinforced concrete footings.



Construction: The construction components are primarily masonry block.



Exterior Walls: Exterior walls are stucco and masonry block with plate glass storefront panels set in anodized aluminum frames.



Roof Cover: The buildings have flat roof decks with built up membrane covering.



Interior Finishes: The interior areas are typical building standard retail showroom finish. The walls are textured and painted sheetrock. The ceilings are a combination of texture and painted sheetrock and suspended acoustical tile. The lighting is standard commercial fluorescent fixtures.



HVAC, Electrical, Plumbing: Each building is 100% heated and air conditioned via roof-mounted units. Plumbing components include cast iron sanitary sewer systems with copper domestic water mains and distribution lines.



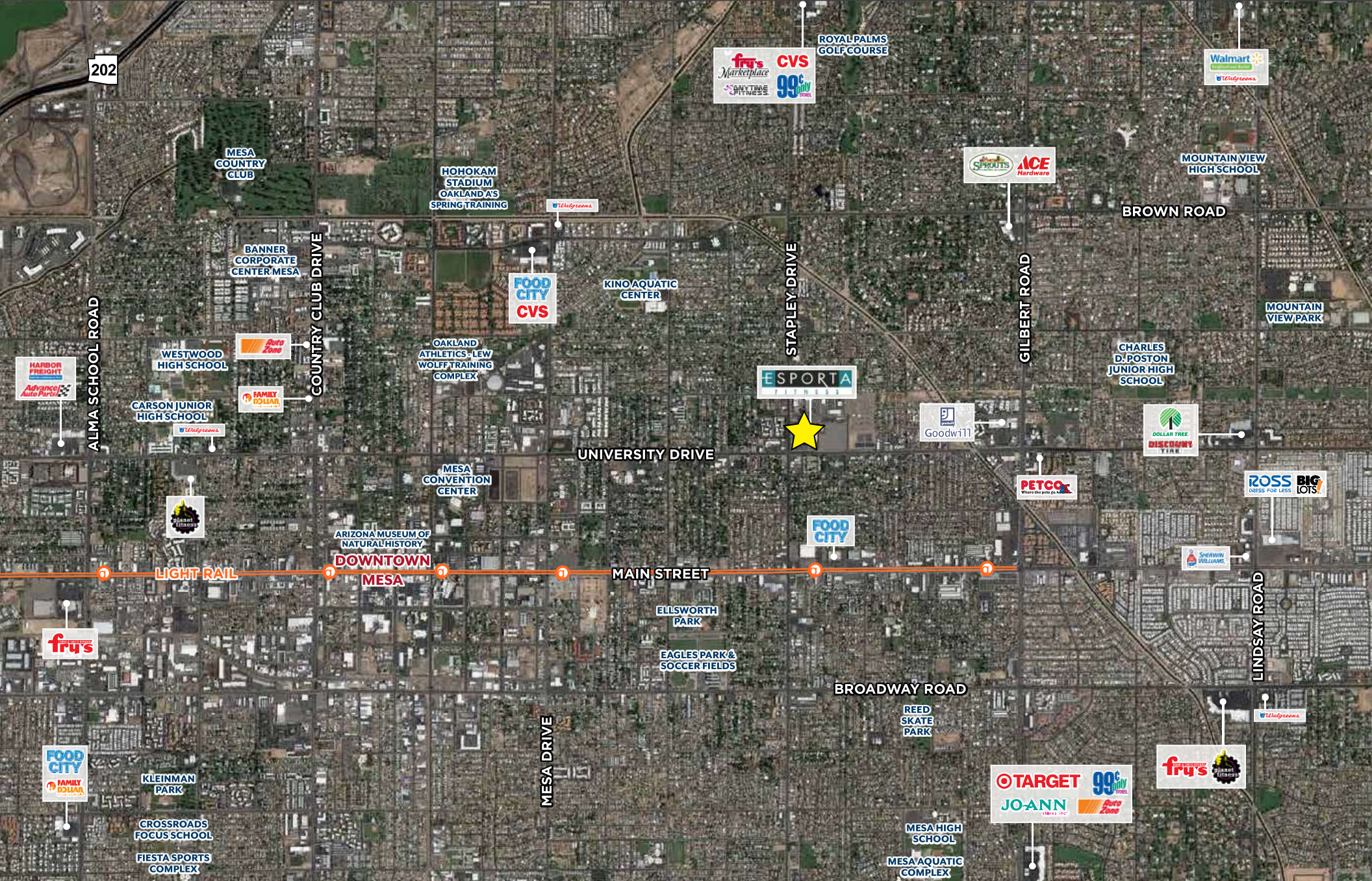
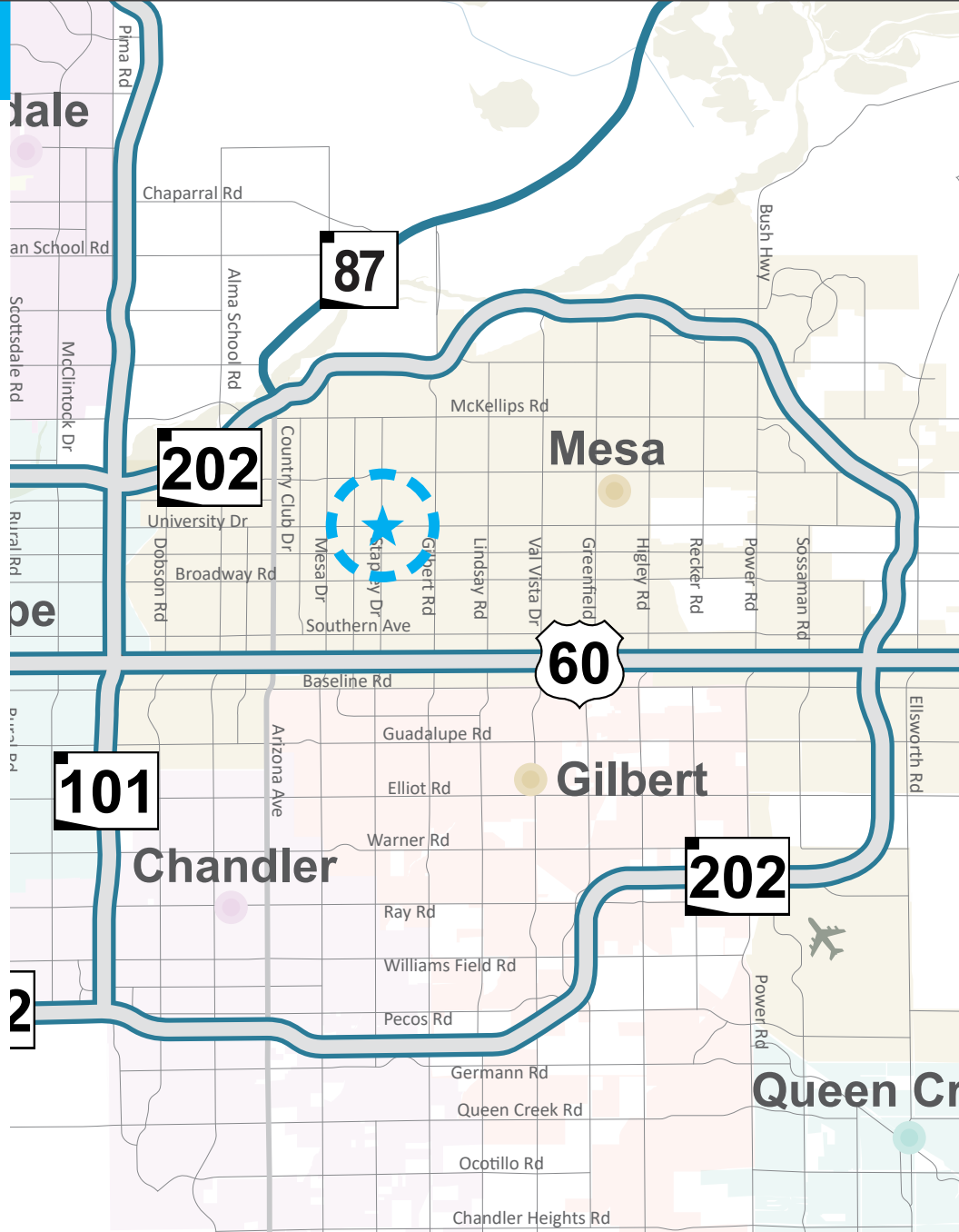
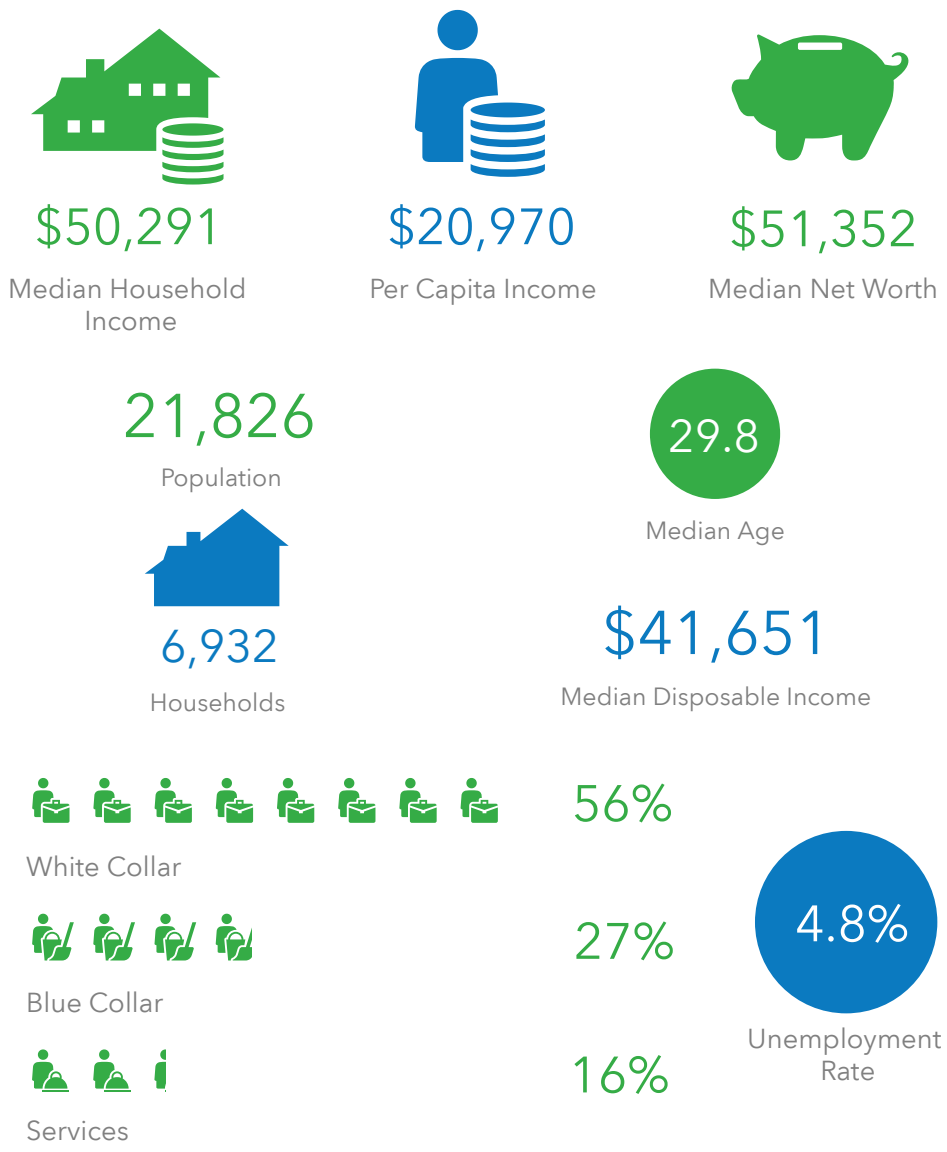
Fire Protection: The improvements are 100% fire sprinklered by an overhead wet system that is connected via radio dialers. The improvements have adequate fire alarm systems, fire exits, fire extinguishers, fire escapes and/or other fire protection measures to meet local fire marshal requirements.



Landscaping: The Property features a combination of gravel and natural desert landscaping to meet zoning requirements and enhance the curb appeal of the site.

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DEMOGRAPHICS ONE MILE RADIUS



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