



**OWNER/USER RETAIL
AVAILABLE FOR SALE**

2826 E BASELINE RD | MESA, AZ

**SELLER FINANCING AVAILABLE
CALL FOR DETAILS**

**±4,260 SF SINGLE TENANT BUILDING
100% VACANT OWNER/USER**

**BUILT IN 2007
ZONED C-C**

**SALE PRICE
\$799,000.00**

EXCLUSIVE CONTACT

Brandon Koplin
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bkoplin@cpiaz.com

 **COMMERCIAL PROPERTIES INC.**
Locally Owned. Globally Connected. CPIAZ International

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.
07 27 20

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PROPERTY OVERVIEW

Sale Price:	\$799,000.00 (\$187.20 PSF)
Building Size:	±4,268 SF
Lot Size:	±20,825 SF
Parcel:	140-64-402A
Zoned:	C-C
Frontage:	E Baseline Rd
Parking Ratio:	4/1,000
Year Built:	2007

100% Vacant Owner/User

Seller Financing Available

Call For Details



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DEMOGRAPHICS

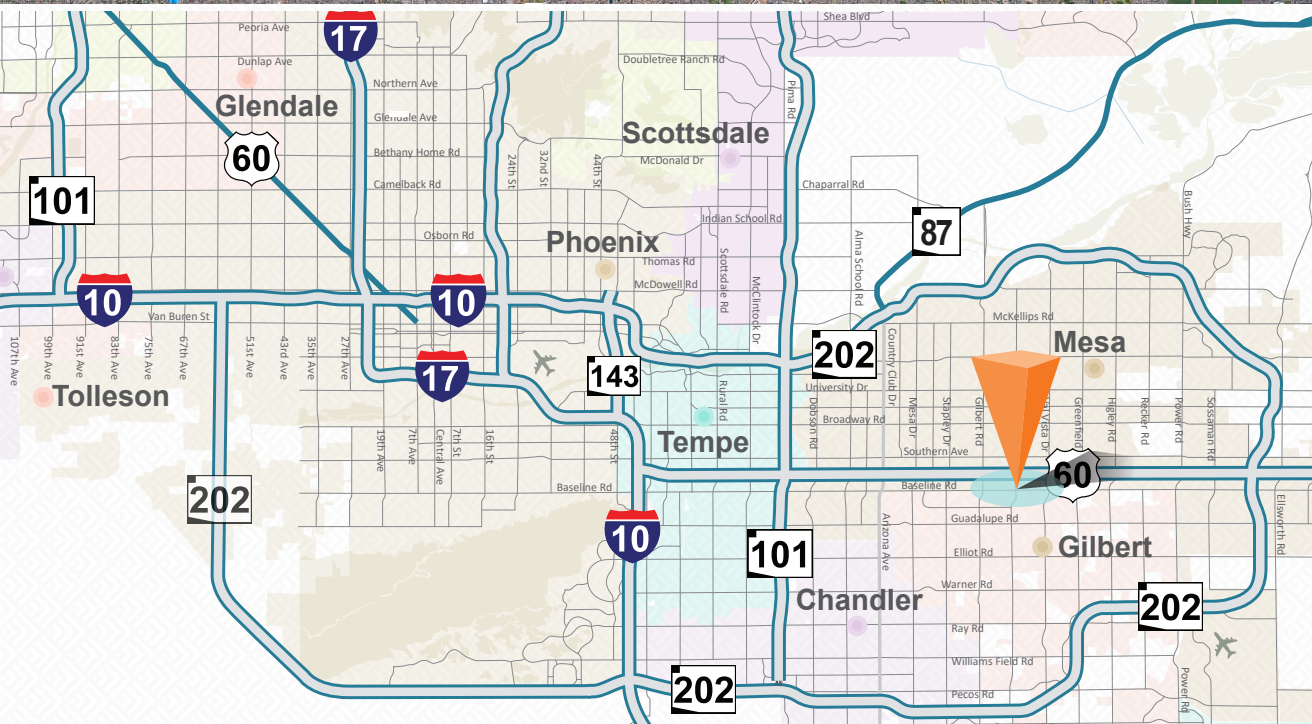
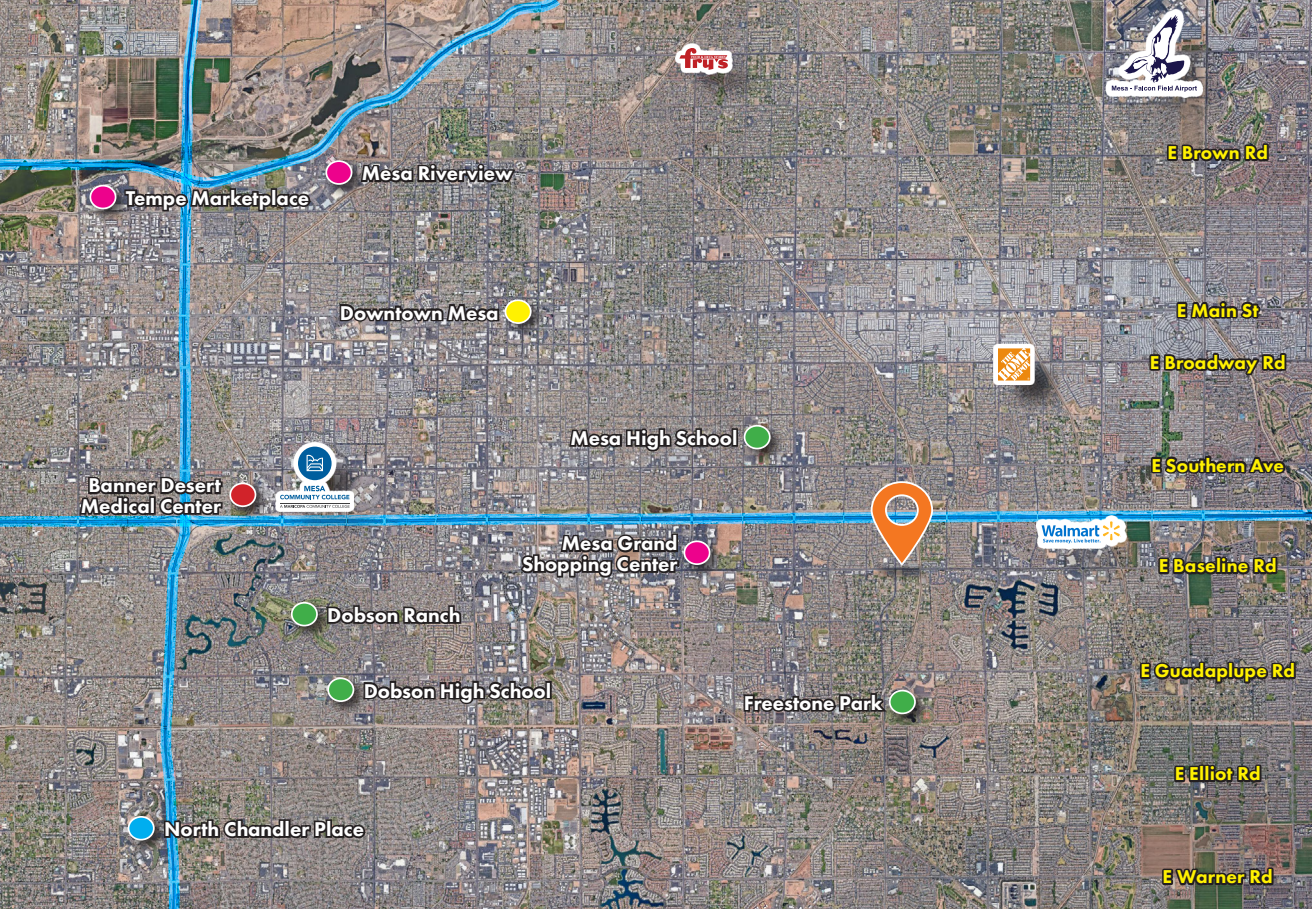
POPULATION
15,884 (1M)
144,110 (3M)
387,014 (5M)



HOUSEHOLDS
5,402 (1M)
51,632 (3M)
139,422 (5M)



AVG HH INCOME
\$77,389 (1M)
\$63,939 (3M)
\$65,620 (5M)



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