

actual site
All photos taken November 2020



Gemini Business Park

4521 EAST JENSEN STREET UNIT #104 | MESA, AZ

PRICE: \$550,000

OWNER-USER OPPORTUNITY

NNN
Retail Investment Group

EXECUTIVE SUMMARY

actual site



Gemini Business Park

ADDRESS:

4521 EAST JENSEN STREET UNIT 104
MESA ARIZONA 85205

PRICE:

\$550,000

BUILDING SIZE:

FIRST FLOOR: 2,250 SQUARE FEET
MEZZANINE: 973 SQUARE FEET

ZONING INFORMATION:

L-I (LIGHT INDUSTRIAL)

[HTTPS://LIBRARY.MUNICODE.COM/AZ/MESA/CODES/CODE_OF_ORDINANCES?NODEID=COOR_TIT11Z00R_ART2BAZO_CH7EMDI_11-7-1PU](https://library.municode.com/AZ/MESA/codes/code_of_ordinances?nodeid=COOR_TIT11Z00R_ART2BAZO_CH7EMDI_11-7-1PU)

PROPERTY OVERVIEW



Investment Highlights

- 3,223 square feet of Industrial Flex Space
- 2,250/SF of first floor office and warehouse with 973/SF of built out mezzanine space
- Office space includes: Reception, Bullpen, Private office, Server room, and full restroom with shower
- 100% A/C cooled Warehouse has 12x14 roll up door with 19' of total clearance throughout
- Complex features secure fenced yard accessible from Jensen St.
- Total Parking Spaces: 6, Parking Ratio: 3.33/1,000 SF , Parcel Number 141-34-473
- Located south of Falcon Field and 2 miles from Loop 202 freeway
- Zoning: L-I (Light Industrial)

Retail Investment Group is pleased to be the exclusive listing agent for Gemini Business Park.

The building is ±2,250 square feet on the first floor and ±973 square feet on the mezzanine level. The property was built in 2004. Nearby retailers include Walmart Super Center, Staples, Dollar Tree, Carl's Jr., Starbucks, T-Mobile, Panda Express, Arizona Department of Transportation, Falcon Field Airport, Starbucks, Waffle House, Arby's and many others.

ABOUT MESA

PHOENIX, AZ MSA



Phoenix, Arizona is America's sixth-most-populated city, and in 2018 Phoenix was deemed the fastest growing city in the country. With more than a million people living in Phoenix and over a million more living in Phoenix's suburbs combined, this area is a hotspot. Phoenix Sky Harbor sees ±45 million passengers each year. With an average yearly temperature of 75 degrees, comparatively low taxes and attractive property prices Phoenix has been attracting young business professionals and snowbirds alike to the desert.

Phoenix offers many opportunities for hiking, biking and overall experiencing the outdoors, plus high-end dining and shopping all in close proximity. With waterparks like Six Flags Hurricane Harbor, Gofland Sunsplash and Big Surf there are plenty spots to keep tourists and locals entertained through the hottest of summers. Explore the wonders of OdySea Aquarium (the largest aquarium in the Southwest) or interact with the animals at the Phoenix Zoo (the largest privately owned non-profit zoo). Bring the kids to the Children's Museum of Phoenix, Phoenix Art Museum, Arizona Science Center or the Arizona Museum of Natural History. See the desert blooms at the Desert Botanical Garden, watch butterflies float past at Butterfly Wonderland or visit Schnepf Farms and take a hayride out to pick peaches and strawberries. Nightlife truly comes alive in Downtown Phoenix, Old Town Scottsdale, Downtown Tempe and Central Phoenix. All of these locations are dense with bars, lounges, clubs and restaurants.

The city fields teams in all four major professional sports leagues: The NFL's Arizona Cardinals, NBA's Phoenix Suns, MLB's Arizona Diamondbacks and NHL's Arizona Coyotes. Phoenix also hosts major sporting events every year, including college football's Fiesta Bowl and Cactus Bowl; the PGA Tour's highest-attended event, the Waste Management Phoenix Open; NASCAR events each spring and fall; and Cactus League Spring Training, where fans can see the biggest names in the MLB up close as 15 teams train and play.

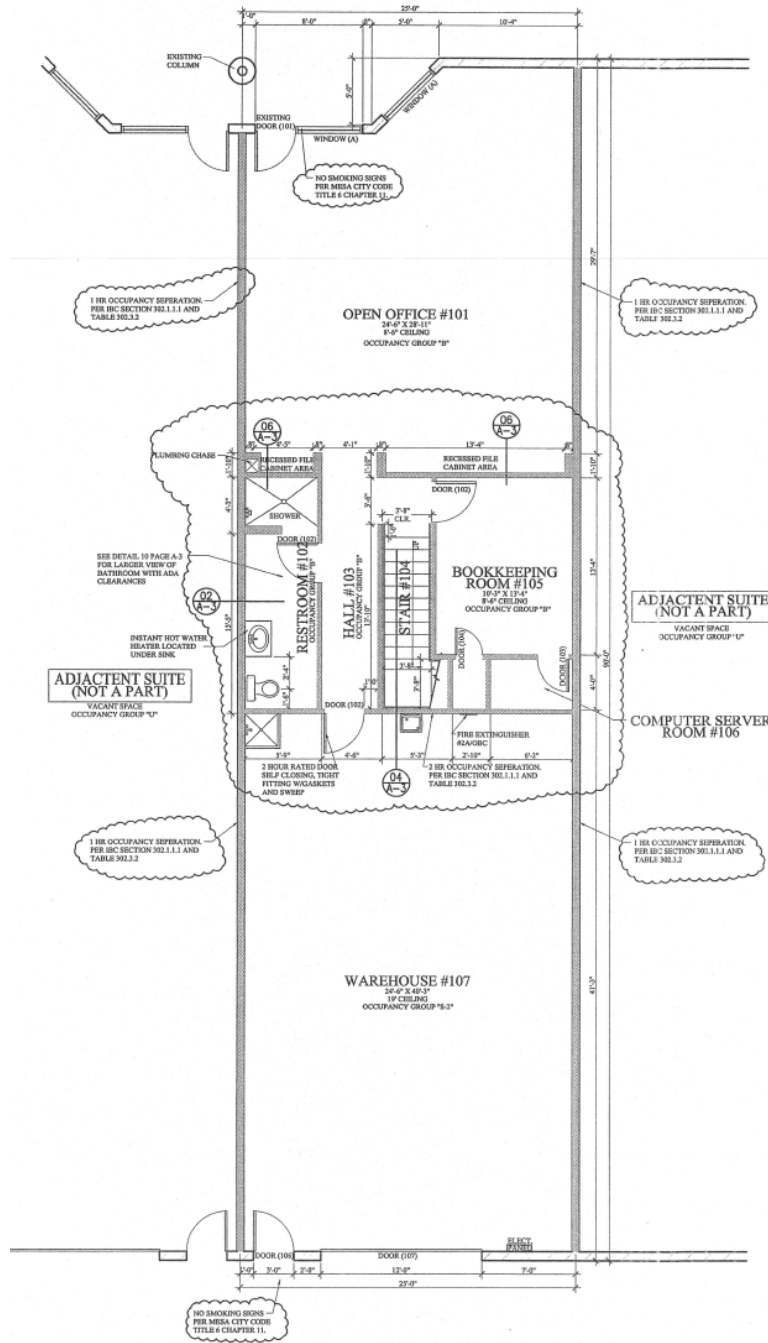
ADDITIONAL PHOTOS



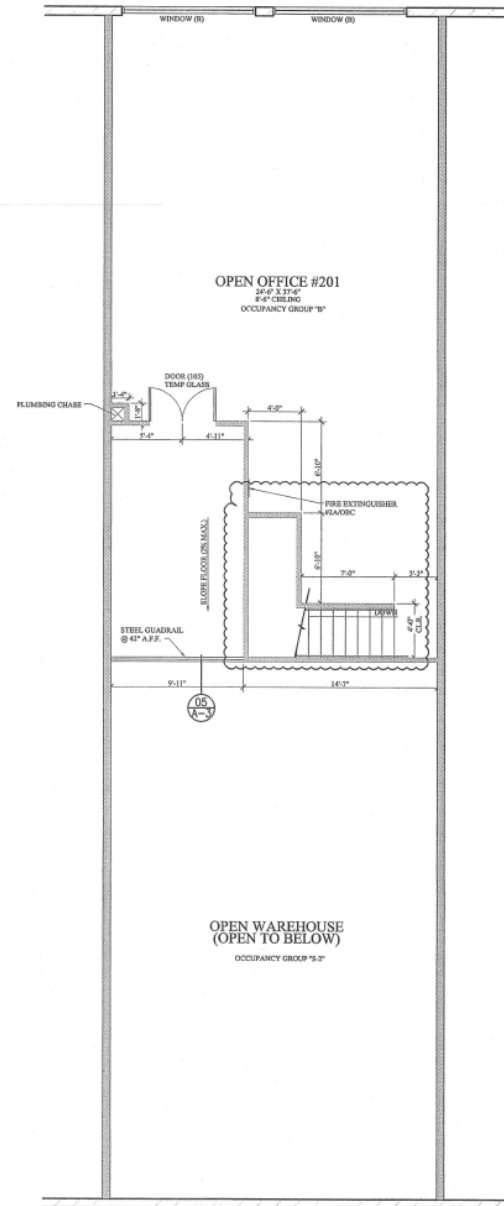
actual site



FLOOR PLAN

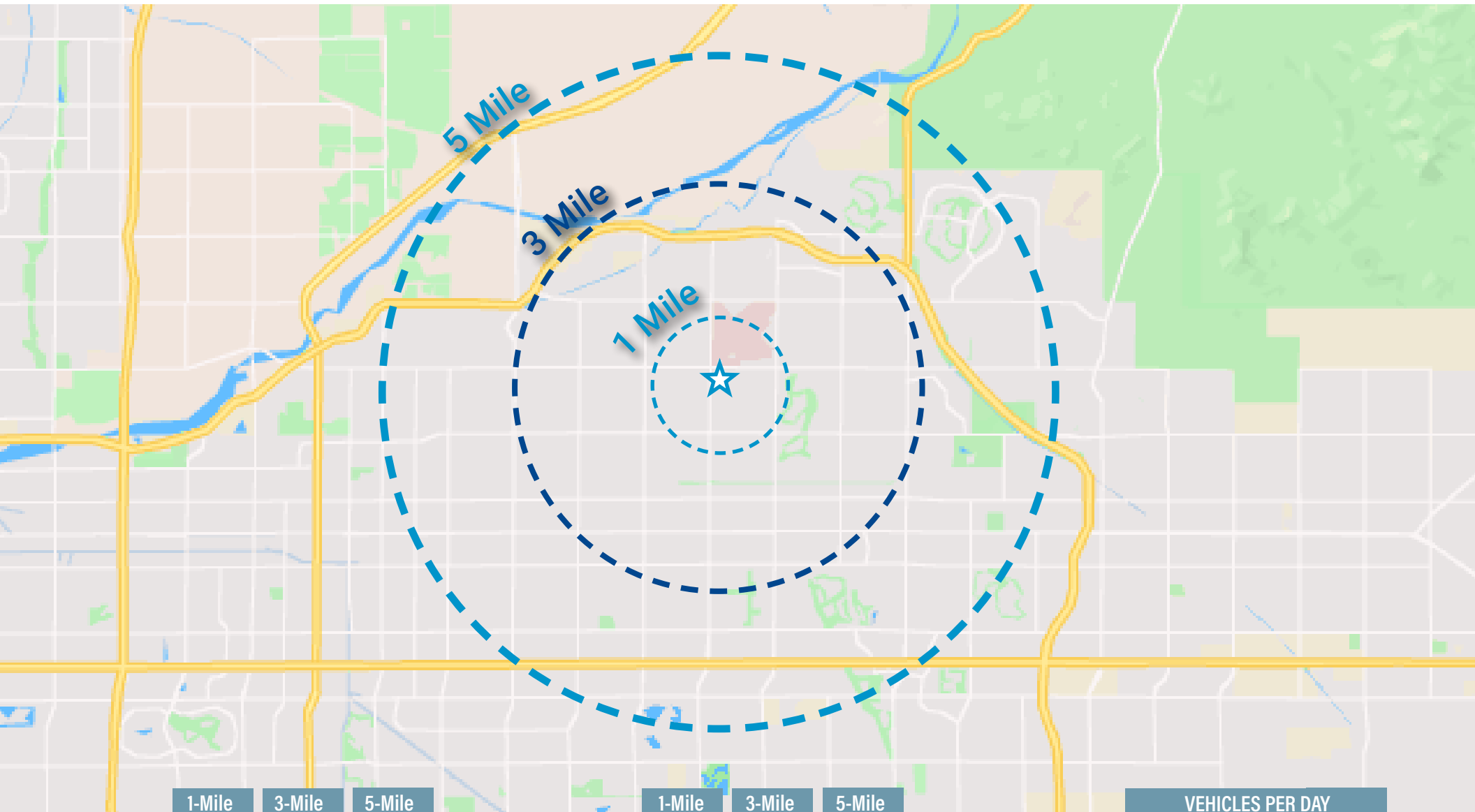


FIRST FLOOR



SECOND FLOOR

2020 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	4,321	23,999	44,453	2010 Households	1,763	9,417	17,033	North Greenfield Rd:	±22,096/VPD
2020 Population	5,167	27,331	51,668	2020 Households	2,069	10,589	19,521	East McKellips Rd:	±16,661/VPD
2025 Population	5,753	30,252	57,244	2025 Households	2,297	11,696	21,615		

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The

information contained herein is not a substitute for a thorough due diligence investigation.

Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty

or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no interest in the Property, please return this Investment Offering Memorandum to Retail Investment Group, LLC.

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