

LAS SENDAS OFFICE BUILDING

2 OFFICE CONDOS ON SECOND FLOOR WITH PRIVATE SECOND FLOOR MAIN ENTRANCE

7565 E EAGLE CREST DR | MESA, AZ 85207

Sale Price: \$1,500,000 (\$291 PSF) | Owner User/Investment Opportunity



EXCLUSIVE CONTACTS:

KIMBERLY A. ROLLINS

D 480 634 2319

M 602 750 1695

krollins@cpiaz.com

DALLAN RANDALL

D 480 634 2320

M 480 262 1023

drandall@cpiaz.com



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

Las Sendas Office Building

7565 E Eagle Crest Dr | Mesa, AZ 85207



Project Summary

Address	7565 E Eagle Crest Dr Mesa, AZ 85207
Suites	200 & 250
APN	219-17-974 & 219-17-975
Total SF	±5,144
Year Built	2008
Offering	For Sale Together or Separately 2 Office Condos on Second Floor
Zoning	C-2
Sale Price	\$1,500,000
Price / SF	\$291.00

Property Features

- Stunning Office Building in the heart of the Award Winning Las Sendas Community
- Only Commercial Office Building inside Las Sendas
- Investment or Owner/User (Currently Partially Leased)
- Incredible Views of the Valley
- High End Finishes
- Build Out Completed in 2014
- Potential for State of Arizona Department of Health Out-Patient Treatment Facility License to Transfer
- 2 Reserved Covered Parking Spaces and 12 Reserved Uncovered Parking Spaces



Las Sendas Office Building

7565 E Eagle Crest Dr | Mesa, AZ 85207



Suites

Suite 200

- ±2,873 SF (±5,144 SF Max Contiguous)
- Reception
- 5 Offices
- 3 Conference Rooms
- Break Room
- Restroom

Suite 250

- ±2,271 SF (±5,144 SF Max Contiguous)
- Reception
- 5 Offices
- Restroom
- 2 Exam Rooms



Las Sendas Office Building

7565 E Eagle Crest Dr | Mesa, AZ 85207



Property Photos



Las Sendas Office Building

7565 E Eagle Crest Dr | Mesa, AZ 85207



Proforma/Rent Roll

		*Based on Jan-July 2020			
		ANNUALIZED ACTUAL		ANNUALIZED PROFORMA	
INCOME		Total	Per Unit	Total	Per Unit
Annual Scheduled Market Rent		\$142,800	\$47,600	\$169,200	\$56,400
Loss to Lease		--	--	--	--
Gross Potential Rent					
Vacancy Loss	0%	\$0	\$0	\$0	\$0
Utility Reimbursement		\$4,800			
Other Income					
Effective Gross Income		\$147,600	\$49,200	\$169,200	\$56,400
EXPENSES					
Rental Tax	2.50%	\$3,690	\$1,230	\$4,230	\$1,410
Insurance		\$2,533	\$844	\$2,533	\$844
Alarm Monitoring		\$432	\$144	\$432	\$144
Management Fee	8%	\$11,424	\$3,808	\$11,424	\$3,808
Marketing		\$0	\$0	\$0	\$0
Property Tax		\$3,109	--	\$3,109	--
Maintenance & Repairs		\$14,562	\$4,854	\$14,562	\$4,854
Utilities		\$11,219	\$3,740	\$11,219	\$3,740
HOA		\$4,800	\$1,600	\$4,800	\$1,600
Other			--		--
Total Operating Expenses		\$51,769	\$17,256	\$52,309	\$17,436
Net Operating Income		\$95,831	\$31,944	\$116,891	\$38,964
		Purchase Price		\$	1,500,000
		CAP RATE	6.39%		7.79%

Unit	Type	# of Units	Sq. Ft. +/-	Current Rent	Rent/sqft	Market Rent	Rent/sqft
200	Office	1	2873	\$7,000	\$2.44	\$7,000	\$2.44
250A	Office	1	1300	\$4,900	\$3.77	\$4,900	\$3.77
250B	Office	1	971	Vacant	--	\$2,200	\$2.27
TOTAL		3	5144	\$11,900	\$3.10	\$14,100	\$2.82

ANNUAL \$142,800 \$169,200

Las Sendas Office Building

7565 E Eagle Crest Dr | Mesa, AZ 85207



Location

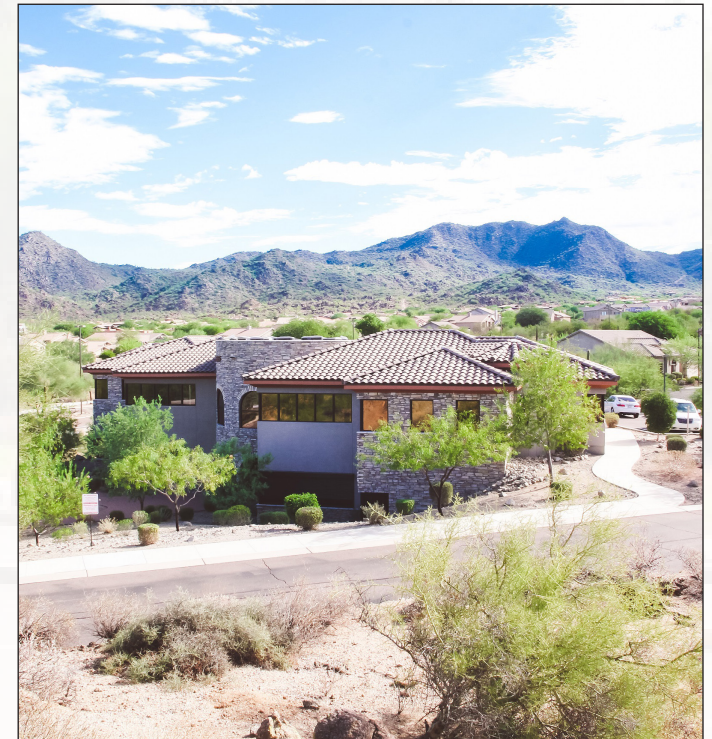
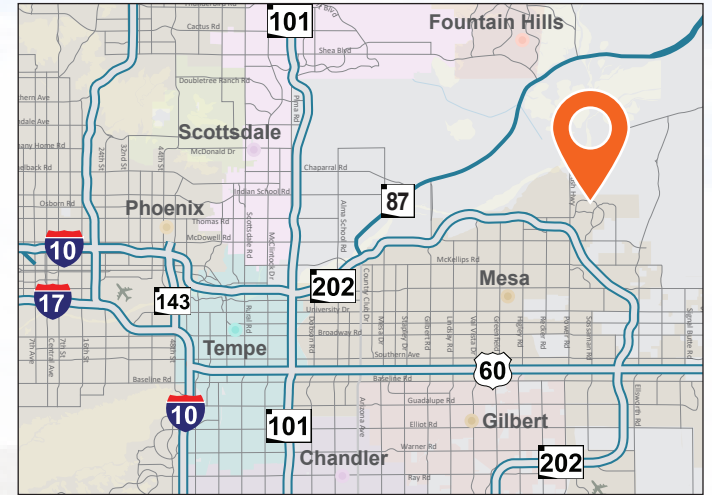
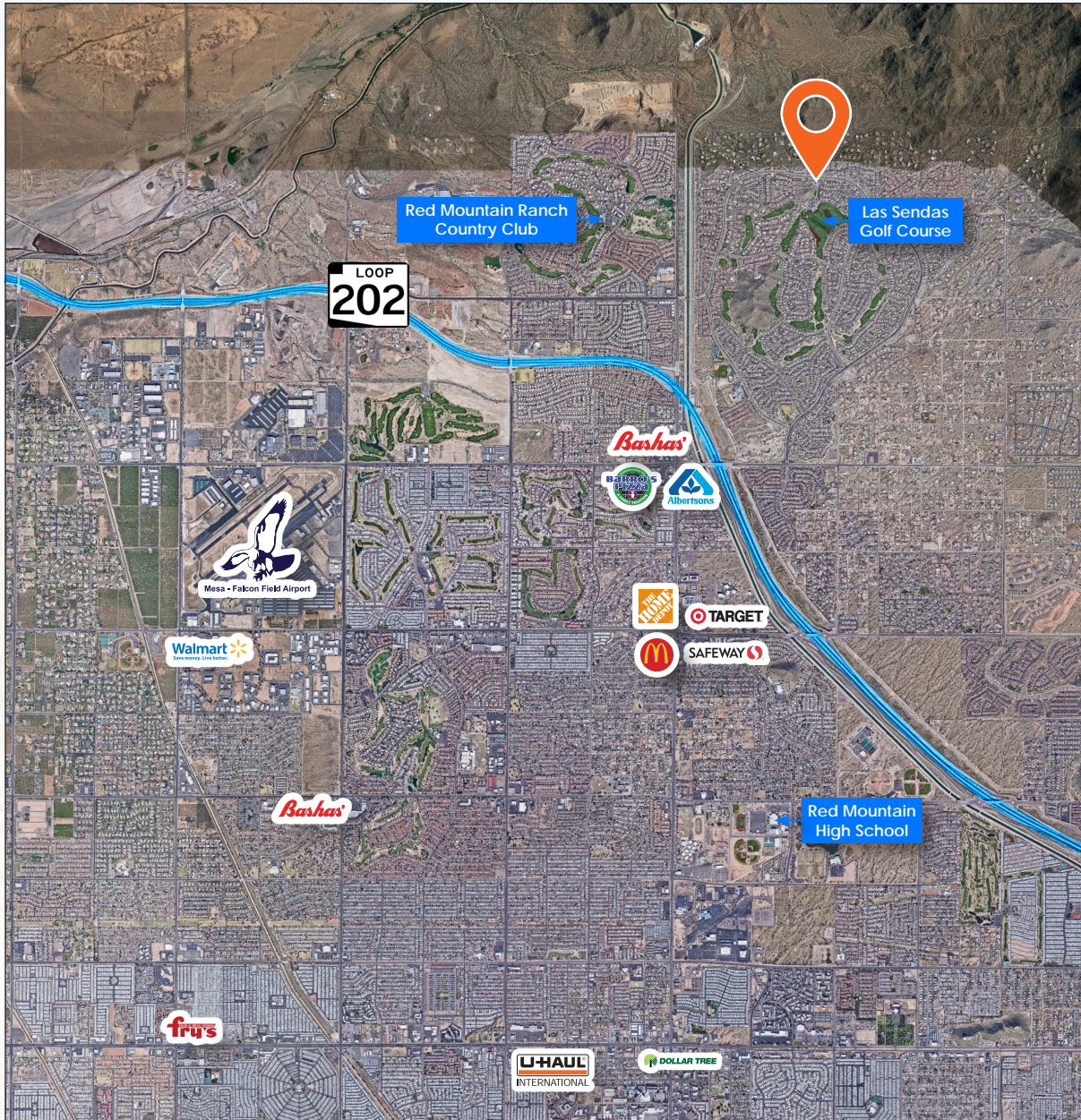


Las Sendas Office Building

7565 E Eagle Crest Dr | Mesa, AZ 85207



Location



Las Sendas Office Building

7565 E Eagle Crest Dr | Mesa, AZ 85207



Demographics



POPULATION

6,192 (1M)

28,553 (3M)

74,784 (5M)



HOUSEHOLDS

2,226 (1M)

10,863 (3M)

29,599 (5M)



AVG HH INCOME

\$139,915 (1M)

\$107,368 (3M)

\$78,839 (5M)

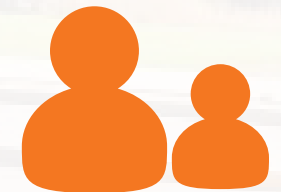


MEDIAN AGE

46.6 (1M)

47.7 (3M)

46.3 (5M)



EXCLUSIVE CONTACTS:

KIMBERLY A. ROLLINS

D 480 634 2319
M 602 750 1695
krollins@cpiaz.com

DALLAN RANDALL

D 480 634 2320
M 480 262 1023
drandall@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 price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 03 16 20



LAS SENDAS OFFICE BUILDING

2 OFFICE CONDOS ON SECOND FLOOR WITH PRIVATE SECOND FLOOR MAIN ENTRANCE

7565 E EAGLE CREST DR | MESA, AZ 85207

Sale Price: \$1,500,000 (\$291 PSF) | Owner User/Investment Opportunity



EXCLUSIVE CONTACTS:

KIMBERLY A. ROLLINS

D 480 634 2319

M 602 750 1695

krollins@cpiaz.com

DALLAN RANDALL

D 480 634 2320

M 480 262 1023

drandall@cpiaz.com



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

Las Sendas Office Building

7565 E Eagle Crest Dr | Mesa, AZ 85207



Project Summary

Address	7565 E Eagle Crest Dr Mesa, AZ 85207
Suites	200 & 250
APN	219-17-974 & 219-17-975
Total SF	±5,144
Year Built	2008
Offering	For Sale Together or Separately 2 Office Condos on Second Floor
Zoning	C-2
Sale Price	\$1,500,000
Price / SF	\$291.00

Property Features

- Stunning Office Building in the heart of the Award Winning Las Sendas Community
- Only Commercial Office Building inside Las Sendas
- Investment or Owner/User (Currently Partially Leased)
- Incredible Views of the Valley
- High End Finishes
- Build Out Completed in 2014
- Potential for State of Arizona Department of Health Out-Patient Treatment Facility License to Transfer
- 2 Reserved Covered Parking Spaces and 12 Reserved Uncovered Parking Spaces



Las Sendas Office Building

7565 E Eagle Crest Dr | Mesa, AZ 85207



Suites

Suite 200

- ±2,873 SF (±5,144 SF Max Contiguous)
- Reception
- 5 Offices
- 3 Conference Rooms
- Break Room
- Restroom

Suite 250

- ±2,271 SF (±5,144 SF Max Contiguous)
- Reception
- 5 Offices
- Restroom
- 2 Exam Rooms



Las Sendas Office Building

7565 E Eagle Crest Dr | Mesa, AZ 85207



Property Photos



Las Sendas Office Building

7565 E Eagle Crest Dr | Mesa, AZ 85207



Location

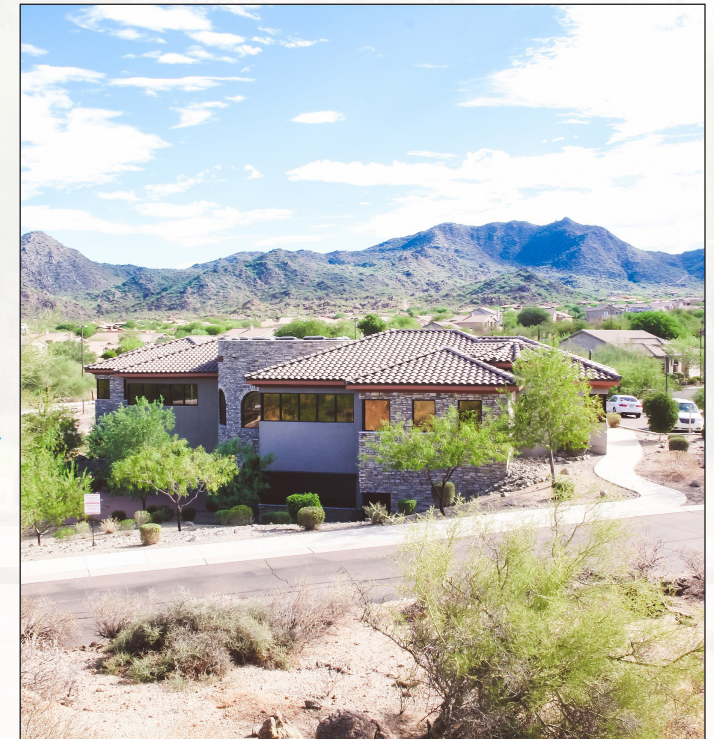
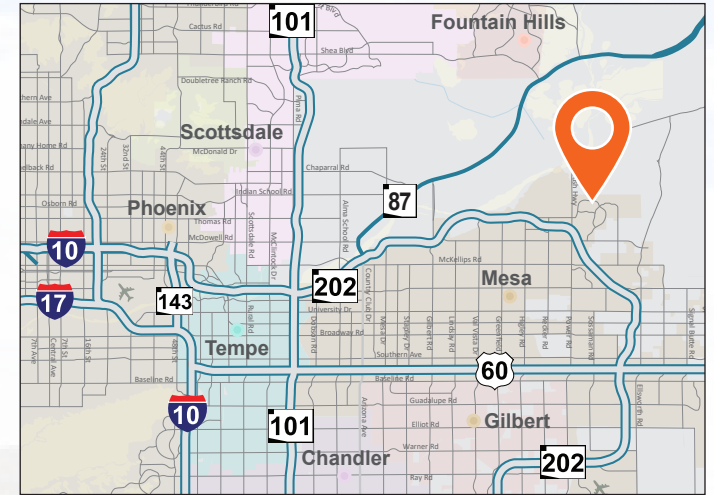
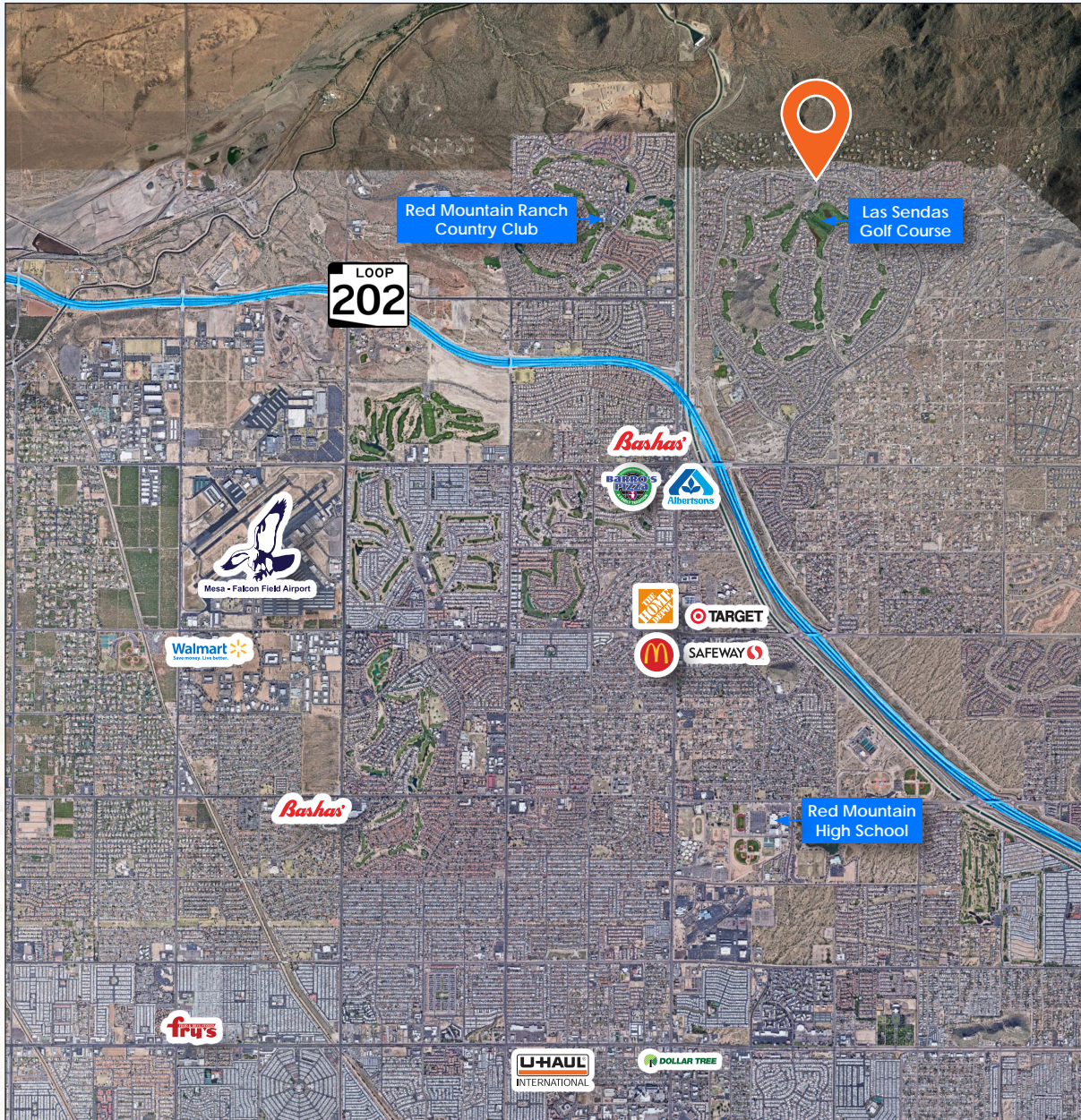


Las Sendas Office Building

7565 E Eagle Crest Dr | Mesa, AZ 85207



Location



Las Sendas Office Building

7565 E Eagle Crest Dr | Mesa, AZ 85207



Demographics



POPULATION

6,192 (1M)

28,553 (3M)

74,784 (5M)



HOUSEHOLDS

2,226 (1M)

10,863 (3M)

29,599 (5M)



AVG HH INCOME

\$139,915 (1M)

\$107,368 (3M)

\$78,839 (5M)



MEDIAN AGE

46.6 (1M)

47.7 (3M)

46.3 (5M)



EXCLUSIVE CONTACTS:

KIMBERLY A. ROLLINS

D 480 634 2319
M 602 750 1695
krollins@cpiaz.com

DALLAN RANDALL

D 480 634 2320
M 480 262 1023
drandall@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 price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 03 16 20

