**SALE PRICE:** 

\$1,550,000 (\$123 PSF)



12,646 Square Feet of Retail for Sale Ideal for Retail, Office or Medical Use Signage Available **Kyle Davis** D: 480.889.2566 M: 203.419.5385

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COMMERCIAL PROPERTIES INC.

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#### **HIGHLIGHTS**

- Building Size: ±12,646 SF
- Divided Into 10 units
- Built in 2008 with Block Construction
- Parcel Size: 1.7 Acres /  $\pm$ 74,797 SF
- Percentage Occupied: 54.7% 6,913 SF
- Vacancy: 5 Adjacent Suites, Totaling 5,733 SF
   Which Can Be Separate or Combined
- Zoning: LC (C2) City of Mesa
- No Leases Expire Prior to 7/31/21

Current Income at 54.7% Occupancy

Base Rent: \$73,608

CAM Reimbursment: \$34,634

Gross Revenue: \$108,242

Operation Expenses: [\$63,356]

Net Operating Income: \$44,886



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#### **ABOUT THE VACANT SPACES**

The vacant space consists 5 adjacent spaces of grey shell on the south side of the property which include the updgrade of having HVAC units.

#### **VACANT SUITES**

Suite 101	1,535 SF
Suite 102	1,200 SF
Suite 103	1,200 SF
Suite 104	900 SF
Suite 105	900 SF
Total	5,735 SF

#### HIGHLIGHTS INCLUDE

- Ideal for retail, office, or medical use
- Contiguous vacancy provides lease/up suite size flexibility
- Popout fascia signage and monument signage available



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### LEASE SUMMARY OCCUPIED SPACE

Suite	Tenant	Square Feet	Monthly NNN Base Rent	Base Rent/ PSF	Lease Expiration
Suite 106	Barber	1,227 SF	\$818	\$8.00	4/30/23
Suite 107	Kineck Physical Therapy	900 SF	\$825	\$11.00	7/30/21
Suite 108-9	Kineck Physical Therapy	2,100 SF	\$1,552	\$8.86	7/30/21
Suite 110	Little Caesar's Pizza	1,200 SF	\$1,639	\$16.39	1/31/25
Suite 111	Mesa Hookah	1,486 SF	\$1,300	\$10.49	7/31/21
Totals Mo / Yr		6,913 SF	\$6,134 / \$73,608	\$10.65	

DEMOGRAPHICS	1M	3M	5M
Population	14,124	93,959	241,046
Household Income	\$64,616	\$64,577	\$73.337
Businesses	487	3,508	9,132
Consumer Spending Source:Costar.com	\$146,252	\$ <mark>9</mark> 94,459	\$2,541,897

#### **TRAFFIC**

N Recker Rd	13,311 vpd
E Brown Rd	22,168 vpd

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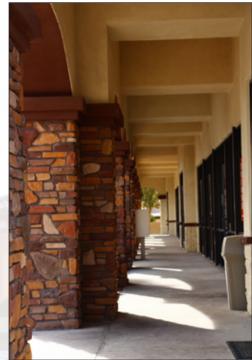
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