

Free - Standing Partially Leased Multi-Tenant Retail Center For Sale

1118 North Recker Road, Mesa AZ 85205

South of Southwest Corner of Recker & Brown Roads

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
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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

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HIGHLIGHTS

- Building Size: $\pm 12,646$ 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

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- Current Income at 54.7% Occupancy
 - Base Rent: \$73,608
 - CAM Reimbursement: **\$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 upgrade 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	\$146,252	\$994,459	\$2,541,897

Source: Costar.com

TRAFFIC

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

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