

REGENCY PROFESSIONAL PLAZA

6952 EAST BROADWAY ROAD, MESA AZ 85208

INVESTMENT OPPORTUNITY

SALE PRICE: \$1,800,000 - 100% OCCUPIED



For More Information, Contact Exclusive Listing Agent:

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

EXECUTIVE SUMMARY

ADDRESS	6952 E. Broadway Road Mesa, AZ 85208
PROPERTY SIZE	+5,166 Square Feet
LAND SIZE	+27,590 Square Feet
APN	218-21-097
ZONING	C-C
YEAR BUILT	2002
PARKING RATIO	2.47/1,000
OCCUPANCY	100% - \$23.50 NNN lease rates with \$4.81 NNN Fees - through Mid 2029

HIGHLIGHTS

6952 E Broadway Rd is a multi-tenant office/medical condo located in Regency Professional Plaza just east of Power Rd with frontage on Broadway Rd in Mesa, Arizona. The nearby Mesa Arts Center provides a dynamic cultural scene, while the beautiful Usery Mountain Regional Park offers recreational activities for outdoor enthusiasts. With its proximity to Phoenix, the property enjoys access to a robust market and a strong business community.

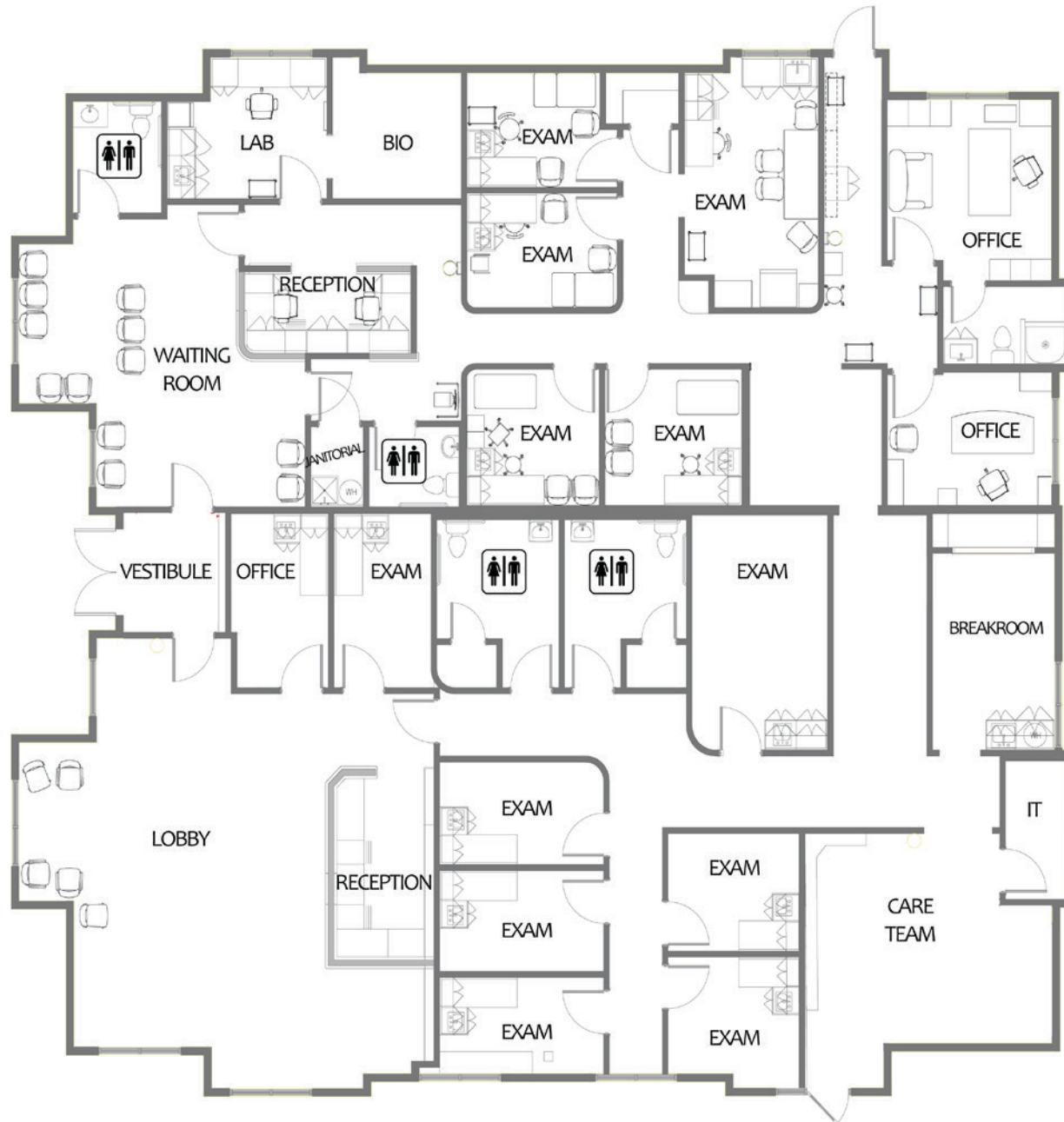


 **\$1,800,000**

 **6.7%** CAP Rate

 **\$121,401** NOI

FLOOR PLAN



LOCATION OVERVIEW

