



FOR SALE | OFFICE

FREESTANDING RETAIL-OFFICE

503 N Alma School Rd, Mesa, AZ 85201

Noah Branham Advisor / 480.610.2400 / noah@coberealestate.com

TJ Zaharis Partner & Designated Broker / 480.610.2400 / tj@coberealestate.com



coberealestate.com

FOR SALE | OFFICE

Freestanding Retail-Office

503 N Alma School Rd, Mesa, AZ 85201



PROPERTY SUMMARY

Sale Price:	\$595,000
Lot Size:	0.26 Acres
Building Size:	1,896 SF
Building Class:	B
Year Renovated:	2025
Year Built:	1952
Zoning:	OC
Cross Street:	W University Dr

PROPERTY OVERVIEW

With a **prime Mesa location** sitting between Loop 202, Loop 101 and SR 87, this recently renovated **stand-alone office** has **easy access to the rest of the East Valley**. Surrounded by a strong mix of retail, dining, medical, and professional services, including Mesa Riverview, Sloan Park, Banner Desert Medical Center, and countless others along Alma School Road and Dobson Road, this property is in an **ideal location for easy access**. With **modern upgrades and quality finishes**, this building provides a professional setting with excellent visibility and a **private parking lot**. **FF&E from medspa tenant is also available**. Contact Broker for inquiries.

PROPERTY HIGHLIGHTS

- Private Parking Lot
- 2 Blocks from SR 87 (Country Club Dr)
- 1.5 Miles from Loop-202 and 2.0 Miles from Loop-101
- Minutes from countless restaurants and shopping

Noah Branham | Advisor
O: 480.610.2400 C: 480.658.6038
noah@coberealestate.com
www.coberealestate.com

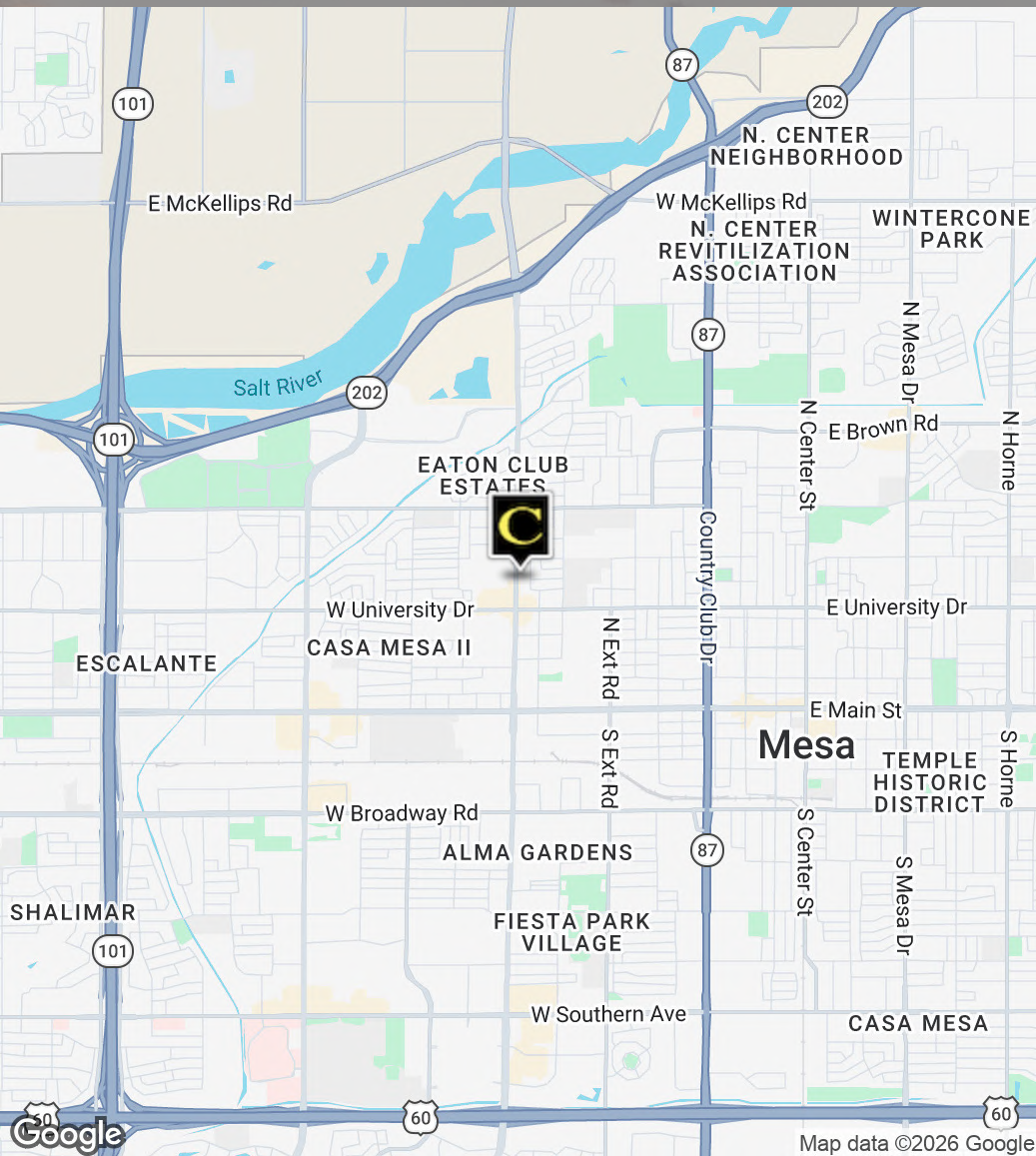
TJ Zaharis | Partner & Designated Broker
O: 480.610.2400 C: 480.628.6363
tj@coberealestate.com
www.coberealestate.com



FOR SALE | OFFICE

Freestanding Retail-Office

503 N Alma School Rd, Mesa, AZ 85201



Noah Branham | Advisor
O: 480.610.2400 C: 480.658.6038
noah@coberealestate.com
www.coberealestate.com

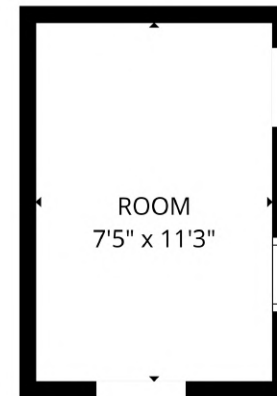
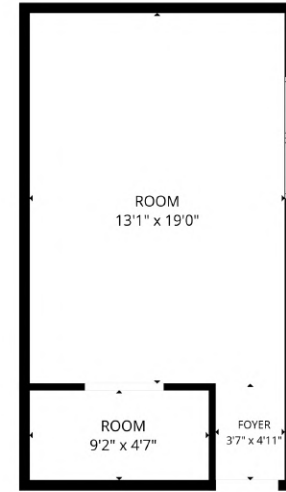
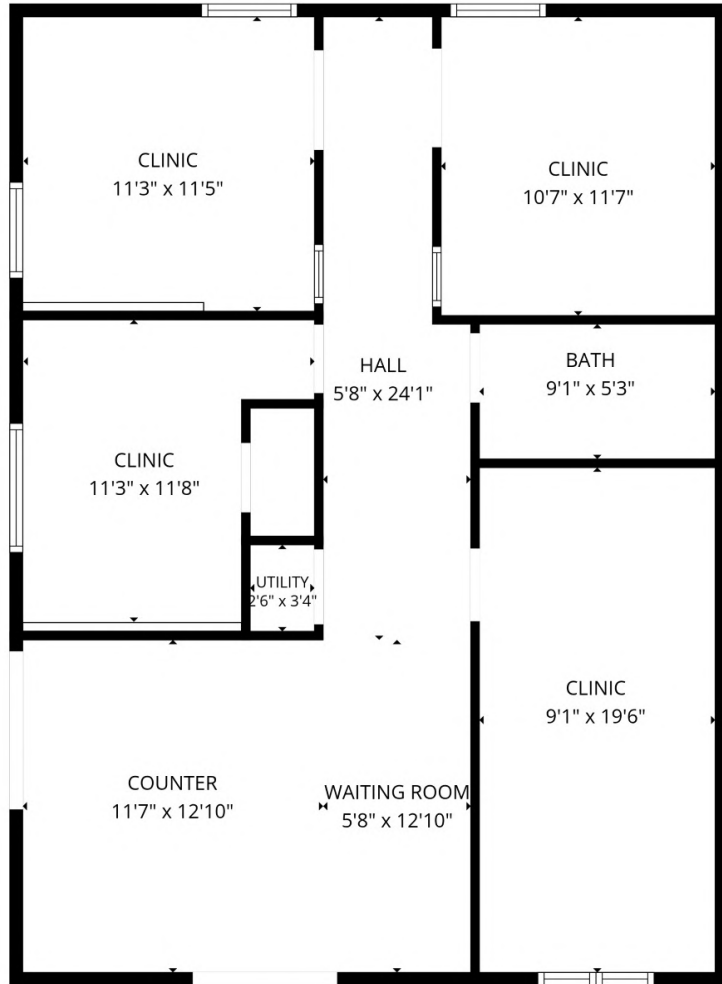
TJ Zaharis | Partner & Designated Broker
O: 480.610.2400 C: 480.628.6363
tj@coberealestate.com
www.coberealestate.com



FOR SALE | OFFICE

Freestanding Retail-Office

503 N Alma School Rd, Mesa, AZ 85201



FLOOR PLAN CREATED BY CURACADA APP. MEASUREMENTS OBTAINED VISUALLY. PLEASE DO NOT GUARANTEE.

Noah Branham | Advisor
O: 480.610.2400 C: 480.658.6038
noah@coberealestate.com
www.coberealestate.com

TJ Zaharis | Partner & Designated Broker
O: 480.610.2400 C: 480.628.6363
tj@coberealestate.com
www.coberealestate.com



FOR SALE | OFFICE

Freestanding Retail-Office

503 N Alma School Rd, Mesa, AZ 85201



Noah Branham | Advisor
O: 480.610.2400 C: 480.658.6038
noah@coberealestate.com
www.coberealestate.com

TJ Zaharis | Partner & Designated Broker
O: 480.610.2400 C: 480.628.6363
tj@coberealestate.com
www.coberealestate.com



Freestanding Retail-Office

503 N Alma School Rd, Mesa, AZ 85201

AVAILABLE FF&E

Formerly occupied by a successful medical wellness spa, this property offers a **unique opportunity to acquire select furniture, fixtures, and equipment (FF&E)**. Whether you're looking to use any of the FF&E for your personal use, **reduce business startup costs**, accelerate your opening timeline, or **enhance your existing operation**, the available FF&E can **provide immediate value and convenience**. With many products still in their manufacturer's warranty period, you can rest assured

Available FF&E:

- Massage Chair
- Microneedling Device
- Plused Electromagnetic Field Therapy Device
- Hydrofacial Machine
- Plasma Fusion Device and Tank
- Body and Skin Analyzer Systems
- Product Refills
- Various Decor and Accessories
- Various Lounge and Treatment Furniture
- Business Operation Tools (Cash Drawers, Security Cameras, etc.)

Contact broker for comprehensive list of available FF&E.

FF&E USE

Available for use personally or as part of your business, many of the medspa-specific FF&E are designed to help improve health and wellbeing in various ways, including:

- Advanced Aesthetic Treatments
- Facial Rejuvenation
- Body Sculpting
- Cellular Recovery



FOR SALE | OFFICE

Freestanding Retail-Office

503 N Alma School Rd, Mesa, AZ 85201

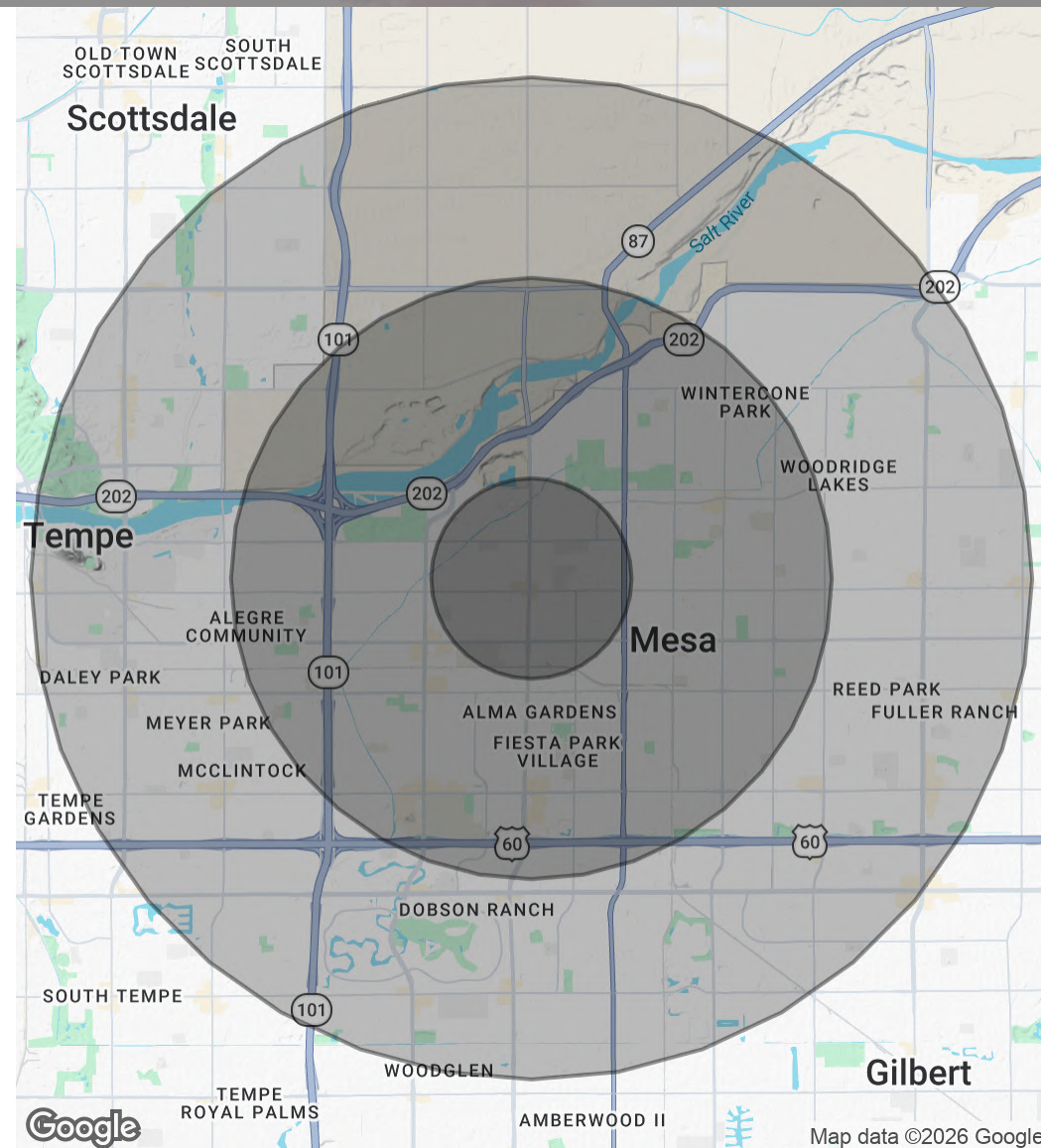
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,608	146,636	354,151
Average Age	31.7	32.2	33.6
Average Age (Male)	32.1	31.2	32.8
Average Age (Female)	31.9	33.2	34.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,318	57,720	139,343
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$88,905	\$76,192	\$89,718
Average House Value	\$317,713	\$294,338	\$361,200

2023 American Community Survey (ACS)



Noah Branham | Advisor
O: 480.610.2400 C: 480.658.6038
noah@coberealestate.com
www.coberealestate.com

TJ Zaharis | Partner & Designated Broker
O: 480.610.2400 C: 480.628.6363
tj@coberealestate.com
www.coberealestate.com

