

# 3062 NORTH MAPLE STREET

MESA, AZ



Single Tenant NNN Leased Investment with New 10 year Lease to be Executed at Close of Escrow



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## CONTACTS

**John Pompay**

+1 602 224 4422

[john.pompay@cushwake.com](mailto:john.pompay@cushwake.com)

**Will Groves**

+1 602 402-5871

[will.groves@cushwake.com](mailto:will.groves@cushwake.com)





# EXECUTIVE SUMMARY





# THE OFFERING

Cushman & Wakefield, as exclusive advisor, is please to offer the opportunity to acquire 3062 N Maple Street (the "Property"). Strategically located in the Southeast Valley submarket of Mesa, Arizona. The property is a high-quality asset totaling +/- 33,034 square foot single tenant office/warehouse building. The property features 2.30 acre parcel, 28'-35' clear height, with 5 oversized grade level doors, and outside storage. 3062 N Maple Street provides a highly desirable location with proximity to the Loop 202, Falcon Field Airport, and ample retail amenities.

Upon closing the existing owner, Flynn Group of Companies, will leaseback the building for a period of ten (10) years providing 100% occupancy with stable in-place cash flow.



±33,034  
**SQUARE FEET**



\$1.30 NNN  
**BASE RENTAL RATE**



\$515,330.40  
**NOI**



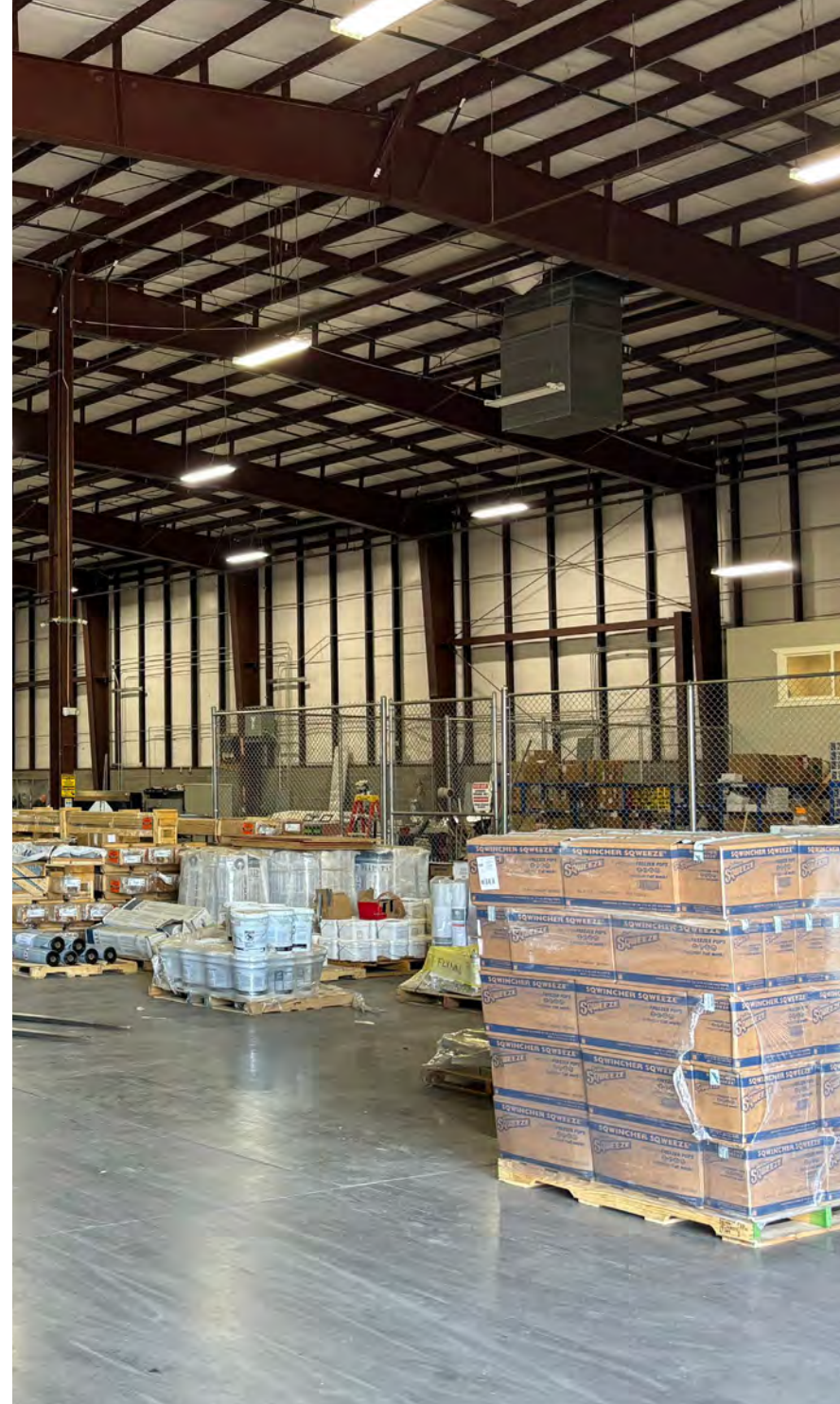
3%  
**ANNUAL INCREASES**



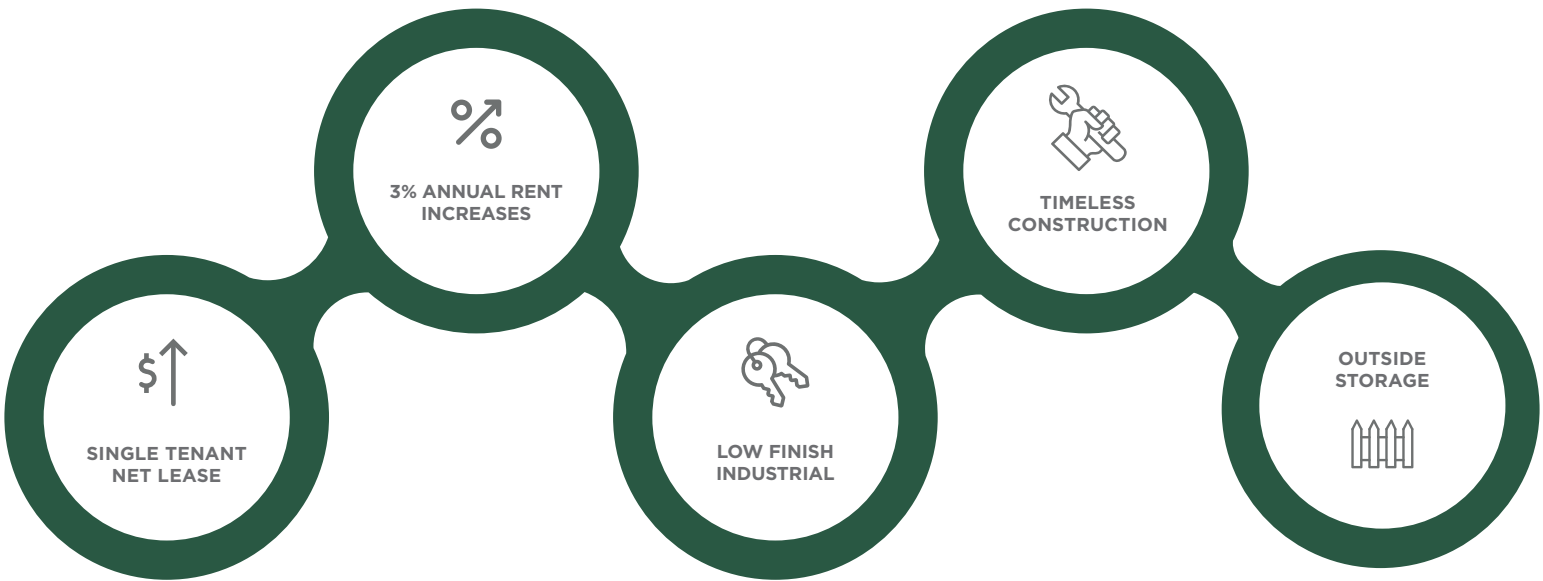
6%  
**CAP RATE**



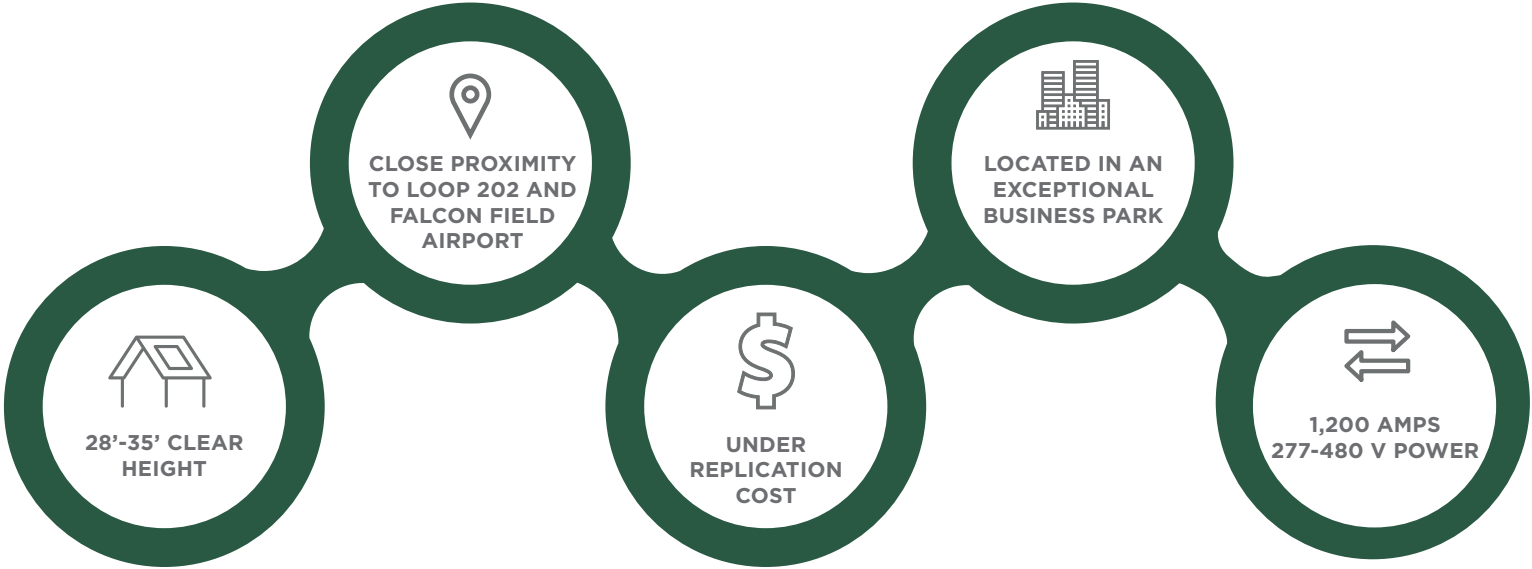
10 YEARS  
**TERM**



# INVESTMENT HIGHLIGHTS



# INVESTMENT HIGHLIGHTS







WE ARE PROUD OF  
MAKING A DIFFERENCE BY BUILDING  
A BRIGHT FUTURE FOR OUR EMPLOYEES,  
CUSTOMERS AND COMMUNITIES BY WHAT  
WE ALL DO, AND HOW WE ALL  
DO IT, EVERY DAY.

EXIT



# PROPERTY DESCRIPTION





# PROPERTY DESCRIPTION

3062 N Maple Street is a rare single tenant NNN investment opportunity located in the heart of the Mesa, Arizona in one of the fastest growing cities in the United States. Located less than one mile from the Loop 202 Freeway and 3 miles from Falcon Field Airport. The 33,034 square foot single tenant building features 2.30 acre parcel, L-1 zoning, four oversized grade level doors, 1,200 AMPs 277-480v power, and 28' - 35' clear height.

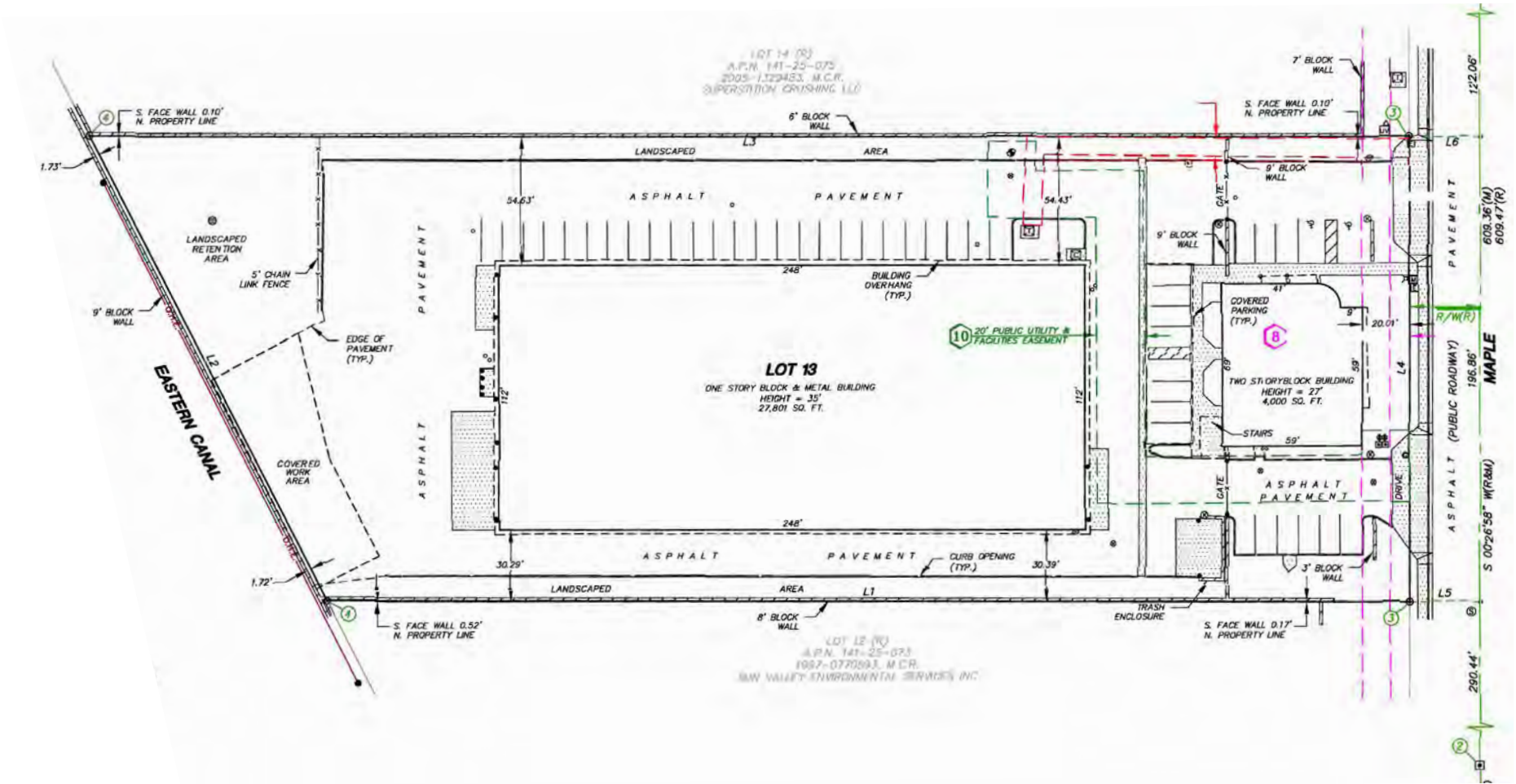
<b>Address:</b>	<b>3062 N Maple Street</b>
<b>Property Size:</b>	<b>±33,034 square feet</b>
<b>Office:</b>	<b>±5,258 square feet</b>
<b>Property Size:</b>	<b>2.30 AC (+/- 100,099 SF)</b>
<b>FAR:</b>	<b>0.33</b>
<b>Parking:</b>	<b>1.3/1,000 (9 covered)</b>
<b>Zoning:</b>	<b>L-1, City of Mesa</b>
<b>APN#:</b>	<b>141-25-074</b>
<b>Grade Level Loading:</b>	<b>15' x 15' (2) 20' x 15' (2)</b>
<b>Fire Sprinklers:</b>	<b>Yes</b>
<b>Power:</b>	<b>1,200 a/277 - 480</b>
<b>Year Built:</b>	<b>2003</b>
<b>Clear Height:</b>	<b>28' - 35'</b>



**3062 N  
MAPLE STREET**

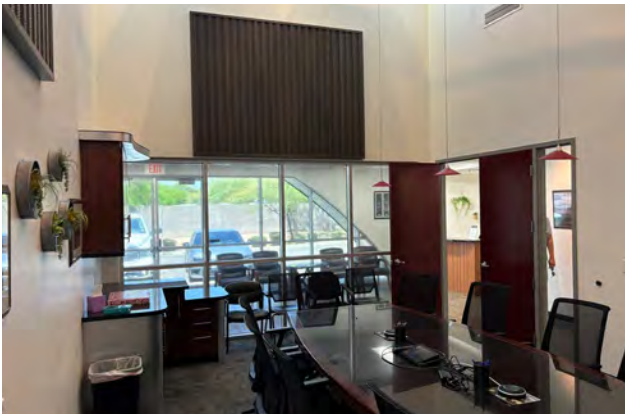
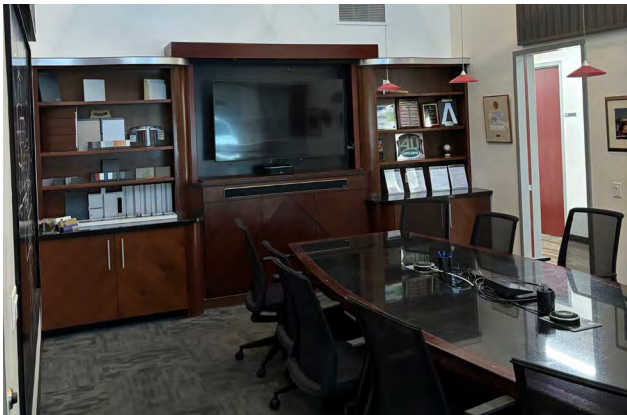


# SITE





# INTERIOR PHOTOS





# EXTERIOR PHOTOS



# TENANT PROFILES



FLYNN

HQ	Wississauga, Ontario, Canada   <b>Founded</b> in 1978
Industry	Construction / Commerical Roofing
SF Occupied	33,034

6435 Northwest Drive, Mississauga, Ontario, L4V 1K2, Canada  
P: 1-877-856-8566



**Company Website**

<https://flynncompanies.com/>

## About

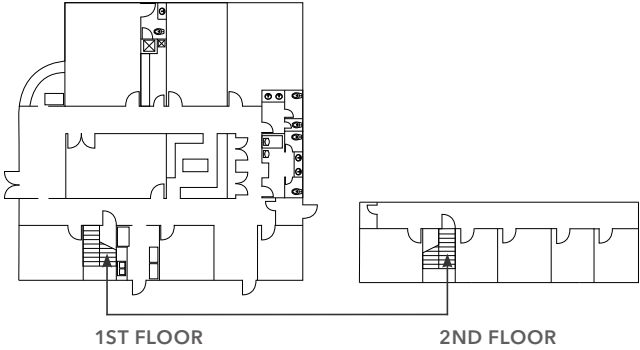
The property is currently owned by Flynn Group of Companies. Founded in 1978, Flynn is the largest premier building envelope contractor in North America, offering roofing, architectural metals, glazing and roofing maintenance services

to industrial, commercial, and institutional clients. Flynn currently employs 6,000 employees across North America with a construction revenue of \$1.12 B.





# FLOOR PLAN



NOT TO SCALE














# MARKET OVERVIEW

MESA, AZ





# SALES COMPS

	Address	Sale Date	Building SF	Year Built	Seller	Buyer	Price	PSF
	5033 S 71st Street, Bldg E Mesa	3/23	26,940	2022	Phelan Development Company	Hayward Pressman	\$7,000,000	\$260
	1841 S Horne Mesa	3/23	11,753	1995	Craig Jackson	David Brinson	\$2,850,000	\$243
	1923 E 5th Street Tempe	3/23	10,773	2006	Sion Realty	Ryan Kosterman	\$2,770,000	\$257
	1416 W San Pedro Street Gilbert	7/23	23,443	1998	Lawerence Uhl	Swain Electric	\$5,550,000	\$237
	4945 S 71st Street, Bldg C Mesa	8/23	42,534	2022	Phelan Development Company	Michael Brown	\$11,050,000	\$260
	1250 S Pima Street Mesa	9/23	20,000	1981	Nicholas Foremento	Reese RE Investment	\$5,000,000	\$250
	2546 W Birchwood Avenue Mesa	10/23	42,101	1998	Sherman Kappe	Highland Automotive	\$9,750,000	\$232
	4615 E Broadway Road Phoenix	12/23	28,301	2006	Dunbar	Roger Williamson	\$7,230,000	\$255
	3125 S 52nd Street Tempe	1/24	34,033	1985	Wilkinson Floors	Greg Thrasher	\$8,000,000	\$235





**Mesa is the third-largest city in Arizona with over 500,000 residents, and part of the Phoenix metropolitan area. It covers approximately 138 square miles of land and sits in the Sonoran Desert, offering a landscape of desert vistas and rugged mountains.**

Mesa's economy is diverse, with sectors such as aerospace, healthcare, education, and tourism playing significant roles. Boeing and MD Helicopters have facilities in Mesa, contributing to the city's aerospace industry. Healthcare is also a major economic driver, with Banner Health operating several medical facilities in the area. Mesa's tourism industry benefits from attractions like the Mesa Arts Center, the Arizona Museum of Natural History, and numerous golf courses.

WalletHub rated

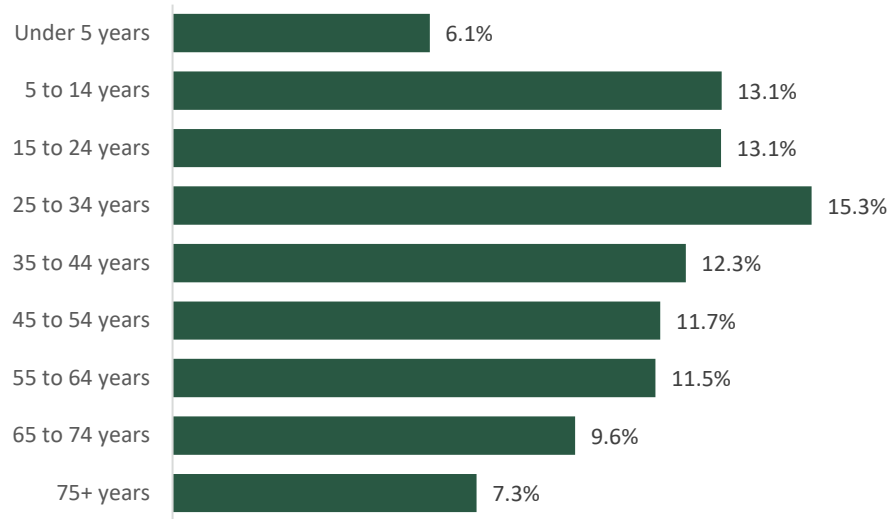
**Mesa among best-run U.S. cites**

# DEMOGRAPHICS

Located in the southeast portion of Metro Phoenix, Mesa is a community of over 500,000 residents. The median aged resident in the Mesa area is 36.8, with a median household income of \$73,766 compared to \$80,675 for Metro Phoenix.

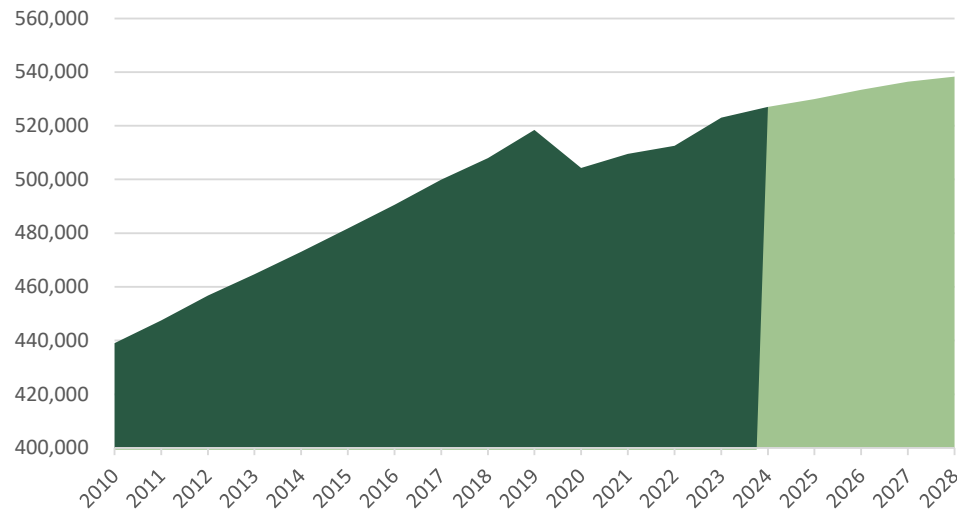
## CITY OF MESA AGE BREAKDOWN

*Millennials make up the highest percentage of the Mesa population - 27.6% combined*



## CITY OF MESA POPULATION GROWTH

*Mesa is slated to increase by 11,300 people in the next 5 years - 2.1%*



# EMPLOYMENT ECONOMY

Mesa's economy is diverse and dynamic, with opportunities available across various sectors, from traditional industries like aerospace and healthcare to emerging fields like technology and innovation.

With a median age of 36 and with nearly 40% of the total population between the ages of 25 and 55, Mesa residents are just embarking the most productive years of their careers.

Healthcare is a major industry in Mesa, with institutions like Banner Health playing a significant role.

The city is also increasingly becoming a hub for technology and innovation, with companies in sectors such as software development, biotechnology, and renewable energy establishing a presence in the area.

Mesa's strategic location within the Phoenix metropolitan area, coupled with its pro-business environment and skilled workforce, positions it for continued economic growth and prosperity.

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**Employers view Mesa as an emerging business destination with abundant, education labor pool early in their careers**

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TOP MESA EMPLOYERS



**10,550**

Banner Health  
Employees



**7,708**

Mesa Public Schools  
Employees



**4,778**

Boeing  
Employees



**4,412**

City of Mesa  
Employees



**2,200**

Dexcom  
Employees



**1,805**

Maricopa County Com-  
munity College District  
Employees



**1,448**

DriveTime Automotive  
Group Employees



**947**

Steward Health Care  
Employees



**928**

Maricopa County  
Employees



**830**

Santander Consumer  
USA Employees

OCCUPATIONAL COMPOSITION



**23.4%**

(58,116)  
Business



**18.2%**

(45,246)  
Hospitality,  
Retail and Entertainment



**20.4%**

(50,685)  
Government,  
Healthcare,  
and Education



**19.5%**

(48,465)  
Manufacturing,  
Transportation  
and Natural Resources



**18.6%**

(46,249)  
Consumer  
Services

# BUSINESS DIFFERENTIATORS



Phoenix  
Metro



\$78,499

AVERAGE FINANCIAL AND  
BUSINESS SERVICES SALARIES

\$23,549,760

60,000 SF @ 200 SF/PERSON  
EQUALS 300 PEOPLE

AVG SALARY X HEADCOUNT = TOTAL ANNUAL SALARY COST

\$2,128,800

REAL ESTATE COSTS  
CLASS A RENTS - PER YEAR

**\$256,785,600**

**TOTAL**  
10 YEAR SALARY COST  
+ REAL ESTATE COST

Choosing Mesa will save \$15M - \$123M



**San Francisco  
Metro**



**Dallas  
Metro**



**Denver  
Metro**

\$112,174

\$83,845

\$87,194

\$33,652,320

\$25,153,440

\$26,158,080

\$4,404,000

\$2,097,000

\$2,176,200

**\$380,563,200**

**\$272,504,400**

**\$283,342,800**

in combined labor and real estate costs over a 10-year period

# COMMUTE TRANSPORTATION

Mesa is well-connected to the greater Phoenix metropolitan area via several major highways, including the Loop 101, Loop 202, and US Route 60 (Superstition Freeway). These highways provide convenient access to neighboring cities and suburbs, making commuting by car a common choice for many residents.

Mesa is served by Valley Metro, the regional public transit system. Valley Metro operates bus routes throughout the city, providing connections to other parts of the Phoenix metropolitan area. Additionally, the Valley Metro Rail system includes the light rail extension that runs through Mesa. The light rail provides an efficient way to travel between Mesa,

Tempe, and Phoenix, with stops at key destinations such as downtown Mesa, Arizona State University, and Sky Harbor International Airport.

Mesa is just a short 15 minutes from Sky Harbor International Airport, one of the busiest airports in the world. Sky Harbor offers flights on more than 20 major airlines and non-stop flights to more than 120 cities around the world. Mesa is in very close proximity to Phoenix-Mesa Gateway Airport, which is the fastest growing airport in the U.S. Offering nonstop passenger service to 45 cities via Allegiant Airlines, in addition corporate, military, general aviation and 24-hour service FBO (Private Jet Terminal). By 2030 it is projected to serve 10 million passengers.

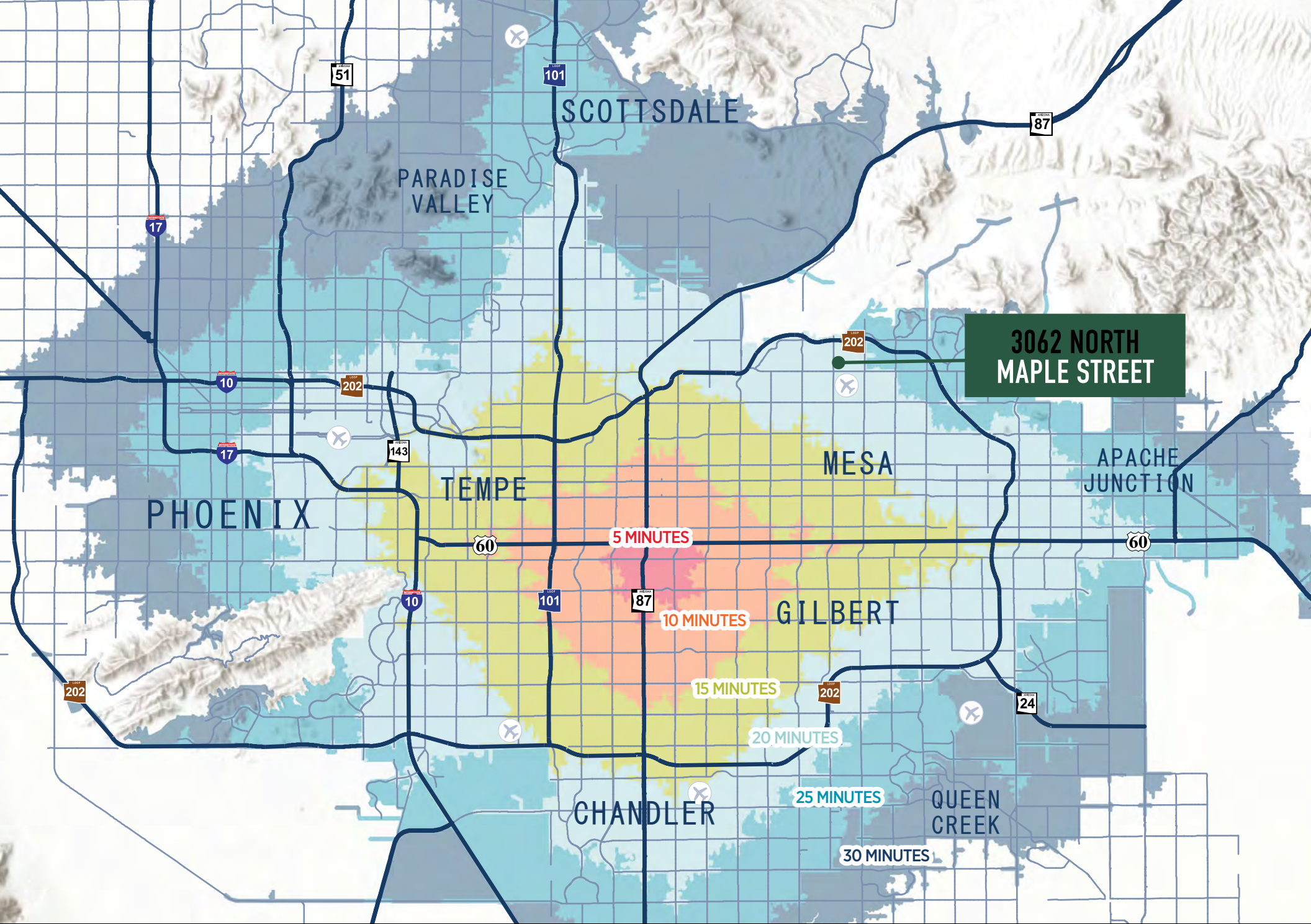
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**Mesa's centralized location in the metropolitan area provides ease of access to over 1 million commuters within 30 minutes.**

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# EDUCATION

Mesa boasts a robust and diverse education system that serves the needs of its residents from early childhood through higher education, with 30% of residents holding a bachelor's degree or higher.

Mesa Public Schools (MPS) is the primary school district serving the city. With over 80 schools, MPS educates a diverse student population and is committed to providing high-quality academic programs, extracurricular activities, and support services. The district offers a wide range of educational options, including traditional neighborhood schools, magnet programs, charter schools, and alternative schools to meet the needs and interests of students. Mesa is also home to several private and charter schools, offering families additional choices for K-12 education. These schools often specialize in specific educational approaches, such as Montessori, International Baccalaureate (IB), or STEM (Science, Technology, Engineering, and Mathematics).

Mesa is served by two prominent institutions of higher education: Mesa Community College (MCC) and the Polytechnic campus of Arizona State University (ASU). MCC is one of the largest community colleges in the United States and offers a wide range of associate degree and certificate programs, as well as transfer pathways to four-year universities. ASU's Polytechnic campus provides degree programs in engineering, technology, management, education, and other fields, with a focus on innovation and hands-on learning.

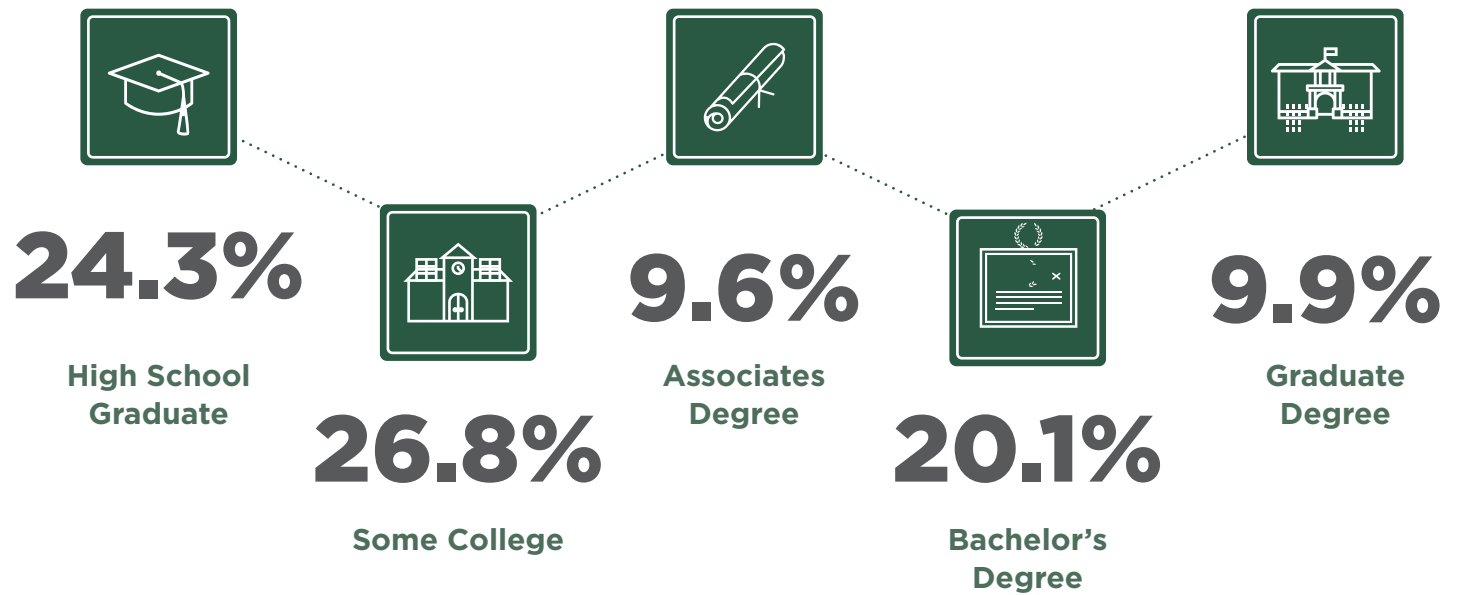
Mesa's education system is committed to excellence, equity, and innovation, providing students with a solid foundation for lifelong learning and success in a rapidly changing world. Through collaboration between schools, families, businesses, and the community, Mesa continues to invest in the education and future of its residents.

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**Mesa's 4-year graduation rate exceeds 90%, above the Arizona and U.S. averages**

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### ASU POLYTECHNIC FACTS

1. Founded in 1996 (Expanded 2012)
2. Enrolls +6,000 students

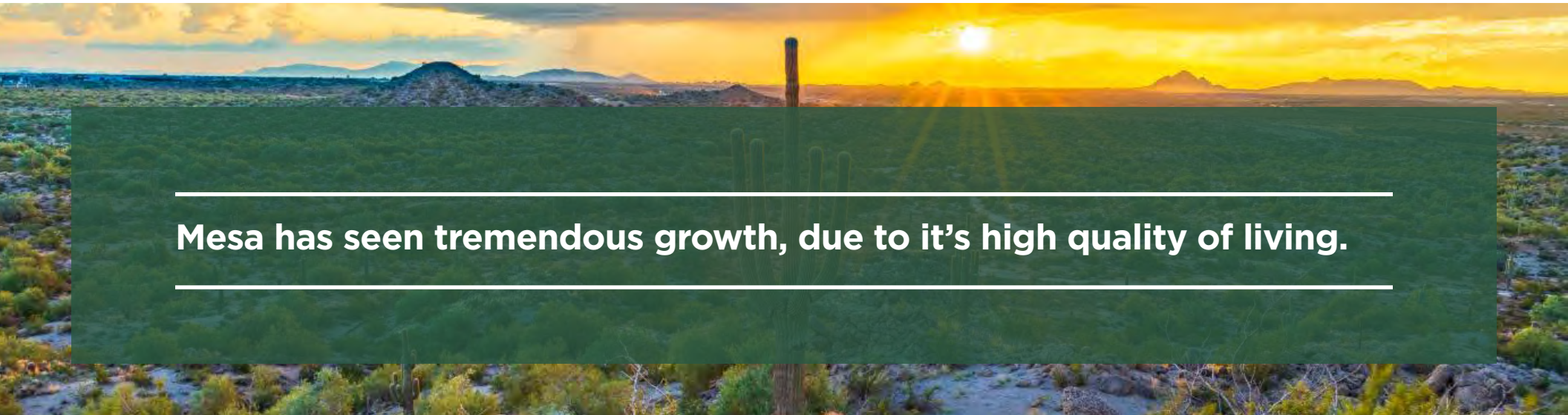
# 40%

of Mesa's residents have earned an associates degree or higher

# LIFESTYLE / ENTERTAINMENT

Mesa offers residents and visitors a vibrant lifestyle with a wide range of entertainment options, cultural attractions, outdoor activities, and community events. The area's desert landscape provides ample opportunities for outdoor recreation. Residents can explore miles of hiking and biking trails in nearby parks and preserves, including Utery Mountain Regional Park, Superstition Mountains, and Tonto National Forest. Golf enthusiasts can tee off at one of Mesa's many golf courses, which offer challenging layouts and stunning desert views. Mesa boasts a rich cultural heritage and is home to several museums, galleries, and historic sites. The Mesa Arts Center is a focal point for the arts, offering performances, exhibitions, and educational programs in visual and performing arts. The Arizona Museum of Natural History showcases the natural and cultural history of the Southwest,

while the Mesa Historical Museum preserves the city's past through exhibits and artifacts. Mesa hosts a variety of community events and festivals throughout the year, bringing residents together for fun and entertainment. The Mesa Arts Festival showcases the work of local artists and craftsmen, while the Arizona Celebration of Freedom commemorates Independence Day with fireworks, live music, and family-friendly activities. Other annual events include the Mesa Music Festival, Mesa Arts and Crafts Festival, and the Mesa Easter Pageant. Mesa's lifestyle and entertainment offerings cater to a diverse range of interests, making it a dynamic and enjoyable place to live, work, and visit in the Phoenix metropolitan area. Whether you're exploring the outdoors, immersing yourself in arts and culture, or enjoying a night out on the town, Mesa has something for everyone.

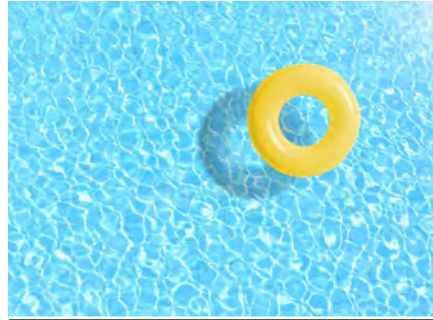


**Mesa has seen tremendous growth, due to it's high quality of living.**

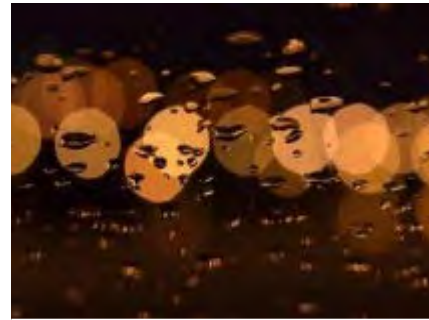
# QUICK FACTS



**330+** DAYS  
OF SUNSHINE ANNUALLY



**86°**  
AVERAGE TEMPERATURE



**7+** INCHES  
ANNUAL RAINFALL



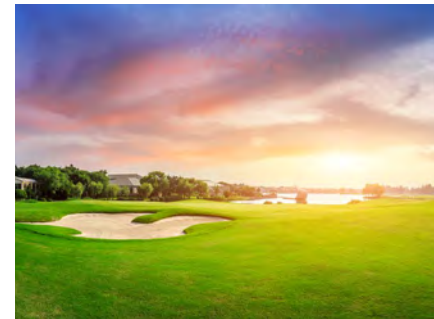
**15+**  
THEATRES



**5**  
RECREATION CENTERS



**200+**  
MAJOR PARKS



**24**  
GOLF COURSES

# RANKINGS



**#20**

**BEST-RUN U.S. CITY**  
- WALLETHUB (2022)



**#5**

**SAFEST LARGE CITY IN THE U.S.**  
- MONEYGEEK (2022)



**#8**

**BEST SUBURBS FOR YOUNG PROFESSIONALS IN ARIZONA**  
- NICHE (2023)



**#5**

**CITY FOR POST-PANDEMIC SMALL BUSINESS  
RECOVERY IN THE U.S.**  
- QUICKBOOKS (2021)



**#4**

**BEST-IN-STATE GOVERNMENT EMPLOYER IN ARIZONA**  
- FORBES (2022)

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Sources: City of Mesa, Mesa Economic Development, Niche.com



**MESA**





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