



Mesa Mansion

86 W University Dr

- Office Property
- 13,660 SF
- 1.01 Acre Lot
- 46 Parking Spaces

University Dr

FOR SALE | OFFICE

Mesa Mansion

86 East University Drive | Mesa, AZ 85201

PRESENTED BY:

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LRA

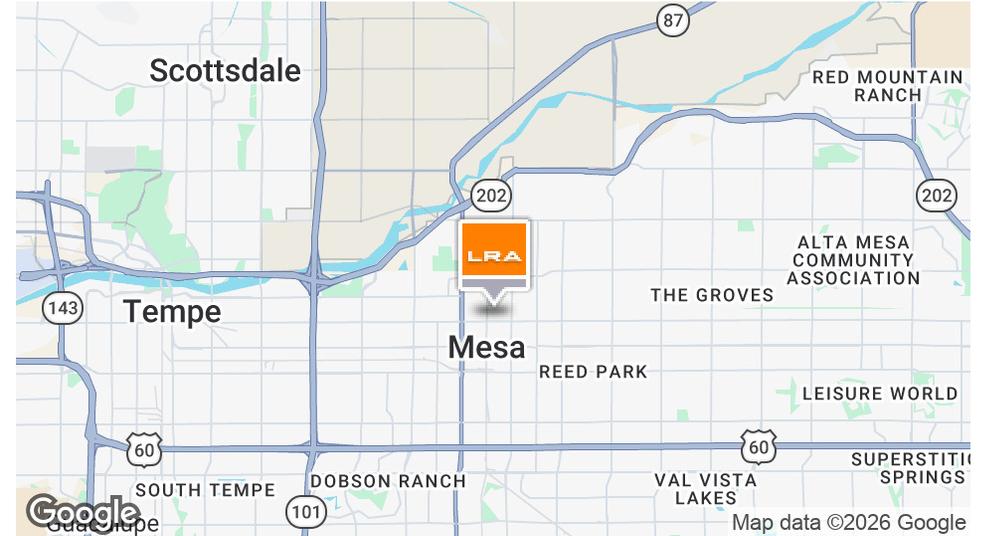
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OFFERING SUMMARY

Sale Price:	\$1,900,000
Building Size:	13,660 SF
Lot Size:	1.01 Acres
Number of Units:	30+ living spaces
Price / SF:	\$139.09
Year Built:	1922
Renovated:	2017 & 2020
Zoning:	DB-1, Mesa
Traffic Count:	31,043

PROPERTY OVERVIEW

Prime commercial opportunity at 86 W University Drive in Mesa's historic district. The ±13,660 sq. ft. office building sits on a 1.01-acre lot and features recent upgrades including HVAC, roofing, electrical, windows, and bathrooms. Located near downtown Mesa, Light Rail, US-60, and Loop 202, the property offers strong visibility and accessibility, making it ideal for professional office or healthcare users.

PROPERTY HIGHLIGHTS

- Three full bedroom apartments on top floor with kitchen, laundry, living rooms. Eight bathrooms with two showers on site.
- New HVAC systems, new roof(2022), painted in 2021, upgraded electrical, dual-pane windows, and renovated bathrooms
- Successful escape room business. Can be included in purchase. Can be used for individual offices or escape room business.
- Stucco/masonry construction, landscaped grounds, and stylish interior finishes

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PROPERTY DETAILS

There are 30+ living spaces with doors, Eight bathrooms with two showers, and three kitchens.

The property also has a cafe space, double suites, meeting rooms, a basement, a sub-basement, and 4 stories with split levels.

It is currently fully rented.

LOCATION DESCRIPTION

Strategically located just steps from downtown Mesa and the Light Rail, the property provides excellent visibility and accessibility, with close proximity to major freeways including US-60 and Loop 202.

SITE DESCRIPTION

Mesa Mansion Office Suites is a 1920 mansion converted to offices in the 1970s. It retains its period charm and most period details but has been updated and modernized to present standards. Located in the Evergreen Historic District of downtown Mesa, in a very impressive and presentable area of small offices and professional practices, this property is within minutes of commuting time to almost anywhere in the Valley. Located about halfway between Country Club Drive on the west and Center Street on the East and two blocks south of Main Street, it is only steps from the heart of a revitalizing downtown Mesa with its new performing arts center and other rehabilitation projects underway and scheduled.

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www.lrarealestate.com

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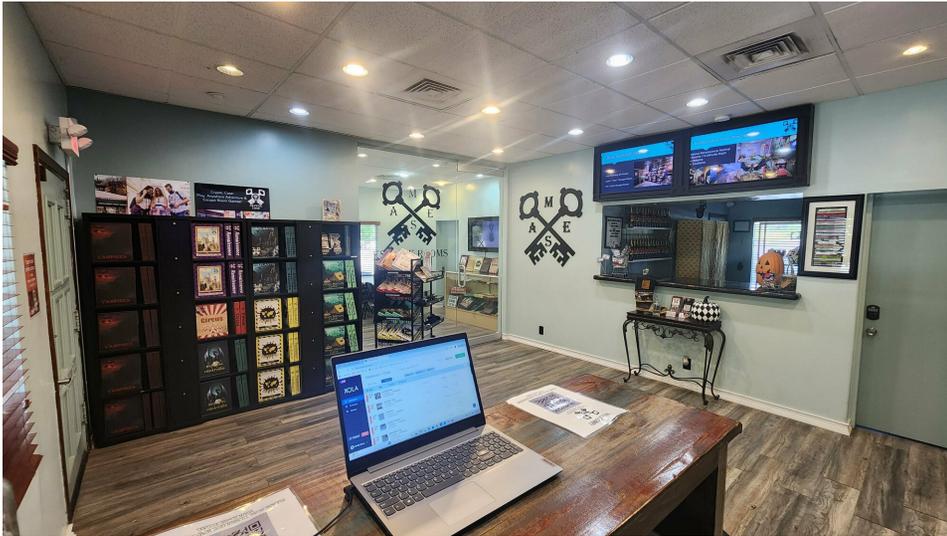
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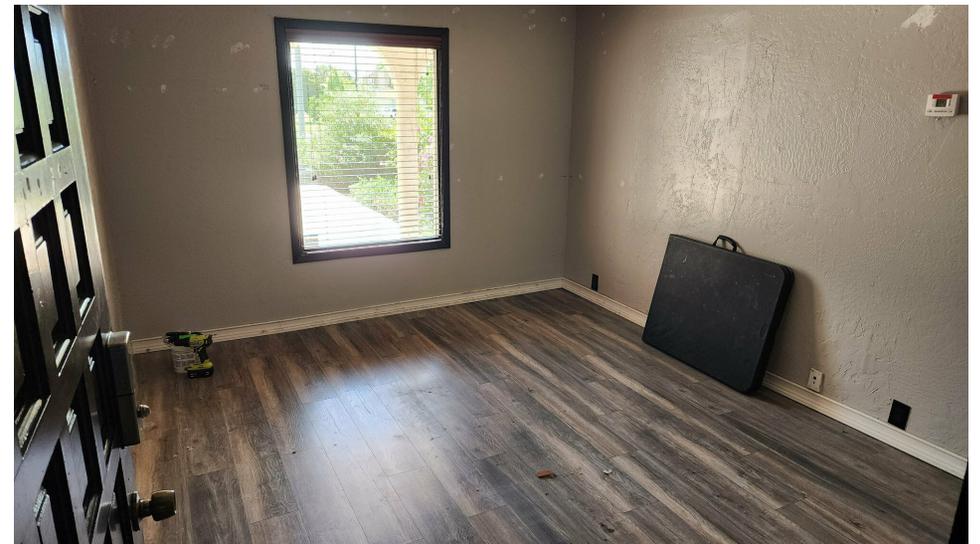
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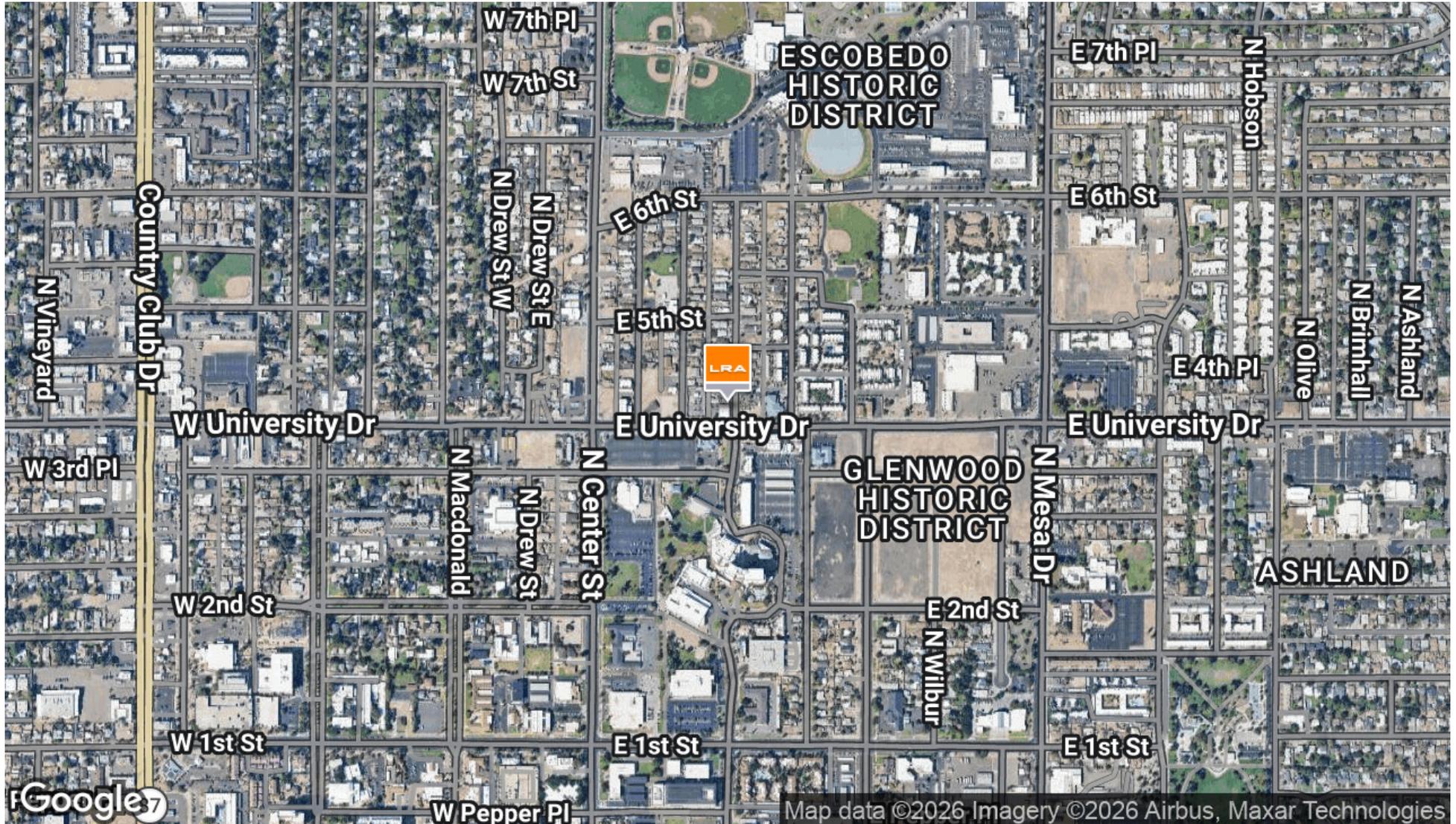
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	577	3,109	18,272
Average Age	42.2	43.9	36.7
Average Age (Male)	41.6	42.5	36.7
Average Age (Female)	44.5	46.1	36.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	287	1,484	7,730
# of Persons per HH	2.0	2.1	2.4
Average HH Income	\$56,711	\$60,043	\$67,504
Average House Value	\$212,188	\$299,152	\$324,289

2023 American Community Survey (ACS)

