

FOR SALE:

FREESTANDING MULTI-USE BUILDING

506 W UNIVERSITY DR, MESA, AZ 85201



MENLO GROUP COMMERCIAL REAL ESTATE

Grafton Milne, CCIM, SIOR

P: 480-659-1777

1809 S Holbrook Ln Suite 101, Tempe, AZ 85281

grafton@menlocre.com



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Property Summary & Highlights

Sales Price	\$450,000
Price PSF	\$293 PSF
Building Size	+/- 1,532 SF
Lot Size	+/- 10,837 SF
APN	135-25-023
Zoning	RM-4, City of Mesa
Year Built	1955

- Freestanding building
- RM-4 Zoning allows for commercial uses, including but not limited to, business and professional offices, medical and dental offices, other professional services, restaurants, and retail (*may be subject to SUP*)
- Build-out includes open office/classroom space, multiple restrooms, a small kitchen area, and one private office
- Building improvements include the replacement of the existing plumbing, new A/C unit, and new roof replacement done in the last 5-6 years, and new exterior paint (Dec 2024)
- Existing Childcare Business also available for sale with the potential to lease the property
- Located off W University Dr and Country Club Dr
- Near the 101, 202, and 60 freeways
- Close proximity to other business and retail amenities

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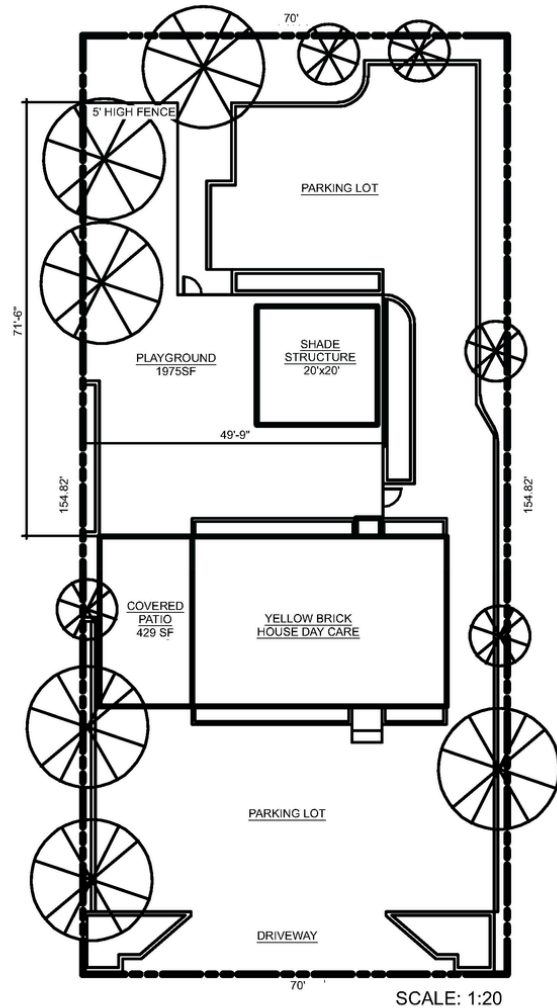


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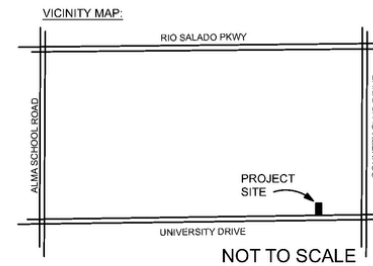
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Site Plan



PROJECT DATA:
YELLOW BRICK HOUSE DAY CARE
ADDRESS: 506 W UNIVERSITY DR
MESA, AZ 85201
PARCEL: 135-25-023
ZONING: RM-4
OCCUPANCY: E
SMOKE ALARMS: YES
FIRE EXTINGUISHERS: YES

AREA CALC'S:
BUILDING & COVERED PATIO 1900 SF
SHADE STRUCTURE 400 SF
TOTAL 2300 SF
LOT 10837 SF
LOT COVERAGE: 2300SF/10837SF = 21%



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Retailer Map



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Aerial Map



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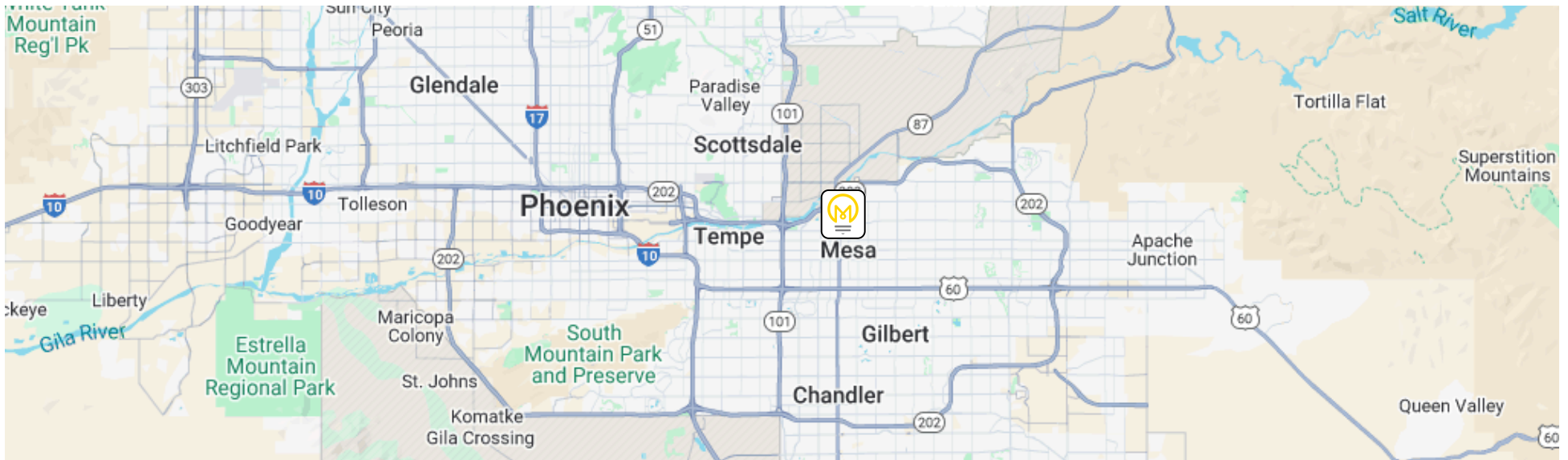


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Demographics Report



2024 Summary

	1 Mile	3 Miles	5 Miles
Population	19,557	158,542	351,699
Households	7,834	60,932	138,427
Families	3,995	34,442	76,676
Average Household Size	2.37	2.57	2.49
Owner Occupied Housing Units	2,639	26,233	68,910
Renter Occupied Housing Units	5,195	34,699	69,517
Median Age	35.2	32.4	32.8
Median Household Income	\$50,086	\$59,000	\$68,794
Average Household Income	\$69,838	\$78,194	\$91,174

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Menlo Group Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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