



For Sale
\$750,000.00



1704-1710 N Country Club Dr
Mesa AZ 85201

Retail Plaza
100% Occupied
5.36% CAP

Brook Miller MBA - Managing Broker - RE/MAX Solutions
602-391-7164 - www.brookmillermba.com

Retail Plaza

- Suite 1704
 - 2319 Sq Ft
 - Long Term Lease
- Suite 1706
 - 1586 Sq Ft
 - Restaurant
 - Lease Ends 1/31/2026
- Suite 1710
 - Upholstery Shop
 - Month to Month



Recent Updates

- New Roof - 2022
- Parking Lot - 2025
 - Re Paved
 - Re Striped
 - Curbs Installed
- Septic
 - Pumped
 - Repaired



Rent Roll

Unit	Tenants	Lease End	SQFT	Monthly Rent	Deposits Held	Notes:								
1704														
	VCA Animal Hospital	Apr-35	2319	\$1,902.34	\$100.00	Multiple options for renewal with 3% annual increases.								
1706														
	Restaurant	1/31/2026	1586	1,380.00	\$0.00	Non renewal notice provided, month to month occupancy will occur 2/1 at \$2,643.33 per mont								
1710														
	Upholstery Shop	M - M	716	\$780.00	\$0.00									
Monthly Gross				4,062.34										
Annual Gross				48,748.08										

Current Income Statement

- Gross Income
 - \$48,748.08
- Expenses
 - \$8,674.92
- Current NOI
 - \$40,073.16
- **CAP RATE = 5.34%**
 - \$40,073.16 / \$750,000

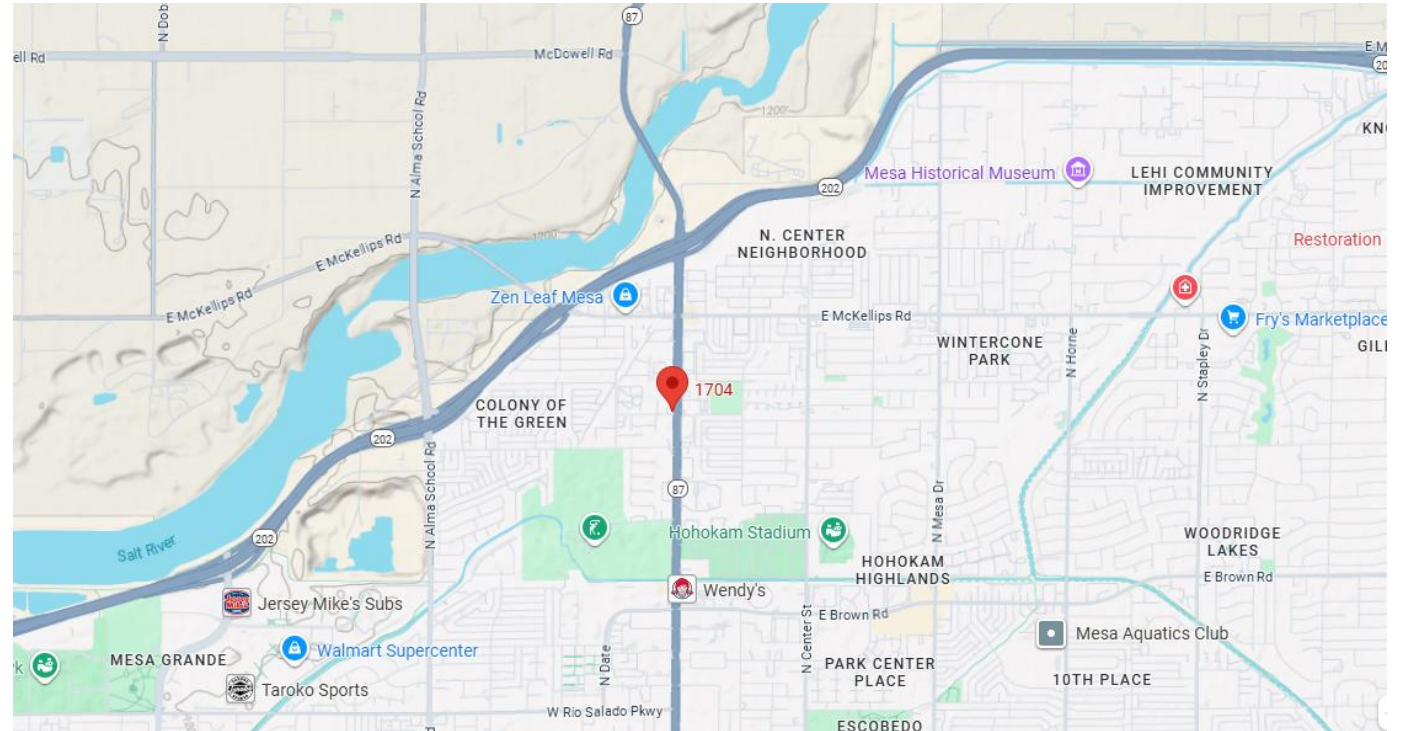
Income		
	Rent	
Unit 1704	\$ 1,902.34	
Unit 1706	\$ 1,380.00	
Unit 1710	\$ 780.00	
Monthly Gross	\$ 4,062.34	
Annual Gross		\$ 48,748.08
Expenses		
Electricity	\$ 90.00	
Taxes	\$ 370.25	
Insurance	\$ 262.66	
Monthly Expenses	\$ 722.91	
Annual Expenses		\$ 8,674.92
Net Income		\$ 40,073.16

Pro Forma Income

- Gross Income
 - \$68,868.00
- Expenses
 - \$8,674.92
- Net Income
 - \$60,193.08
- **CAP Rate = 8%**
 - \$60,193.08 / \$750,000.00

Pro Forma Income @ \$20.00/Square Foot (* on Adjustable Suites)			
	Rent		
Unit 1704	\$ 1,902.34		
Unit 1706 *	\$ 2,643.33		
Unit 1710 *	\$ 1,193.33		
Monthly Gross	\$ 5,739.00		
Annual Gross		\$ 68,868.00	
Expenses			
Electricity	\$ 90.00		
Taxes	\$ 370.25		
Insurance	\$ 262.66		
Monthly Expenses	\$ 722.91		
Annual Expenses		\$ 8,674.92	
Net Income		\$ 60,193.08	

Central Mesa Location



Call For Details Or To Schedule A Viewing

Brook Miller, MBA

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