



# Superstition Springs Professional Centre

## AVAILABLE FOR SALE

7254 E Southern Ave., Mesa, AZ 85209

SALE PRICE: \$3,280,812 | CAP RATE: 7.50%



*Exclusively listed by:*  
Steve Berghoff, CCIM, SIOR  
(480) 659-1777  
steve@menlocre.com

Tanner Milne, CCIM, SIOR  
tanner@menlocre.com



≈ 20,000  
VEHICLES PER DAY  
TRAFFIC COUNT



DEDICATED PARKING  
SURFACE/COVERED



\$91,474  
AVERAGE HOUSEHOLD  
INCOME (5 MILES)

## PROPERTY SUMMARY

PRICE:	\$3,280,812
PRICE PER SF:	\$215.15
BUILDING SIZE:	+/- 15,249 SF
SALE TYPE:	Multi-Tenant Office
OCCUPANCY:	100%
INCOME:	\$335,720
EXPENSES:	\$89,659
NOI:	\$246,061
CAP RATE:	7.50%
YEAR BUILT:	2000
APN:	218-64-642A
ZONING:	LC, City of Mesa
SALE OF INTEREST:	Fee Simple
LAND:	+/ 1.55 Acres (67,799 SF)

## PROPERTY HIGHLIGHTS

- Location: 7254 E Southern Avenue, Mesa, AZ 85209
- Fully Leased: 100% Occupancy
- One-Story, Multi-Tenant Office Building with Diverse Tenant Mix (10 Total), leases with annual escalations and personal guarantees
- High Ceiling Clearance
- Well-maintained property with immaculate landscaping and a beautiful center courtyard
- Prominent Mesa location, a sought-after submarket, with numerous corporate & retail businesses nearby
- Minutes from US 60 and Loop 202
- Dedicated parking, including covered
- Cross-Streets: Southern Ave in between Power Rd & Sossaman Rd
- Strategic Location with High-Visibility Frontage and Monument Signage on Southern Avenue.



## PROPERTY SUMMARY

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Menlo Group is pleased to present the opportunity to purchase Superstition Springs Professional Centre, a +/- 15,249 SF, fully leased multi-tenant office building ideally positioned in the heart of Mesa, Arizona.

The property is 100% occupied by a diverse mix of tenants with staggered lease expirations, offering an investor immediate cash flow, income stability, and portfolio diversification.

Superstition Springs Professional Centre is a well-maintained, garden courtyard, multi-tenant office building that presents a premier opportunity to acquire a stable investment property with immediate cash flow returns and strong potential for long-term appreciation.

## PROPERTY FEATURES

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- Number of Floors: One (1)
- Office Units: Ten (10)
- 100% Leased
- Year Built: 2000
- Zoning: LC, City of Mesa
- Hip Roof with Ceramic Tiles
- Wood Frame & Stucco Construction
- HVAC: Packaged Units (newer units)



[CLICK FOR VIDEO](#)





# NET OPERATING INCOME ANALYSIS

	January 1, 2026 - December 31, 2026	PSF
<b>PROPERTY SIZE</b>	15,249 SF	
<b>OCCUPANCY</b>	100%	
<b>INCOME</b>		
Scheduled Rental Income	\$323,552.82	
CAM Reimbursement Income	\$6,622.20	
Parking Income	3,540.00	
Utility Reimbursement	2,005.35	
<b>Effective Gross Income</b>	<b>\$335,720.37</b>	
<b>OPERATING EXPENSES</b>		
<b>2024 Actual</b>	<b>\$89,659.47</b>	<b>\$5.88</b>
<b>NET OPERATING INCOME</b>	<b>\$246,060.90</b>	
<b>PRICE</b>	<b>\$3,280,812.00</b>	
<b>PRICE/PSF</b>	<b>\$215.15</b>	
<b>CAPITALIZATION RATE</b>	<b>7.50%</b>	

## OPERATING EXPENSES

Expense	Annual Amount	PSF
Janitorial	\$11,029.12	\$0.72
Landscaping	\$10,482.50	\$0.69
Cleaning & Maintenance - Other	\$1,350.00	\$0.09
Fire Protection	\$1,068.73	\$0.07
Pest Control	\$814.00	\$0.05
Lighting	\$451.61	\$0.03
Window Washing	\$1,200.00	\$0.08
Tree Trimming	\$2,970.00	\$0.19
Irrigation/Sprinkler	\$225.00	\$0.01
Large Item/Junk Removal	\$140.00	\$0.01
Common Area Maintenance	\$240.00	\$0.02
Insurance	\$2,600.50	\$0.17
Management	\$8,486.13	\$0.56
Plumbing	\$985.14	\$0.06
HVAC	\$2,364.53	\$0.16
Key/Lock Replacement	\$194.59	\$0.01
Roof Repair	\$2,625.00	\$0.17
Repairs - Other	\$671.25	\$0.04
Repairs & Maintenance	\$240.00	\$0.02
Property Taxes	\$25,173.82	\$1.65
Electricity	\$6,302.11	\$0.41
Water	\$4,446.99	\$0.29
Sewer	\$708.33	\$0.05
Garbage & Recycling	\$2,062.71	\$0.14
Utility Fees/Taxes/Surcharges	348.41	\$0.02

## OPERATING EXPENSES CONT.

Expense	Annual Amount	PSF
Association/HOA Dues	\$2,079.00	\$0.14
Signage	\$400.00	\$0.03
<b>Total Expenses (2024 Actual)</b>	<b>\$89,659.47</b>	<b>\$5.88</b>

AERIAL

 Menlo Group  
COMMERCIAL REAL ESTATE

60

E SOUTHERN AVE  $\approx$  20,000 VPD

AERIAL



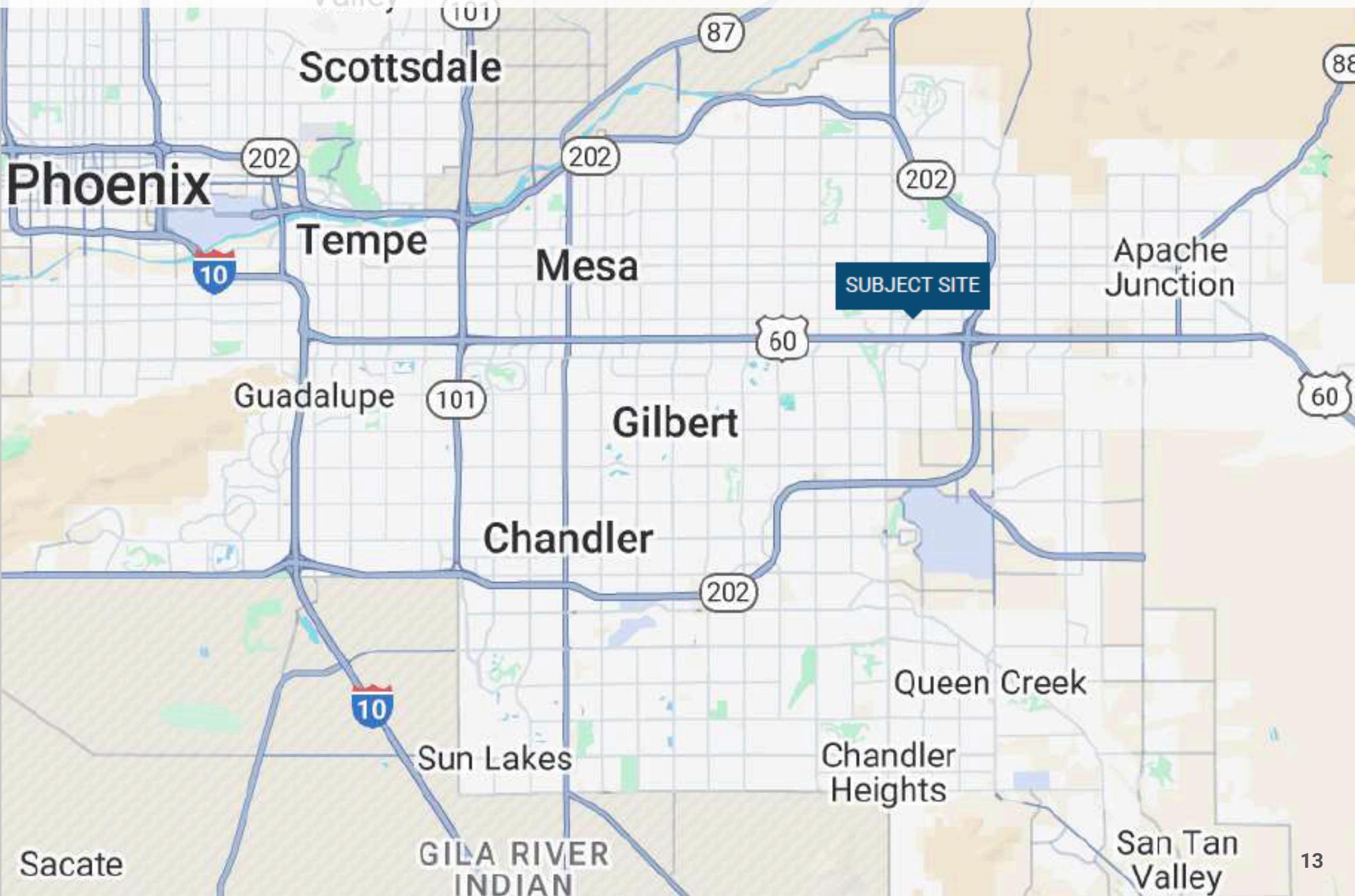
AERIAL



# AERIAL MAP



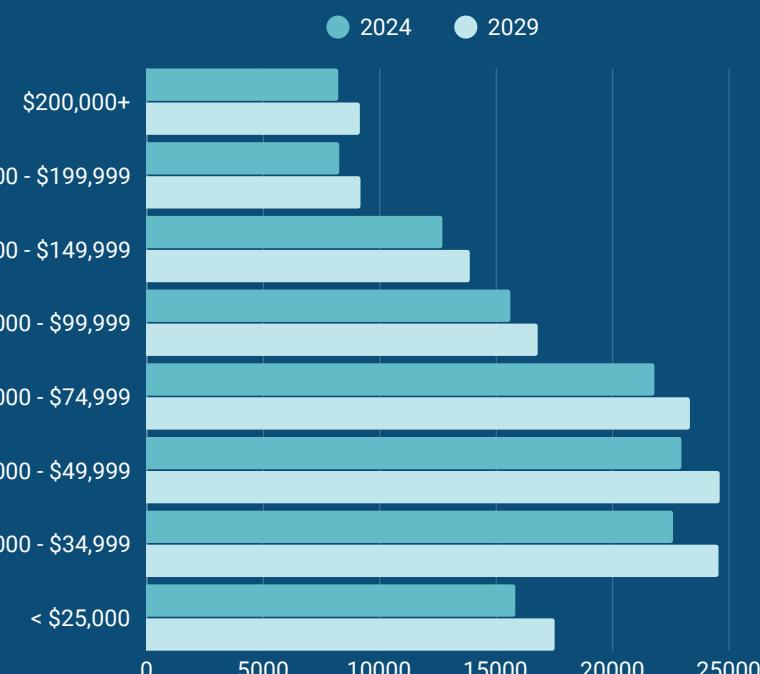
## AERIAL MAP



# DEMOGRAPHICS

5-Mile Radius

## HOUSEHOLD INCOME



**\$3.7 Billion**



Household Consumer  
Spending 2024

**\$91,474**



Average Household  
Income 2024

**286,370**



Population 2024

**113,214**



Households 2024

**42.8**



Median Age 2024



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