



Menlo Group

COMMERCIAL REAL ESTATE



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:
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≈ 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

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

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

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
Total Expenses (2024 Actual)	\$89,659.47	\$5.88

AERIAL



E SOUTHERN AVE ≈ 20,000 VPD



E SOUTHERN AVE ≈ 20,000 VPD

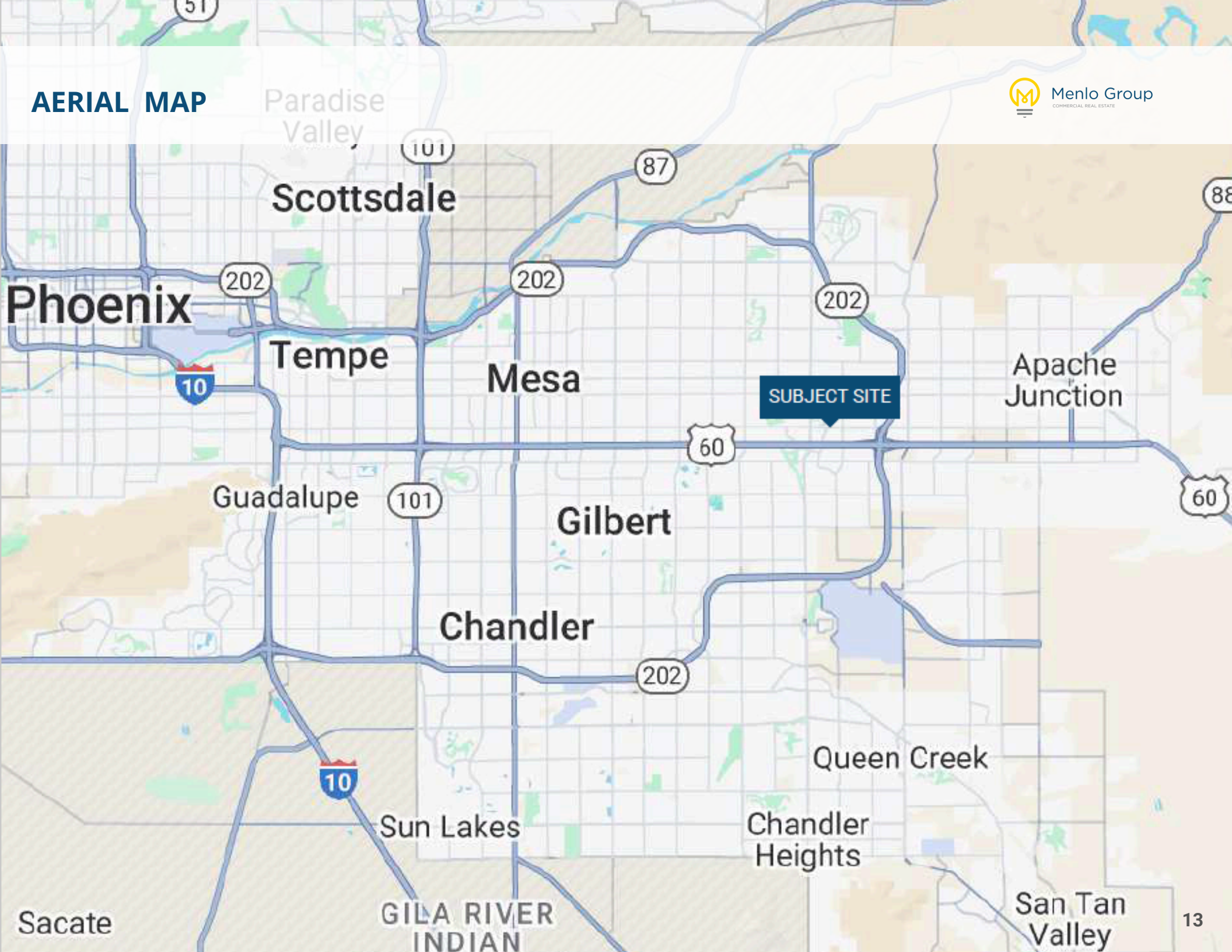
AERIAL



AERIAL MAP



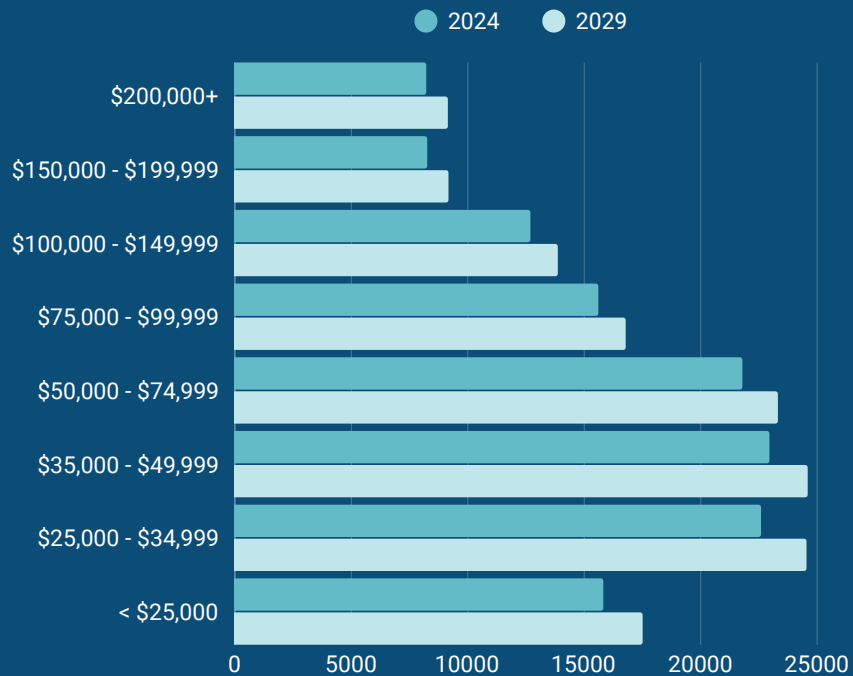
AERIAL MAP



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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