



VALUE-ADD INVESTMENT SALE

Freestanding Commercial Building

724 W University Drive,
Mesa, AZ 85201

MENLO GROUP
P: 480.659.1777 • F: 480.535.5854
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

GRAFTON MILNE, SIOR, CCIM
480.659.1777
graffon@menlocre.com



Menlo Group
COMMERCIAL REAL ESTATE

Value Add Investment Opportunity | For Sale

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Section 1:

PROPERTY INFORMATION

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Executive Summary

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OFFERING SUMMARY

Sale Price:	\$1,600,000.00
Price PSF:	\$200.80 PSF
Current NOI:	\$55,455.00
Lease Type:	Modified Gross
Building Size:	+/- 7,968 SF
Parcel Size:	+/- 0.88 AC

PROPERTY OVERVIEW

This investment opportunity is for an occupied, freestanding commercial building located on University Drive between Country Club Drive and Alma School Road in Mesa, Arizona. The building is approximately 8,002 square feet and is currently occupied by a roof restoration company. Situated on approximately 0.88 acre lot, this property offers plenty of dedicated parking as well as a large paved area in the back. Located in the heart of Mesa, this site is in close proximity to business and retail amenities as well as convenient access to both the Loop 202 and US 60 Freeways.

PROPERTY HIGHLIGHTS

- 100% Occupied Freestanding Commercial Building
- Strong Tenant in Place
- Lease Through September 30, 2026
- Original Lease Signed January 1, 2014
- Large Dedicated Parking Lot with Large Paved Lot in the Back
- Zoned LC, City of Mesa
- APN: 135-26-013A

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Rent Schedule

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Months	Annual Net Rent	Monthly Rent (Gross)
4/1/2023 – 9/30/2024	\$55,455.00	\$7,193.00
10/1/2024 – 9/30/2026	\$72,255.76	\$8,670.26

***Estimated 2023 Expenses: \$3.88 PSF**

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Tenant Profiles

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TENANT HIGHLIGHTS

- Roofing Repair and Restoration
- Servicing Commercial, Residential, and Industrial Clients
- Founded in 2002
- Over Fifteen (15) Years of Service
- Locations in Arizona, California and Colorado

OVERVIEW

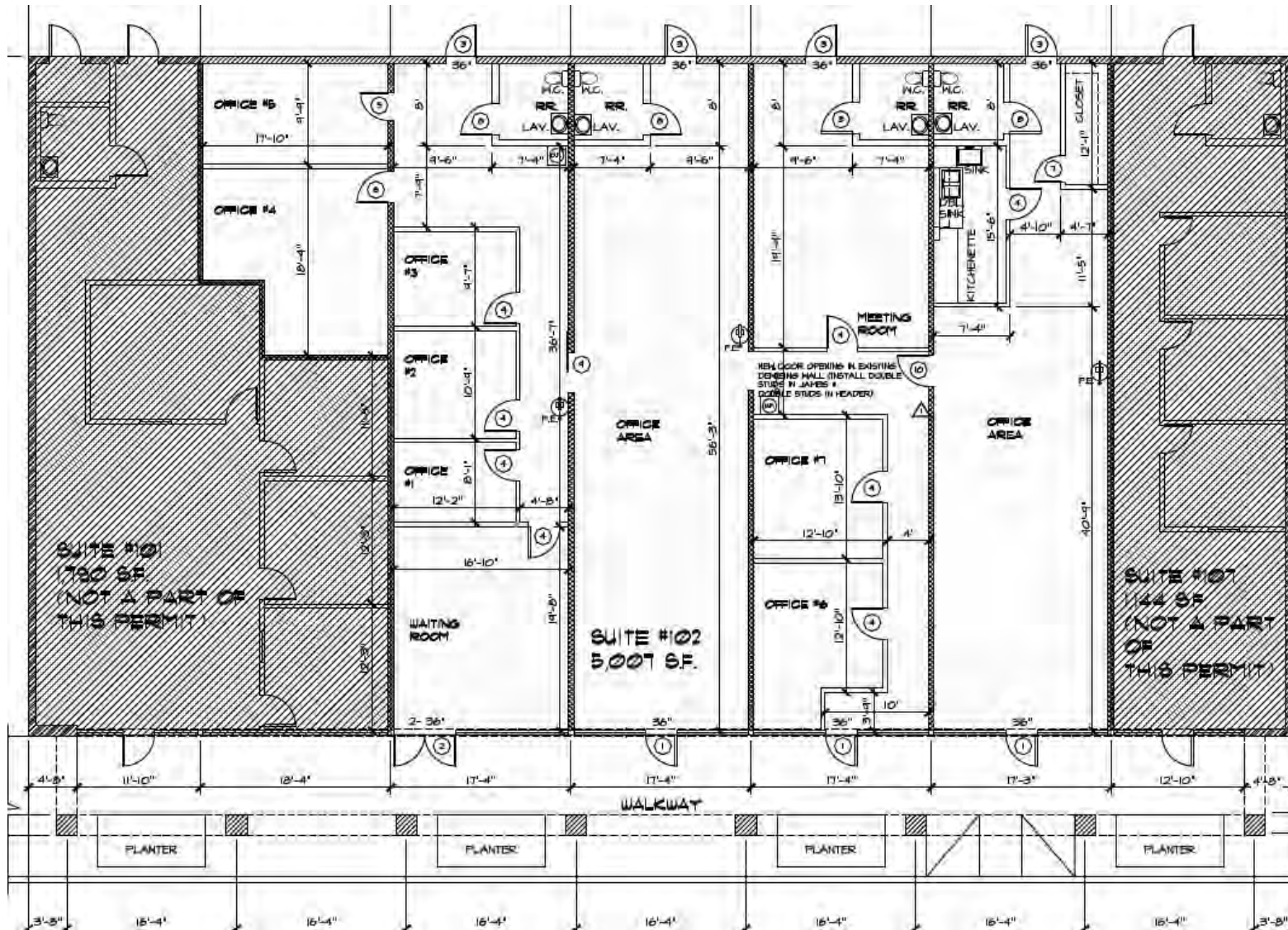
ProWest is a roof restoration company, serving residential, commercial, and industrial properties throughout Arizona, California, and Colorado. ProWest knows that every job is about someone's home or livelihood; they provide expert and swift roofing and restoration solutions to get their clients back to living and making a living quickly.

ProWest has been a superior name in the restoration industry since 2002 and is a licensed contractor with over 15 years of experience on the front lines of damage control and roofing renovations. ProWest has multiple locations throughout the Southwest, including Arizona, California and Colorado.

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Floor Plan

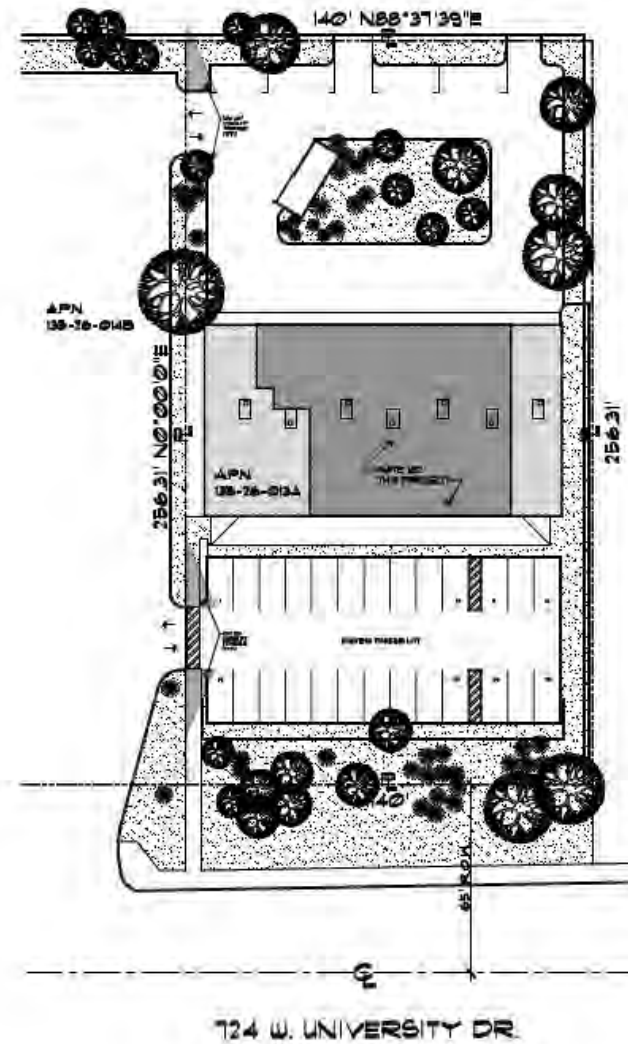


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Site Plan

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Additional Photos

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Section 2:

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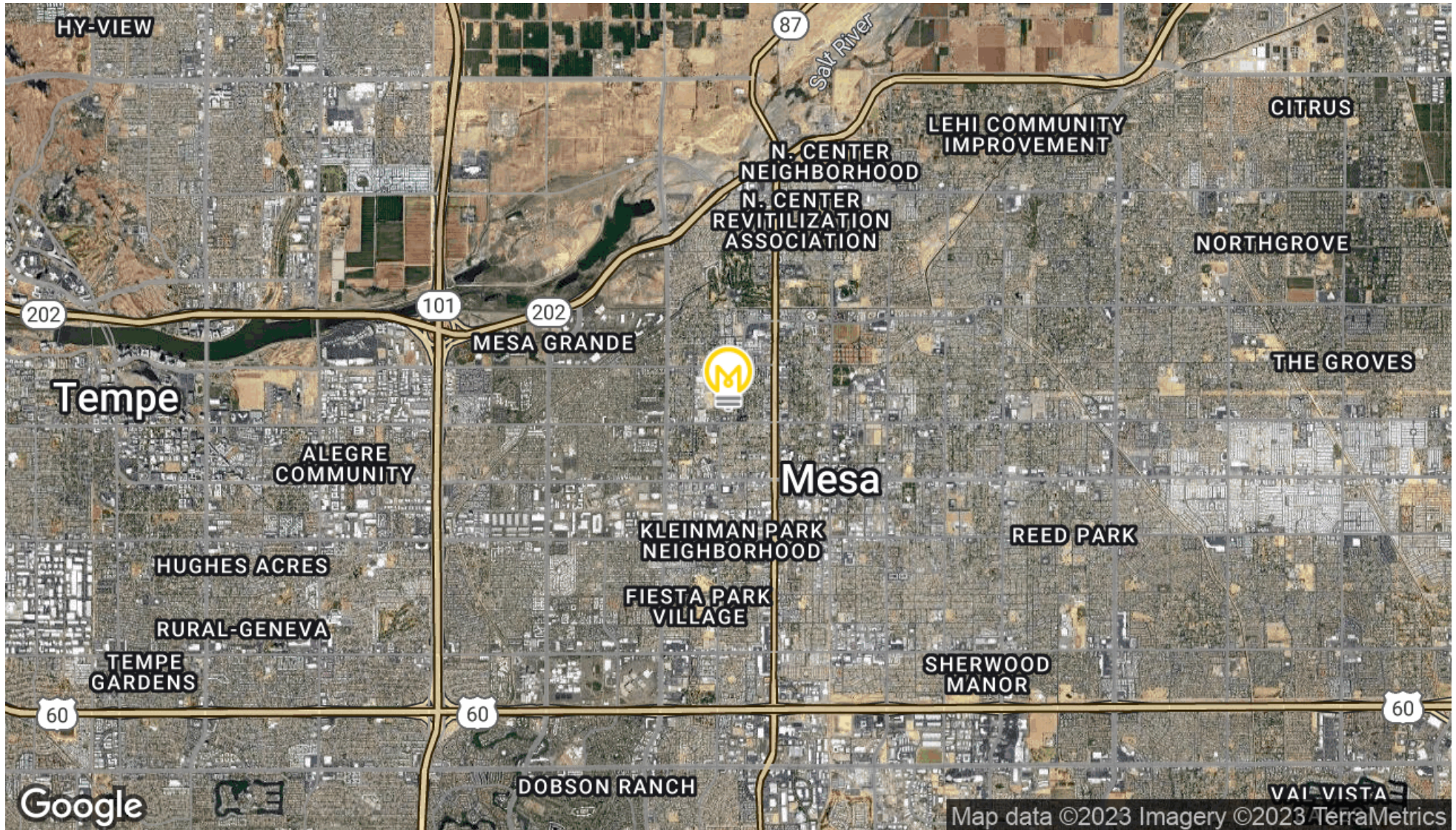


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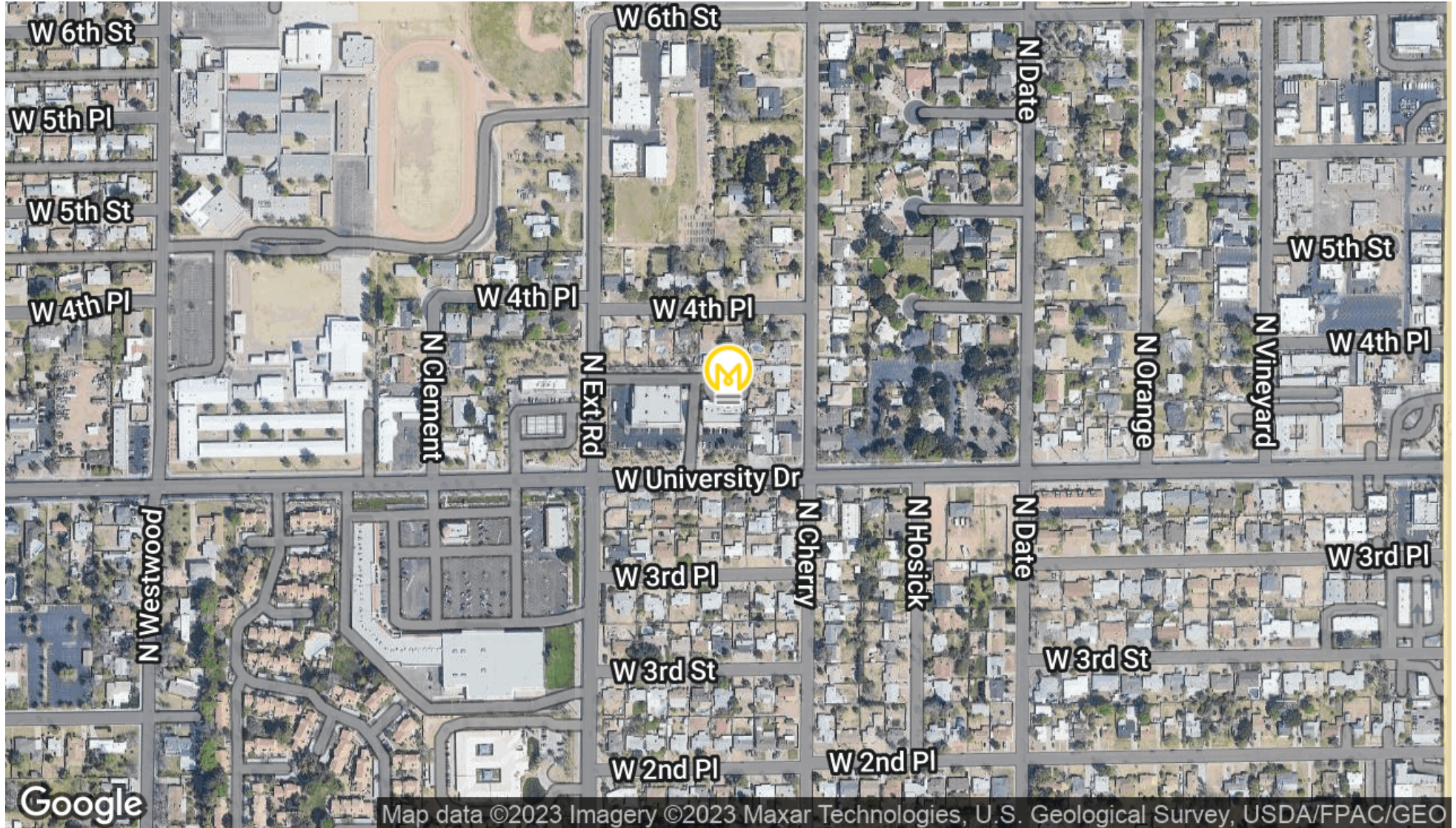
Location Map



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Aerial Map



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Aerial Map





Section 3:
DEMOGRAPHICS

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Demographics Map & Report

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,593	6,749	20,836
Average Age	30.7	31.2	34.4
Average Age (Male)	31.8	32.2	34.4
Average Age (Female)	29.9	29.3	33.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	583	2,361	8,415
# of Persons per HH	2.7	2.9	2.5
Average HH Income	\$46,145	\$48,093	\$50,198
Average House Value	\$190,653	\$169,443	\$167,827

* Demographic data derived from 2020 ACS - US Census

