

**FOR LEASE, LAND LEASE OR PURCHASE**  
**3550 E BROADWAY RD**  
**MESA, AZ 85204**



**1,650,000**  
SALE PRICE  
**\$ 7,999 NNN**  
LEASE PRICE  
**2,781 SF**  
SQUARE FEET  
**RETAIL**  
BUILDING USE

## **SPECIFICATIONS:**

**PROPOSED USE** Retail, Convenience  
**OFFICES** 2  
**TAX PARCEL NO.** 140-28-009-H

**Year Built** 1972  
**Avail. SF** 2,781  
**Asking Rent** \$7,999 NNN  
**Sale Price** \$1,650,000

**HANNAH HAMMOND**  
**BROKER**  
**480.490.3269**  
**HANNAH@REATTHEFIRM.COM**

3550 E BROADWAY RD, MESA, AZ 85204



## PROPERTY HIGHLIGHTS

- Convenience store & retail building for lease
- Prime location on a major intersection, near the US-60 Freeway
- Excellent building for a variety of business uses
- Large, insulated previously cold storage room
- Open layout with reception area and two (2) offices



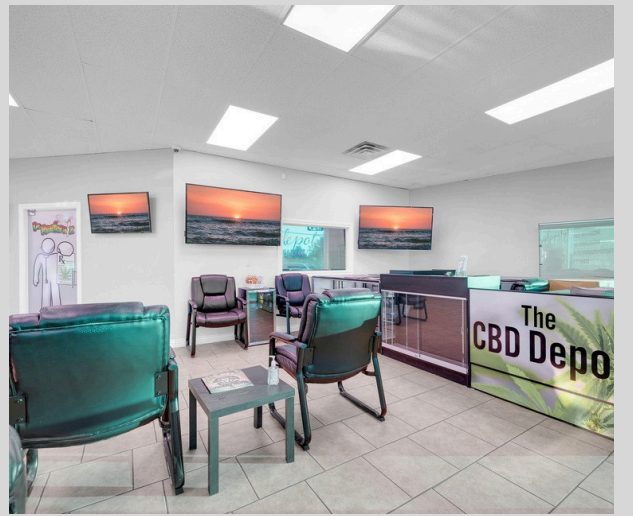
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This prime 2,781 sq/ft commercial space is perfectly situated on the corner of two major intersections, offering exceptional visibility and high traffic flow. With excellent signage opportunities, your business will stand out to both passing vehicles and pedestrians. The space is designed for convenience, featuring ample parking and a versatile layout ideal for a convenience store, retail shop, or other high-traffic business concepts.

Surrounded by thriving businesses and residential neighborhoods, this location is a magnet for customers and provides easy access for commuters. Don't miss the chance to establish your business in this strategic and sought-after location. Contact us today for leasing details and to schedule a viewing!



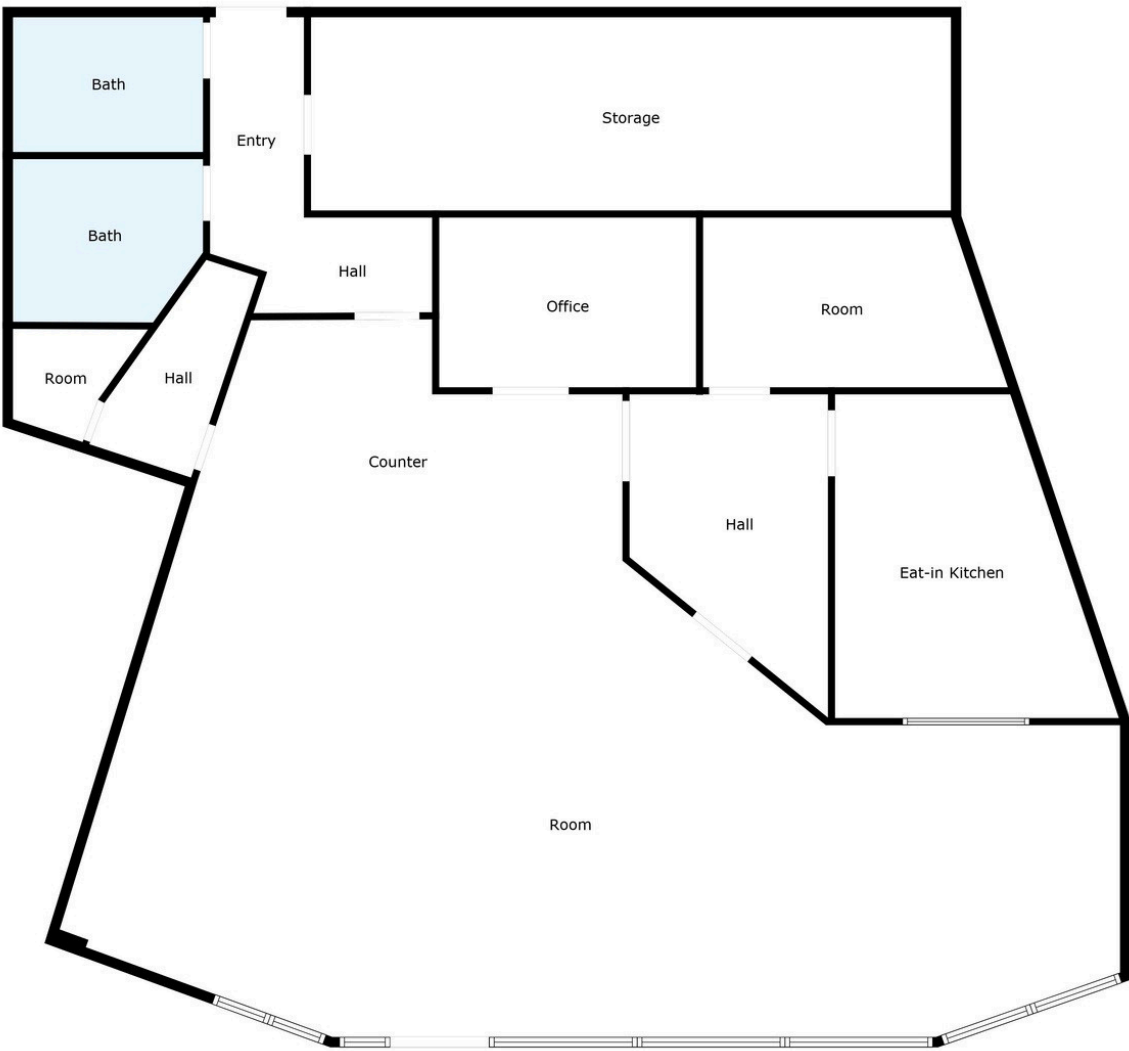






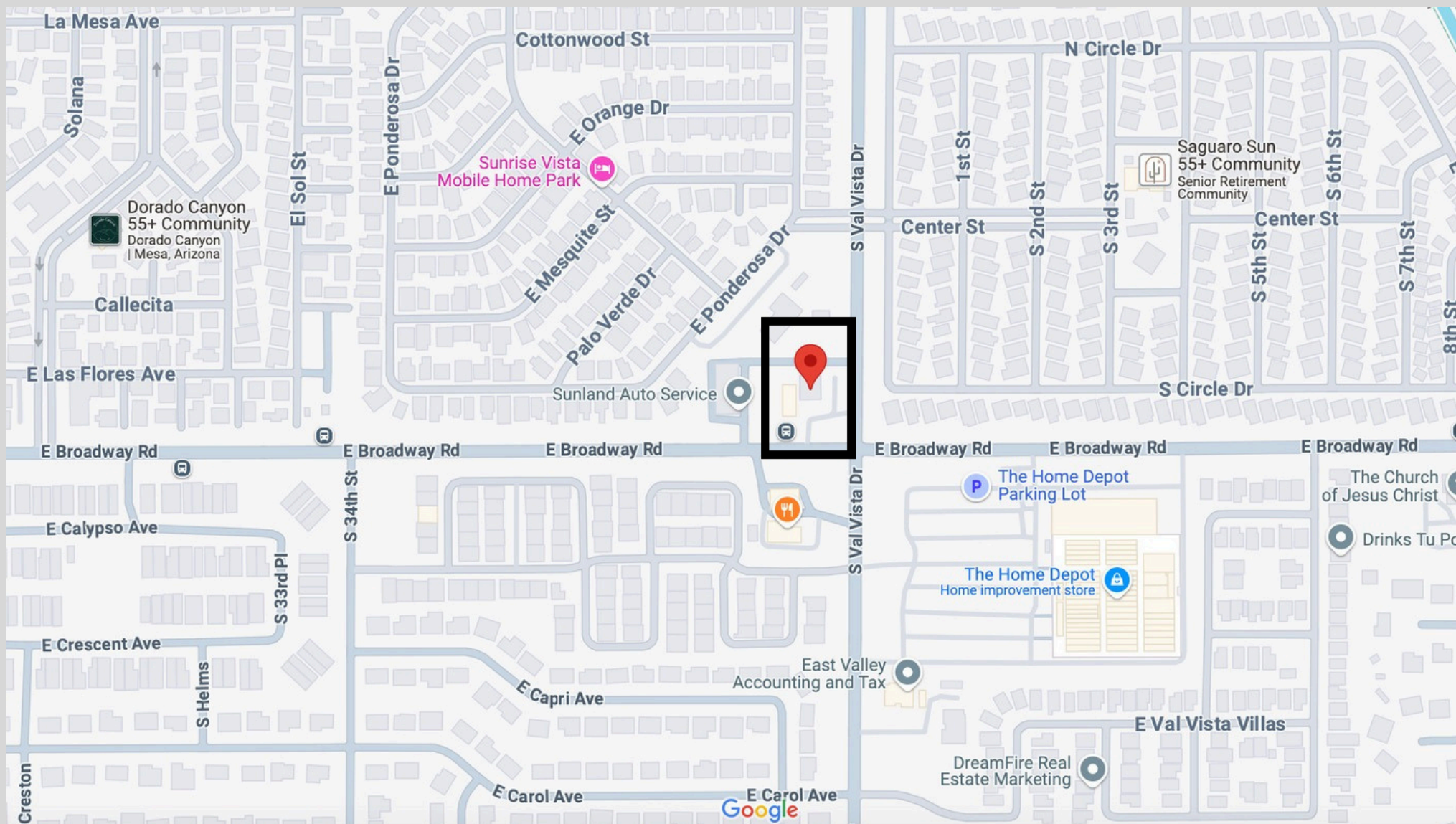


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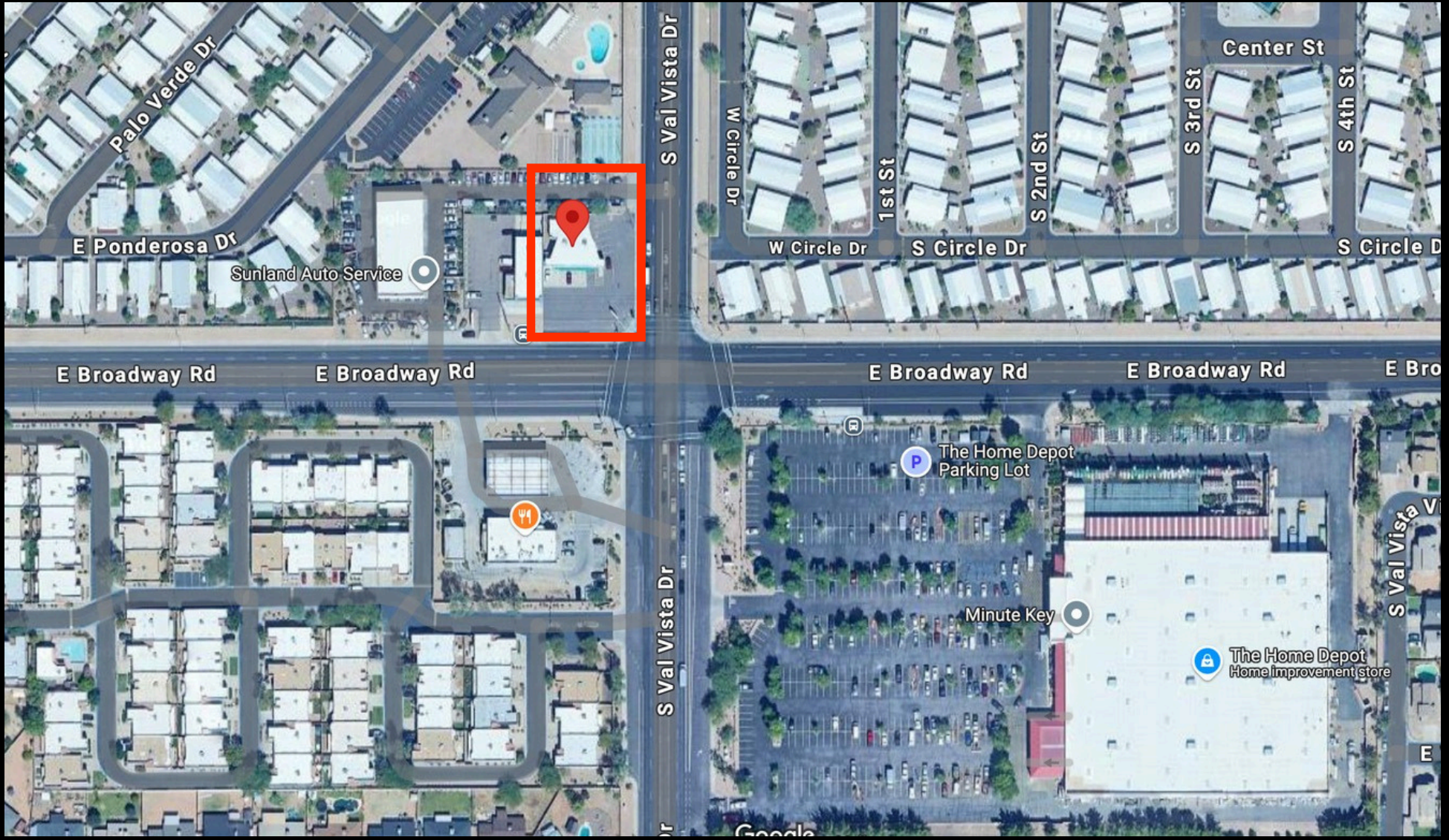


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## ***PRESENTED BY:***

Hannah is a third generation native to Arizona and has spent her entire career as a real estate broker and investor. She specializes in commercial assets ranging from multifamily and health care to retail and industrial. As an owner of a portfolio of her own investment properties, she takes pride in identifying and negotiating the very best deals for her clients, whether they are selling, purchasing, or leasing.



### ***FOR INQUIRIES, CONTACT:***

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