



6325 E AVALON ST

Mesa, AZ 85205

Sophia Willets
480.375.0227
sophia@gracecre.com



GRACE CRE®

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Grace CRE its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Grace CRE its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Grace CRE will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Grace CRE makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Grace CRE does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Grace CRE in compliance with all applicable fair housing and equal opportunity laws.

Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com



TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
ADDITIONAL PHOTOS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
SALE COMPARABLES	9
SALE COMPS	10
SALE COMPS MAP & SUMMARY	12
FINANCIAL ANALYSIS	13
INCOME & EXPENSES	14
RENT ROLL	15
DEMOGRAPHICS	16
DEMOGRAPHICS MAP & REPORT	17
ADVISOR BIOS	18

Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516



SECTION 1

PROPERTY INFORMATION

6325 E AVALON ST

Mesa, AZ 85205

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Grace Commercial Real Estate is pleased to present Four on Avalon, a well-maintained single-level, garden-style multifamily asset located in the thriving Mesa submarket. Built in 1984 and zoned R-4, the property consists of four large 2-bedroom / 1-bath units (approximately 864 SF each), each featuring in-unit washer/dryer hookups, private yards, and central air conditioning—highly desirable amenities that enhance tenant retention and rental demand.

Currently operating at 100% occupancy with rents well below market, the asset offers substantial value-add potential through rent optimization (market achievable: \$1,250–\$1,350 per unit) and optional repositioning for higher and better use. The property's single-story design contributes to lower operating costs, reduced maintenance, and minimal turnover, making it ideal for investors seeking stable, long-term cash flow with future development upside.

PROPERTY HIGHLIGHTS

- ALL UNITS ARE 2 BEDROOM, 1 BATHROOM
- BUILT IN 1984
- FULLY OCCUPIED WITH LONG TERM TENANTS
- BELOW MARKET RENTS ALLOWING FOR IMMEDIATE INCOME GROWTH

Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com

OFFERING SUMMARY

Purchase Price:	\$695,000
Number of Units:	4
Lot Size:	9,011 SF
Building Size:	3,456 SF
NOI:	\$29,209.00
Cap Rate:	4.20%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	538	1,427	6,512
Total Population	1,127	3,058	13,044
Average HH Income	\$66,490	\$67,157	\$73,044



Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Grace Commercial Real Estate is pleased to present Four on Avalon, a well-maintained single-level, garden-style multifamily asset located in the thriving Mesa submarket. Built in 1984 and zoned R-4, the property consists of four large 2-bedroom / 1-bath units (approximately 864 SF each), each featuring in-unit washer/dryer hookups, private yards, and central air conditioning—highly desirable amenities that enhance tenant retention and rental demand.

Currently operating at 100% occupancy with rents well below market, the asset offers substantial value-add potential through rent optimization (market achievable: \$1,250–\$1,350 per unit) and optional repositioning for higher and better use. The property's single-story design contributes to lower operating costs, reduced maintenance, and minimal turnover, making it ideal for investors seeking stable, long-term cash flow with future development upside.

LOCATION DESCRIPTION

Situated in Mesa, Arizona, one of the fastest-growing cities in the Phoenix Metro, Four on Avalon benefits from a strategic location with strong economic drivers, robust population growth, and an expanding employment base. Residents enjoy proximity to The Hub Grill and Bar, Superstition Springs Center, Mesa Arts Center, and Mesa Historical Museum, as well as outdoor recreation at Red Mountain Park and Utery Mountain Regional Park.

The property offers excellent transportation connectivity with direct access to major freeways and is less than 15 minutes from Phoenix-Mesa Gateway Airport, ensuring ongoing demand and long-term appreciation potential.

Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

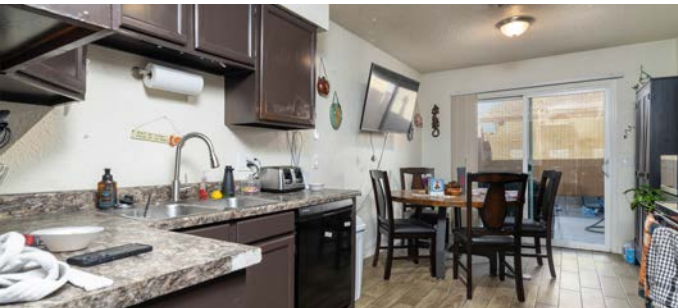
561.269.9525
www.gracecre.com



Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516

ADDITIONAL PHOTOS



Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com



Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516



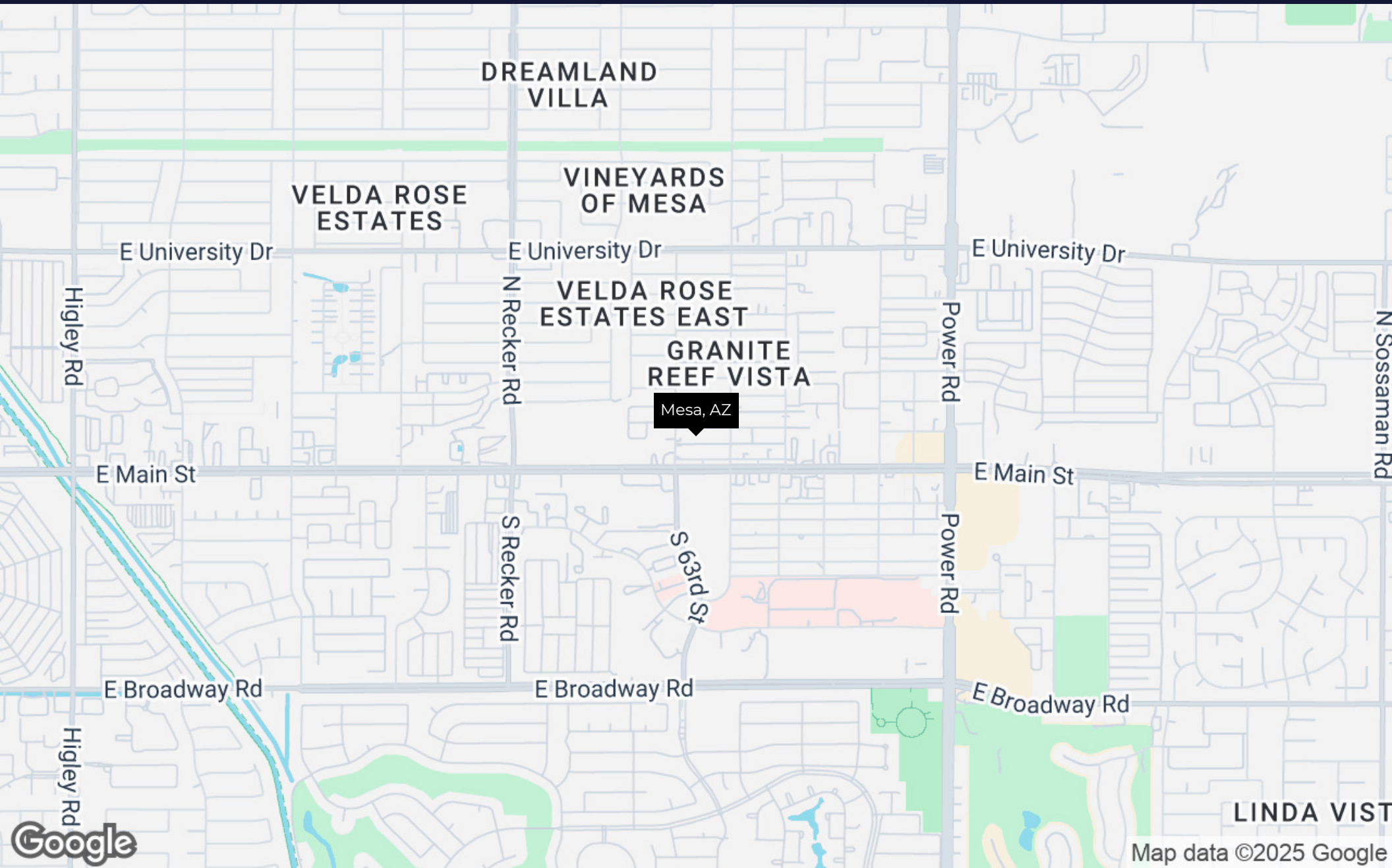
SECTION 2

LOCATION INFORMATION

6325 E AVALON ST

Mesa, AZ 85205

REGIONAL MAP



Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com



Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516



SECTION 3

SALE COMPARABLES

6325 E AVALON ST

Mesa, AZ 85205

SALE COMPS

★



6325 E AVALON ST

Mesa, AZ 85205

Price:	\$695,000	Bldg Size:	3,456 SF
Lot Size:	9,011 SF	No. Units:	4
Cap Rate:	4.20%	Year Built:	1984
Price/Unit:	\$173,750		



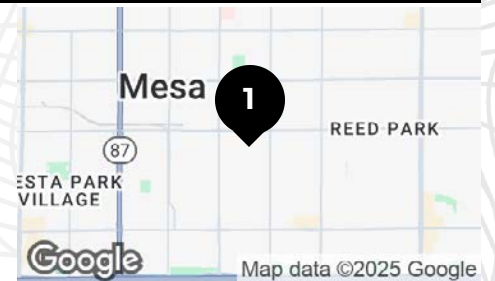
1



508 S. OLIVE

Mesa, AZ 85204

Price:	\$699,000	Bldg Size:	3,024 SF
No. Units:	4	Year Built:	1980
Price/Unit:	\$174,750		



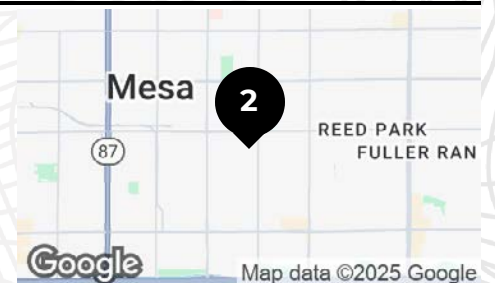
2



514 S BELLVIEW RD

Mesa, AZ 85204

Price:	\$715,000	Bldg Size:	3,120 SF
No. Units:	4	Year Built:	1982
Price/Unit:	\$178,750		



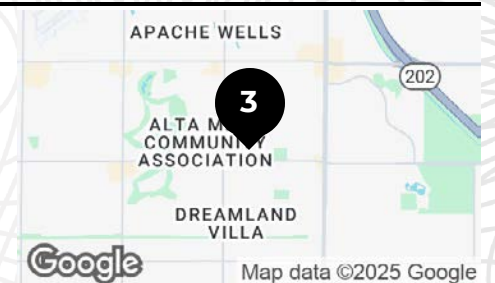
3



6206 E. GLENCOVE STREET

Mesa, AZ 85205

Price:	\$932,700	Bldg Size:	3,220 SF
Lot Size:	8,900 SF	No. Units:	3
Year Built:	1986	Price/Unit:	\$310,900



Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com



Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516

SALE COMPS

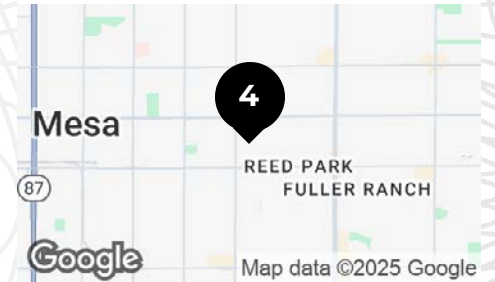
4



211 S DORAN

Mesa, AZ 85204

Price:	\$750,000	Bldg Size:	2,856 SF
No. Units:	4	Year Built:	1970
Price/Unit:	\$187,500		



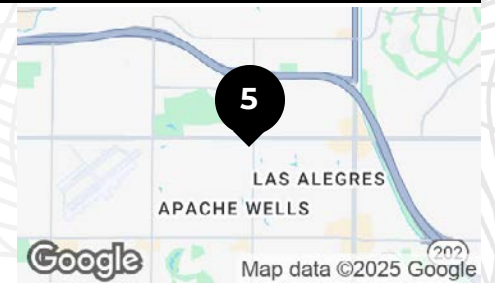
5



5950 E NORLAND ST

Mesa, AZ 85215

Price:	\$845,000	Bldg Size:	3,234 SF
No. Units:	4	Year Built:	1985
Price/Unit:	\$211,250		



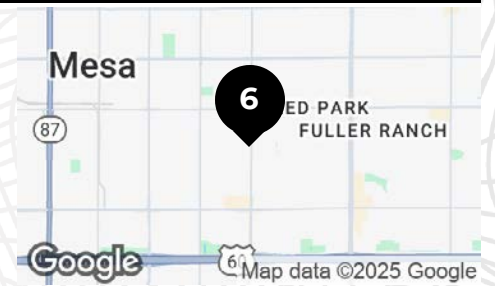
6



700 S STAPLEY DR

Mesa, AZ 85204

Price:	\$800,000	Bldg Size:	2,944 SF
No. Units:	4	Price/Unit:	\$200,000



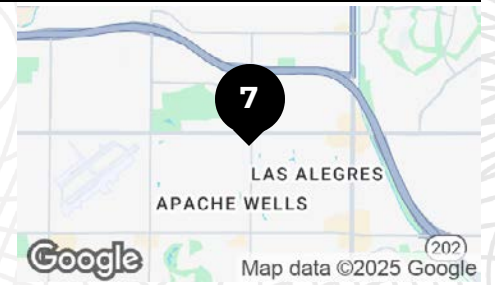
7



5965 E NORLAND ST

Mesa, AZ 85215

Price:	\$825,000	Bldg Size:	3,234 SF
No. Units:	4	Year Built:	1985
Price/Unit:	\$206,250		



Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com

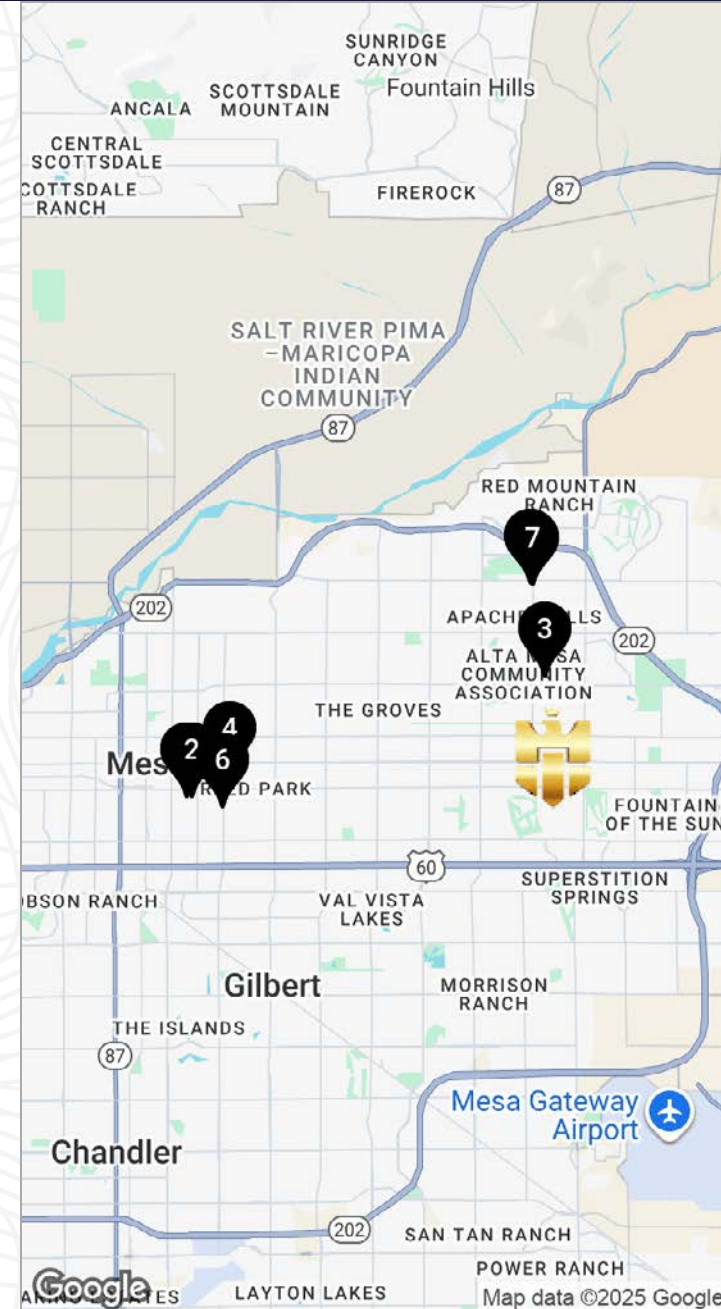


Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	PRICE/UNIT
★	6325 E Avalon St Mesa, AZ	\$695,000	3,456 SF	4	\$173,750
1	508 S. Olive Mesa, AZ	\$699,000	3,024 SF	4	\$174,750
2	514 S Bellview Rd Mesa, AZ	\$715,000	3,120 SF	4	\$178,750
3	6206 E. Glencove Street Mesa, AZ	\$932,700	3,220 SF	3	\$310,900
4	211 S Doran Mesa, AZ	\$750,000	2,856 SF	4	\$187,500
5	5950 E Norland St Mesa, AZ	\$845,000	3,234 SF	4	\$211,250
6	700 S Stapley Dr Mesa, AZ	\$800,000	2,944 SF	4	\$200,000
7	5965 E Norland St Mesa, AZ	\$825,000	3,234 SF	4	\$206,250
	AVERAGES	\$795,243	3,090 SF	3	\$209,914



Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com



Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516



SECTION 4

FINANCIAL ANALYSIS

6325 E AVALON ST

Mesa, AZ 85205

INCOME & EXPENSES

INCOME SUMMARY

Rental Income	\$44,400
---------------	----------

GROSS INCOME	\$44,400
---------------------	-----------------

EXPENSES SUMMARY

Water & Trash (City of Mesa)	\$3,232
------------------------------	---------

Rural Metro (Fire)	\$825
--------------------	-------

Maintenance & Repairs	\$3,577
-----------------------	---------

Landscaping	\$135
-------------	-------

Management	\$4,437
------------	---------

Insurance	\$1,850
-----------	---------

Property Taxes	\$1,135
----------------	---------

OPERATING EXPENSES	\$15,191
---------------------------	-----------------

NET OPERATING INCOME	\$29,209
-----------------------------	-----------------



RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	SECURITY DEPOSIT	LEASE START	LEASE END
1	2	1	865 SF	\$950	\$1.10	\$1,200	\$1.39	\$950	11/2/2020	MTM
2	2	1	865 SF	\$825	\$0.95	\$1,200	\$1.39	\$595	2/28/2022	MTM
3	2	1	865 SF	\$1,000	\$1.16	\$1,200	\$1.39	\$1,000	1/5/2024	MTM
4	2	1	865 SF	\$925	\$1.07	\$1,200	\$1.39	\$1,350	5/1/2021	MTM
TOTALS			3,460 SF	\$3,700	\$4.28	\$4,800	\$5.56	\$3,895		
AVERAGES			865 SF	\$925	\$1.07	\$1,200	\$1.39	\$974		

Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com



Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516



SECTION 5

DEMOGRAPHICS

6325 E AVALON ST

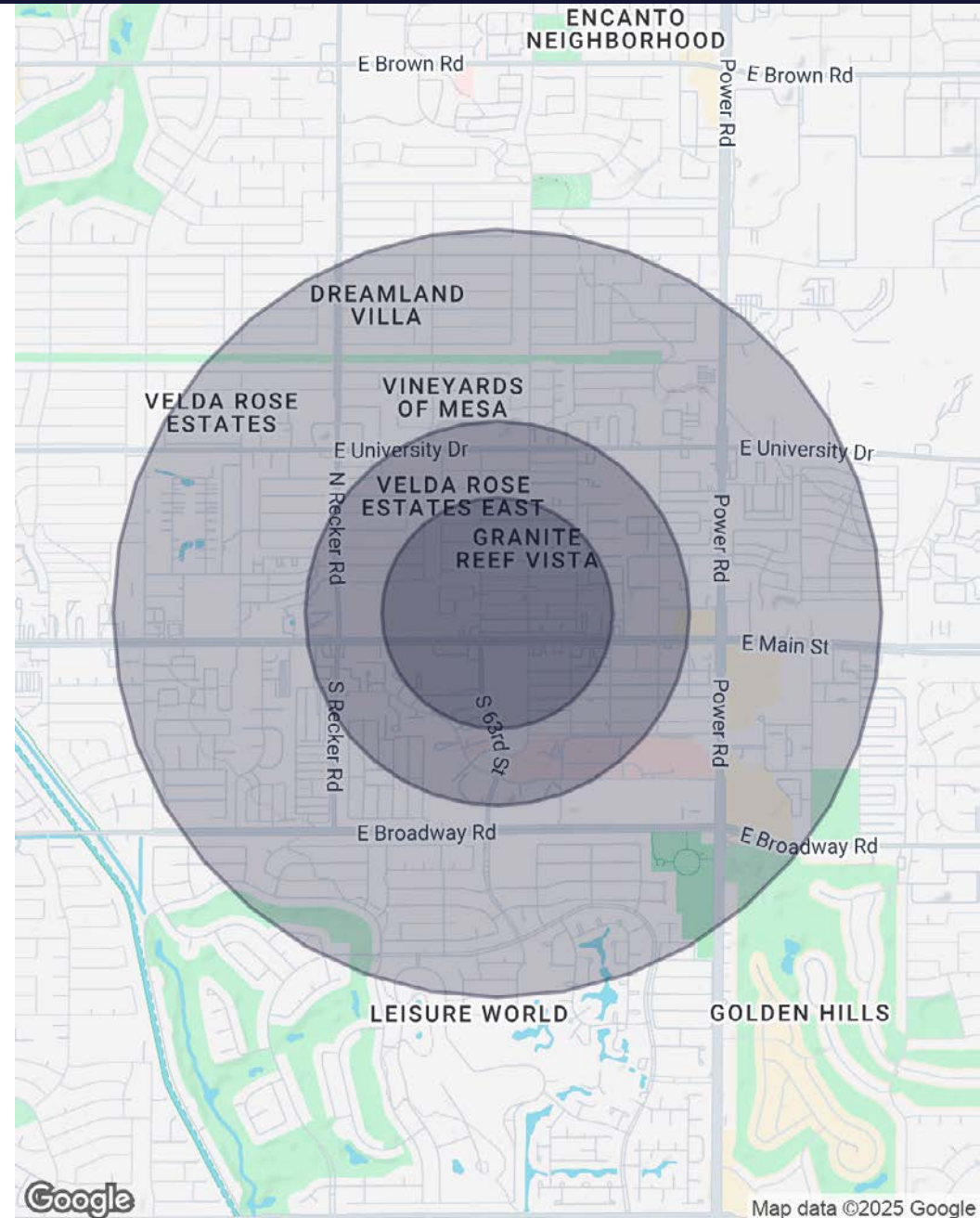
Mesa, AZ 85205

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,127	3,058	13,044
Average Age	55	54	57
Average Age (Male)	54	53	55
Average Age (Female)	56	56	59

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	538	1,427	6,512
# of Persons per HH	2.1	2.1	2
Average HH Income	\$66,490	\$67,157	\$73,044
Average House Value	\$293,020	\$293,906	\$274,496

Demographics data derived from AlphaMap



Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com



Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516



SECTION 6

ADVISOR BIOS

6325 E AVALON ST

Mesa, AZ 85205

INVESTMENT SALES ADVISORY



GARRETT PEDICINI

Garrett is a dynamic commercial real estate professional with a proven track record in acquisitions, sales, and business development. While earning his degree in Economics from Arizona State University, he joined LevRose Commercial Real Estate as a Junior Agent but earned a permanent place on the team after graduation. He continues to leverage his market knowledge to deliver results-driven solutions. Garrett's expertise spans over \$80 million in commercial property sales and leases. As a commercial agent, he advised clients on site selection, property valuations, market analysis, and enhancing client portfolios. As a member of NAIOP and ICSC, Garrett continues to refine his industry knowledge. Recognized as an Emerging Professional by Commercial Executive Magazine, Garrett embodies innovation, leadership, and a commitment to excellence in commercial real estate.

O: (602) 223-1721
C: (602) 791-9497
garrett@gracecre.com
LIC: SA687268000

Fort Lauderdale Office
200 East Las Olas Boulevard, Floor 14

561.269.9525
www.gracecre.com



SOPHIA WILLETS

Sophia Willets, the owner and lead broker of Grace CRE, is a seasoned professional with a deep passion for commercial real estate. She leads the company with a client-first mentality to bring maximum returns to her investors. Unlike larger, more traditional brokerages, she is committed to full-market exposure and ethical representation to every deal. Since starting her career in 2013, Sophia has completed over 1,000 transactions and over 30 personal investments, achieving over One Billion dollars in returns for her clients.

With offices in Southeast Florida and Arizona, two of the fastest growing real estate markets, she can provide a variety of unique investment opportunities to meet your financial goals.

O: (561) 269-9525
C: (480) 375-0227
sophia@gracecre.com
LIC: BR648866000 (AZ) / BK3595388 (FL)

Phoenix Office
3200 E. Camelback Road,

Phoenix, AZ 85018
602.975.5516

