



# COURT CENTER

1837 S MESA DR, MESA, AZ

FOR SALE



## CONTACTS

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**CBRE**

# THE OFFERING

The subject property was built in 1985 and is ideally located in proximity to the Mesa Drive full diamond interchange at the US-60 freeway. The building is attractive and well maintained.

There are currently 11 tenants generating 201,679.80/annum in  $\pm 14,971$  SF of space and  $\pm 12,689$  sf of vacancy for an owner/user or for lease for additional income. The largest vacant contiguous space is the entirety of Building B totaling  $\pm 12,689$  SF.

Address	1837 S Mesa Dr, Mesa, AZ 85210
Type	Two-story office building
Building Size	$\pm 27,660$ SF
Site Area	$\pm 1.09$ Acres (47,698 SF)
Year Built	1985
Construction	Masonry
Zoning	LI, Light Industrial, City of Mesa
APN	139-12-004J
Taxes	\$24,260.82



# PROPERTY OVERVIEW

This property presents a unique opportunity in Mesa, located just south of the U.S. 60 Freeway on Mesa Drive. The site features three buildings totaling 27,660 square feet, offering multitenant office suites. One of the buildings, comprising 12,689 square feet, is currently 100% available. This location is an excellent fit for an education-focused user looking to purchase a property with long-term growth potential.

 Building signage available with Mesa Drive frontage

 Proximity to full diamond interchange at Mesa Drive and US60 Freeway

 32 Covered Parking spaces  
78 total stalls

 Ample restaurant amenities within 1 mile radius



**EMPIRE CAT**

**Larry H Miller Dealerships**

**Larry H Miller Dealerships**

**COURT CENTER**

**BLACK LABEL**

**BR**

**MARICOPA COUNTY**

**RUSH TRUCK CENTERS**



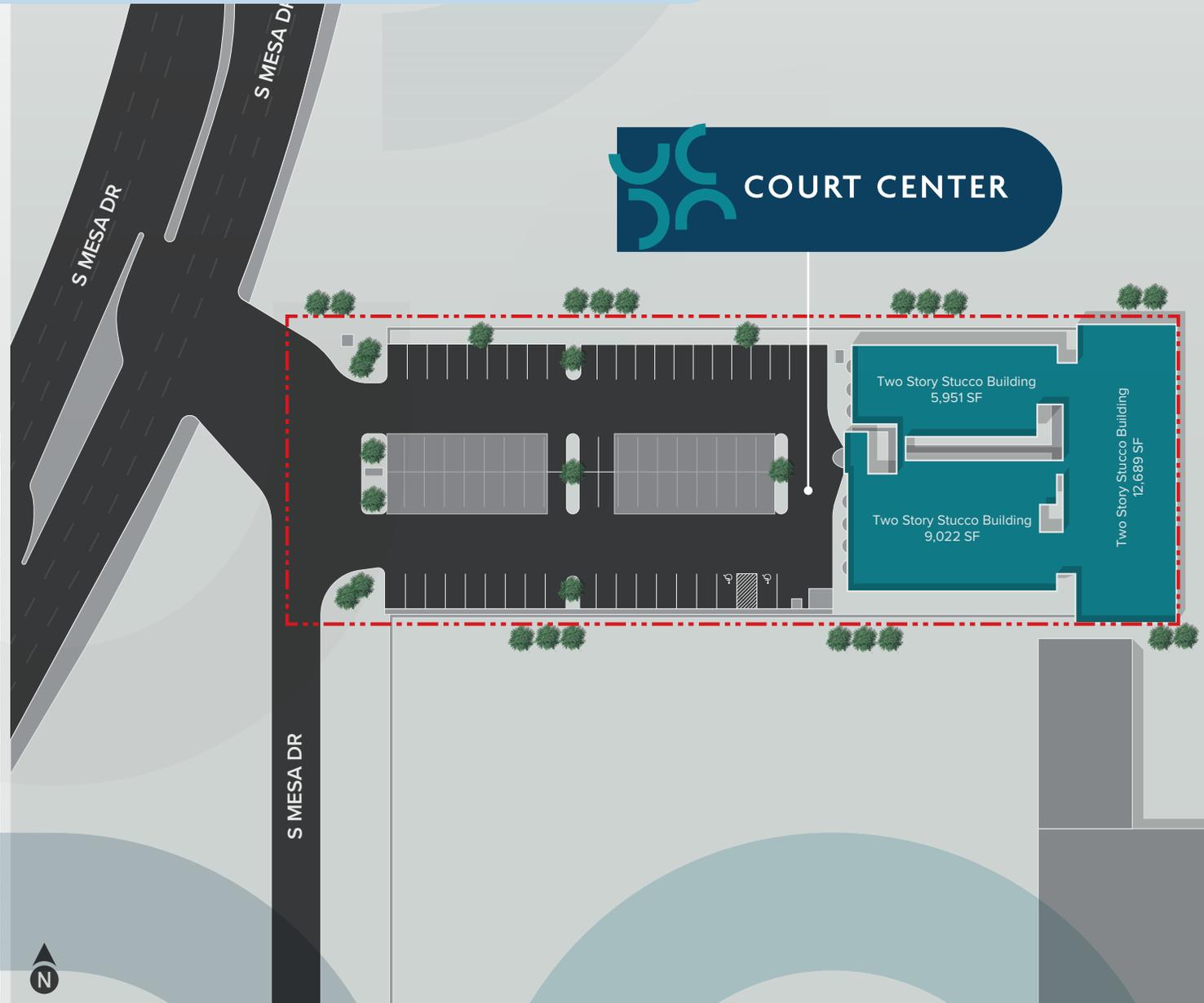
S. MESA DRIVE

# OFFERING SUMMARY

# SITE PLAN

Sale Price	\$4,360,000
Occupancy Rate	54%
Building Size	±27,660
Price Per SF	\$157.63

DIRECTORY	
<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; padding: 2px;">A</div> <div style="border: 1px solid black; padding: 2px;">B</div> </div> <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <div style="border: 1px solid black; padding: 2px;">ELEVATOR</div> <div style="border: 1px solid black; padding: 2px;">YOU ARE HERE</div> </div>	
FIRST FLOOR	SECOND FLOOR
A101 <small>Mesa Reports Hamilton Estates Curators</small>	A200 Didn't Do it Bail Bonds
A102	A201 <b>UPSTAIRS</b> AZ Tech Doctors
A103	ADOLESCENT HEALTH & WELLNESS CLINIC
B 103 Mesa Court Building	B 202A
C100	B202 B
C102 ASAP Serve, LLC Process Server	C200
	C201 America Home Health Services, Inc.
	C202 Advanced Home Health Care, LLC
	Management and Leasing: Terraforma 480-664-6462



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# FLOOR PLAN

## FIRST FLOOR



**B103: 6,341 SF Available**

## SECOND FLOOR



**B201: 3,553 Contiguous SF Available**

**B202A: 1,593 Contiguous SF Available**

**B202B: 1,202 Contiguous SF Available**

SUITE	±SF	AVAILABLE
B103	6,341	Immediately
B201	3,553	Immediately
B202A	1,593	Immediately
B202B	1,202	Immediately
<b>TOTAL</b>	<b>12,689</b>	-





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