

FAIRWAYS AT SUPERSTITION OFFICE CONDO

2500 S. POWER ROAD, BUILDING 7, SUITES 215/216 | MESA, AZ 85209

SALE PRICE: \$1,995,825.00



OFFICE CONDO
FOR SALE/LEASE

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 **COMMERCIAL PROPERTIES INC.**
Locally Owned, Globally Connected. CORFAC INTERNATIONAL
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Property Summary

Address	2500 S. Power Rd, Bldg. 7, Suites 215-216 Mesa, AZ 85209
Building Size	6,141 SF
Tenancy	Single-Tenant
Parking Ratio	4.50/1,000
Year Built	2004
Year Remodeled	2018
Frontage	S. Power Road
Available	Suite 215/216
Suite Sizes	6,141 SF
Sale Price	\$1,995,825.00 (\$325/SF)
Association Dues	\$1,723/month
Lease Rate	Contact Broker



About the Property

Discover a versatile professional office opportunity at 2500 S. Power Rd., Building 7, Suites 215-216, ideally positioned in Mesa with convenient access to US-60. Offering 6,141 SF, the space provides a functional professional office layout suitable for a variety of users.

The space features a reception area, 10 offices, conference room, bullpen, break room, and two restrooms, providing a balance of private offices and collaborative workspace. The property also offers covered parking and C-2 zoning through the Town of Gilbert.

Conveniently located along S. Power Road, the property provides easy access to US-60 and is near Superstition Springs Mall, Banner Gateway, and Arizona Spine & Joint Hospital. Its established Mesa location and nearby amenities make this an attractive opportunity for businesses looking to establish or expand their presence in the East Valley.



Professional Office

Layout



US-60

Proximity



Bldg. 7, Suites 215/216

6,141 SF

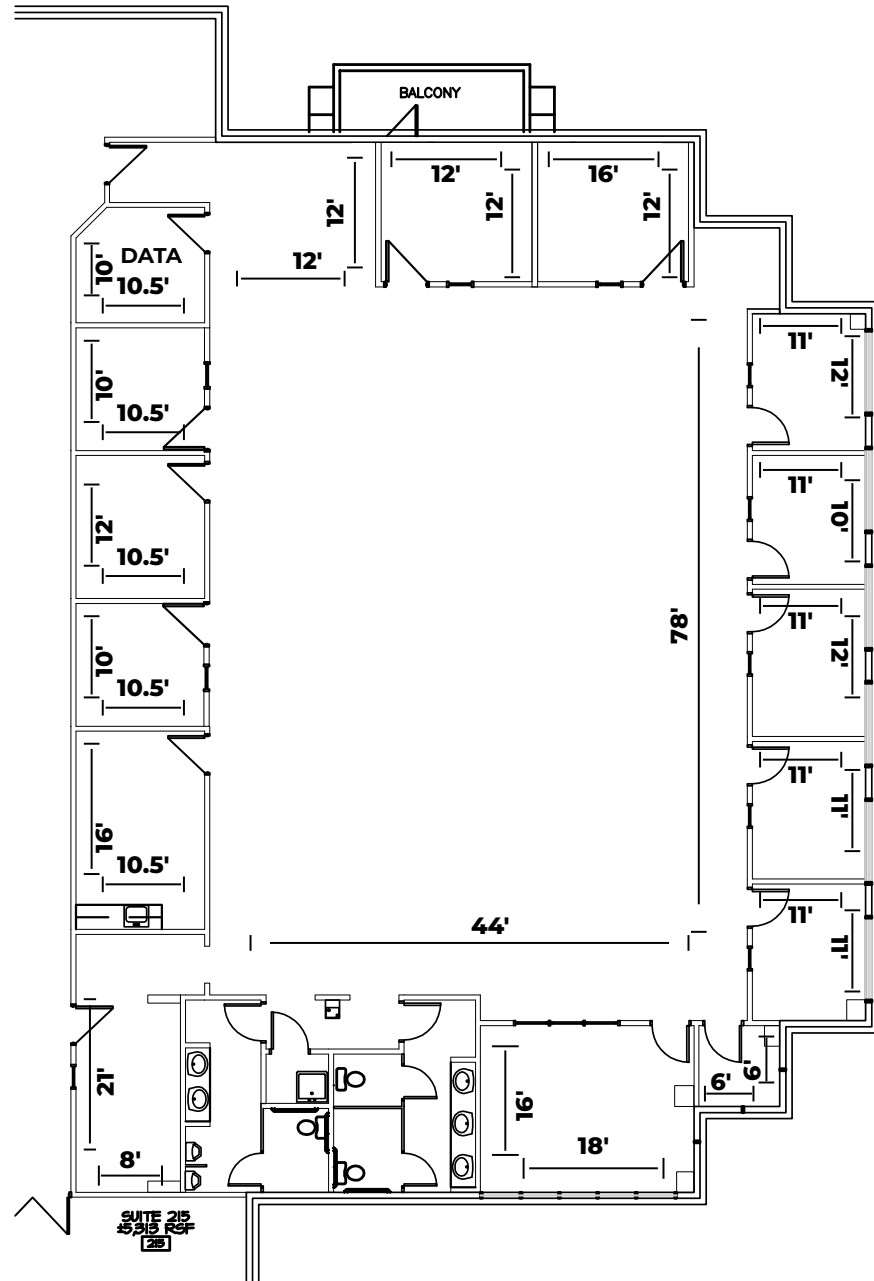
Lease Rate: Contact Broker

Sale Price: \$1,995,825.00 (\$325/SF)

- 10 Offices
- Conference Room
- Bullpen Area
- Break Room
- 2 Restrooms
- 2 Storage/Data Rooms
- Common Balcony and Lounge
- Elevator and Stair Access

Property Highlights

- Six (6) Covered Reserved Parking Stalls Included
- Panel on the Monument Sign
- Building Signage
- C-2 Zoning, Town of Gilbert
- Access to US-60 Freeway
- Near Superstition Springs Mall, Banner Gateway Medical Center and Arizona Spine & Joint Hospital



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

08.27.26



Bldg. 7, Suites 215/216





IN-N-OUT
BURGER

Michaels
Where creativity happens

Burlington

PETSMART

Walmart
Save money. Live better.

dish
NETWORK

SCOOPER RD

Albertsons

FRUITS & IDEAS STORES
Fry's

LOWE'S

TARGET

E RAY RD

SANTAN VILLAGE
MARKETPLACE

CHANDLER-GILBERT
COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE

COSTCO
WHOLESALE

LOOP
202

Walmart
Save money. Live better.

TARGET

CHANDLER
MUNICIPAL AIRPORT
CBO

Dignity Health
MERCY GILBERT
MEDICAL HOSPITAL

WinCo
FOODS

EōS
FITNESS

CVS

Sam's

SANTAN VILLAGE

Gilbert Gateway
Towne Center

E WARNER RD

LOWE'S

American
Furniture Warehouse

Bashas'

E ELLIOT RD

Google

edgeconnex

Dynalistic
An EMCOR Company

niagara

amazon

ACERO
HAWES CROSSING

Dignity Health

Meta

Fry's

Apple

EASTMARK
The heart & hub of the East Valley

cadence
AT GATEWAY

HYUNDAI
Sysco

INTELLIS AUCTION

dexcom
FUJIFILM
LENNOX

LinC
exo
CAVU
AEROSPACE

PhxMesa
Gateway
Airport

ASU Polytechnic
Campus
Arizona State University

ARIZONA
24

E GERMANN RD

E SOUTHERN AVE

SUNLAND VILLAGE
GOLF CLUB

FRANKLIN ACCELERATED
ACADEMY

E BROADWAY RD

Banner Health

SUPERSTITION SPRINGS
CENTER

Walmart
Save money. Live better.

TARGET

COSTCO
WHOLESALE

FOUNTAIN OF THE
SUN COUNTRY CLUB

SKYLINE
HIGH SCHOOL

LOWE'S

HONORHEALTH

THE
FOUNTAIN
OF THE
SUN

DESERT RIDGE
HIGH SCHOOL

E BASELINE RD

LOOP
202

SUNLAND VILLAGE
EAST

E GUADALUPE RD

S POWER RD

SITE

GREENFIELD
MEDICAL CENTER

GILBERT
HIGH SCHOOL

S VAL VISTA DR

S GREENFIELD RD

S LINDSAY RD

S GILBERT RD

Location Overview

East Mesa / Gilbert, AZ

Strategically positioned along the Power Road corridor, the property benefits from a prime East Valley location connecting East Mesa and Gilbert. This highly desirable area combines established neighborhoods, strong demographics, major employment centers, healthcare services, retail amenities, and convenient freeway access.

The surrounding East Mesa and Gilbert submarkets continue to benefit from residential and commercial growth, providing businesses with access to a large customer base and skilled East Valley workforce. With proximity to US-60, Loop 202, Phoenix-Mesa Gateway Airport, Superstition Springs, and major employment corridors, the location offers excellent connectivity throughout the Southeast Valley. The area's economic strength and appeal are built on several key pillars, including:

- Prime location serving both East Mesa and Gilbert
- Strong surrounding residential growth and demographics
- Convenient access to US-60, Loop 202 & Phoenix-Mesa Gateway Airport
- Near major healthcare, retail, employment & lifestyle amenities

This combination of economic growth, strong demographics, accessibility, and quality of life has helped establish the East Mesa and Gilbert area as one of the Southeast Valley's most desirable locations for businesses, residents, and continued investment.



Demographic Summary

	1 Mile	3 Mile	5 Mile
 Population	16,811	98,547	299,198
 Households	5,696	36,744	114,131
 Average Household Income	\$123,093	\$112,867	\$108,462
 Median Home Value	\$486,131	\$450,874	\$426,679



5 Mile Highlights

40.6

Median
Age

79K

Daytime
Employees

32%

Bachelor's Degree
or Higher

A Thriving Healthcare & Education Corridor

The property is strategically positioned in a dense Mesa submarket, anchored by major healthcare and education institutions. It is located just minutes from the 1.1 million SF Banner Desert Medical Center campus and the Mesa Community College campus. This concentration of healthcare services, education, and a massive daytime employee population of over 237,000 within five miles creates a secure and reliable patient base, making it an ideal location for service-based tenants.

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