



SALE PRICE:  
**\$2,100,000**



LEASE RATE:  
**\$15.00 NNN**



NEWLY  
**RENOVATED**

# 1535

**E UNIVERSITY DR**  
MESA, AZ 85009

### Property Summary

Total Size	±12,536 SF
Year Built	1980
Tenancy	Multiple
Frontage	E University Dr
Parking	30 Surface Spaces

For More Information,  
Please Contact an  
Exclusive Listing Agent

**Dallin Pace**  
D 480.522.2774  
M 480.815.8275  
dpace@cpiaz.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORPAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

STOREFRONT RETAIL SPACE AVAILABLE FOR SALE OR LEASE

# NEWLY **RENOVATED!**



NEW  
**ROOF**



NEW  
**HVAC**



NEW  
**PARKING LOT**



NEW  
**LANDSCAPING**



NEW  
**LIGHTING**



NEW  
**PAINT**

**AND MORE!**

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. 07 24 24



**SUBSTANTIAL T.I. PACKAGE  
AVAILABLE FOR QUALIFIED TENANTS**

Contact Agent For More Details

# AVAILABLE FOR SALE OR LEASE

## Suite 1

±11,444 SF (Divisible to ±3,000 SF)  
\$15.00 NNN

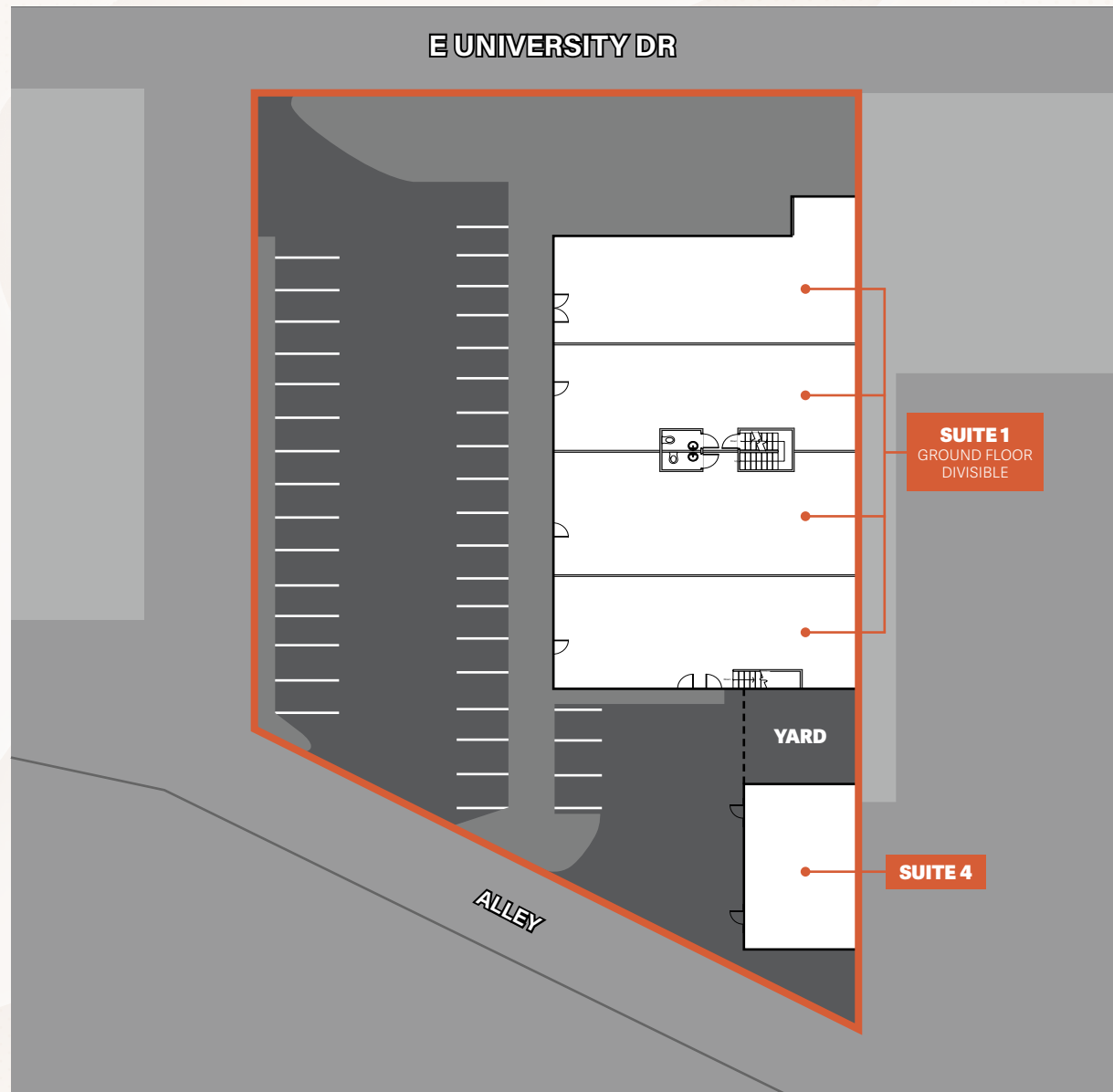
- ±9,414 SF Ground Floor with  
±2,030 SF Basement
- White box condition ready for  
tenant customization

## Suite 4

±1,092 SF  
\$15.00 NNN

- Freestanding industrial storage  
building with 3-Phase power

**Contact Agent For More  
Sale Information**

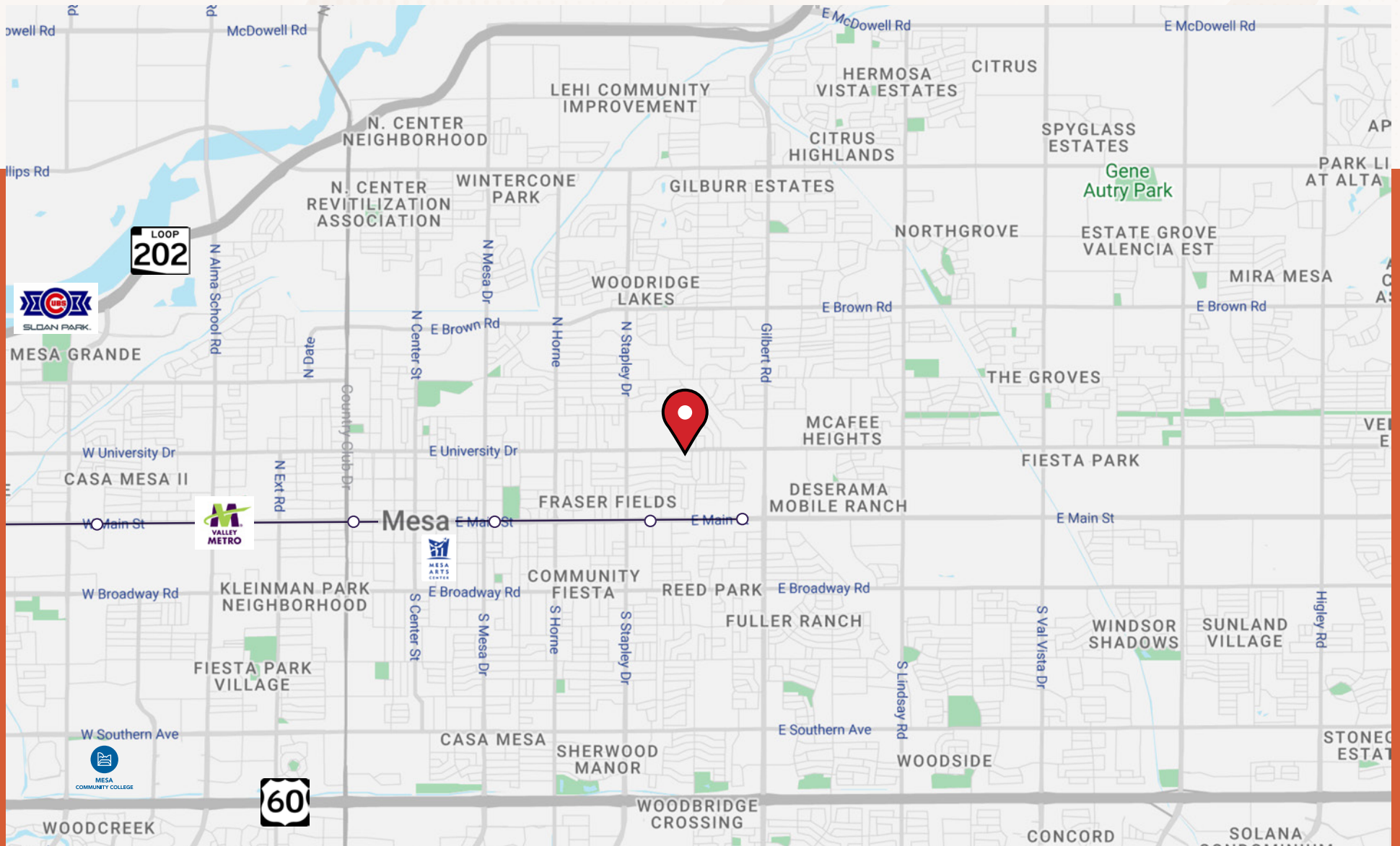


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### **Prime Location**

Situated on a major thoroughfare with excellent visibility and accessibility, this property is surrounded by a diverse mix of residential neighborhoods, businesses, and educational institutions. Its central location places it within easy reach of downtown Mesa.

### **Densely Populated Area**

The surrounding area boasts a large and diverse population, providing a significant potential customer base for your retail business.

### **Strong Retail Synergy**

The property is surrounded by a mix of established retailers, restaurants, and service providers, creating a synergistic environment that attracts shoppers and encourages repeat business.

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