

SALE

NORTH CENTER STREET

North Center Street Mesa, AZ 85201

SALE PRICE

\$40,000



COLDWELL BANKER
COMMERCIAL
REALTY

Candace Eldridge

Senior Advisor

602 661 8566

candace.eldridge@cbrealty.com

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

2,600+

Professionals

Presence in
40 COUNTRIES

11,989

YE Sales Transactions

4,970

YE Lease Transactions

\$9.2 BILLION

Sales Volume

\$1.63 BILLION

Lease Volume

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

Coldwell Banker Commercial® affiliated professionals delivered strong results in 2023, with over 12,500 completed transactions, resulting in \$6.34B in total sales volume and \$1.77B in lease volume.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

- One of the Top 15 firms in the U.S. for sales transaction market share in 2022 by MSCI Real Capital Analytics
- In the top 10 on the Lipsey Company's "Top 25 Commercial Real Estate Brands" in 2022.
- Third in number of CCIM designees
- Coldwell Banker Commercial® affiliated professionals delivered strong results in 2023, with over 12,500 completed transactions, resulting in \$6.34B in total sales volume and \$1.77B in lease volume3 .

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PROPERTY DESCRIPTION

2939 SF Vacant lot directly adjunct to 550 N Center Street in Mesa AZ. Major cross streets are W. University Drive and N Country Club Dr. Value add property when bought in conjunction with 550 N Center Street.

PROPERTY HIGHLIGHTS

- Must be bought in conjunction with 550 N Center Street
- Near 101/202 freeways
- Walking distance to Downtown Mesa
- Oakland A's Training Facility is within walking distance and the Chicago Cubs Training Facility is a short drive

OFFERING SUMMARY

Sale Price:	\$40,000
Lot Size:	2,939 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	442	2,264	8,870
Total Population	1,134	5,313	21,558
Average HH Income	\$74,732	\$62,097	\$55,050

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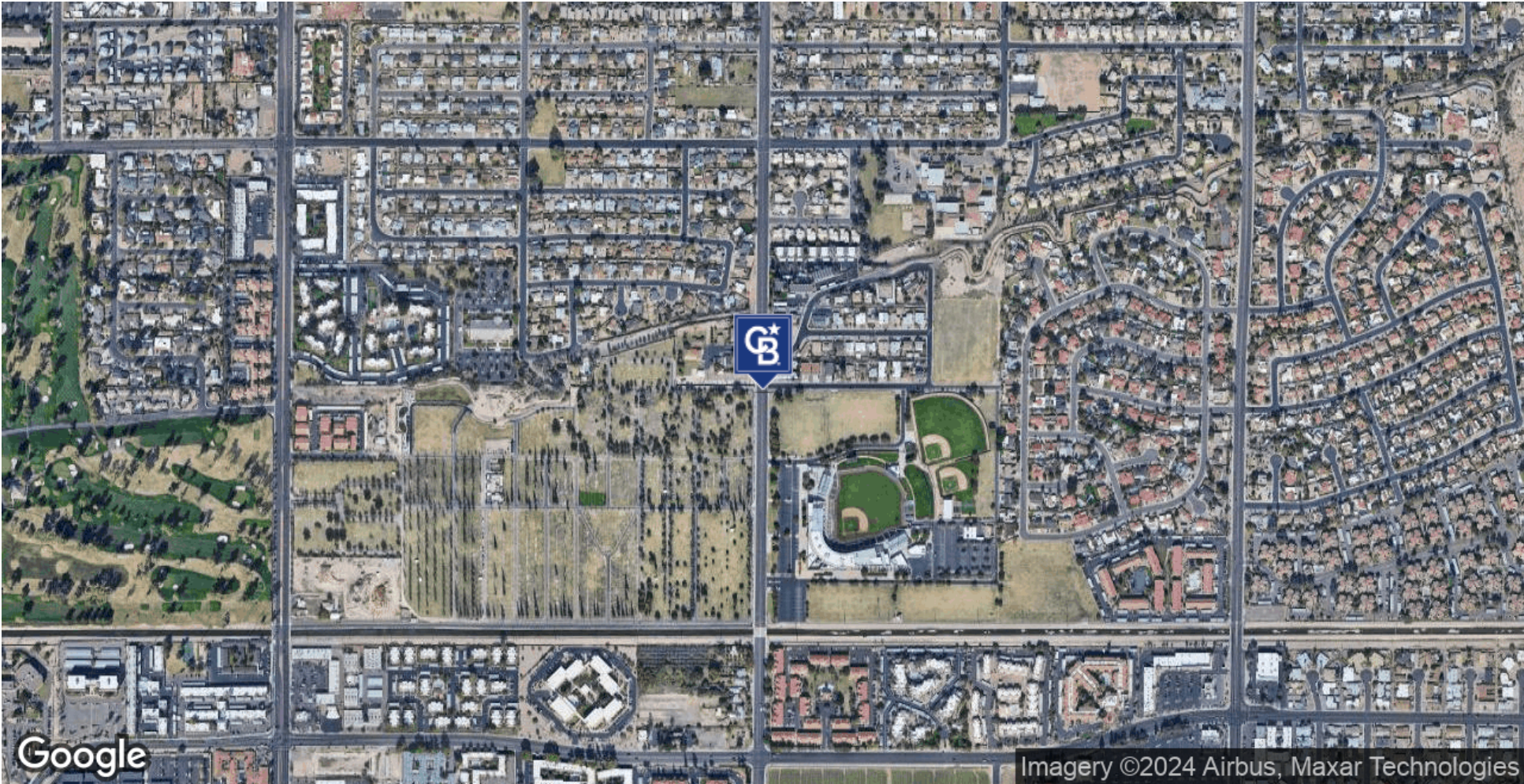
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(click "  **Edit Sale Comps**" in the Page Edit Bar)

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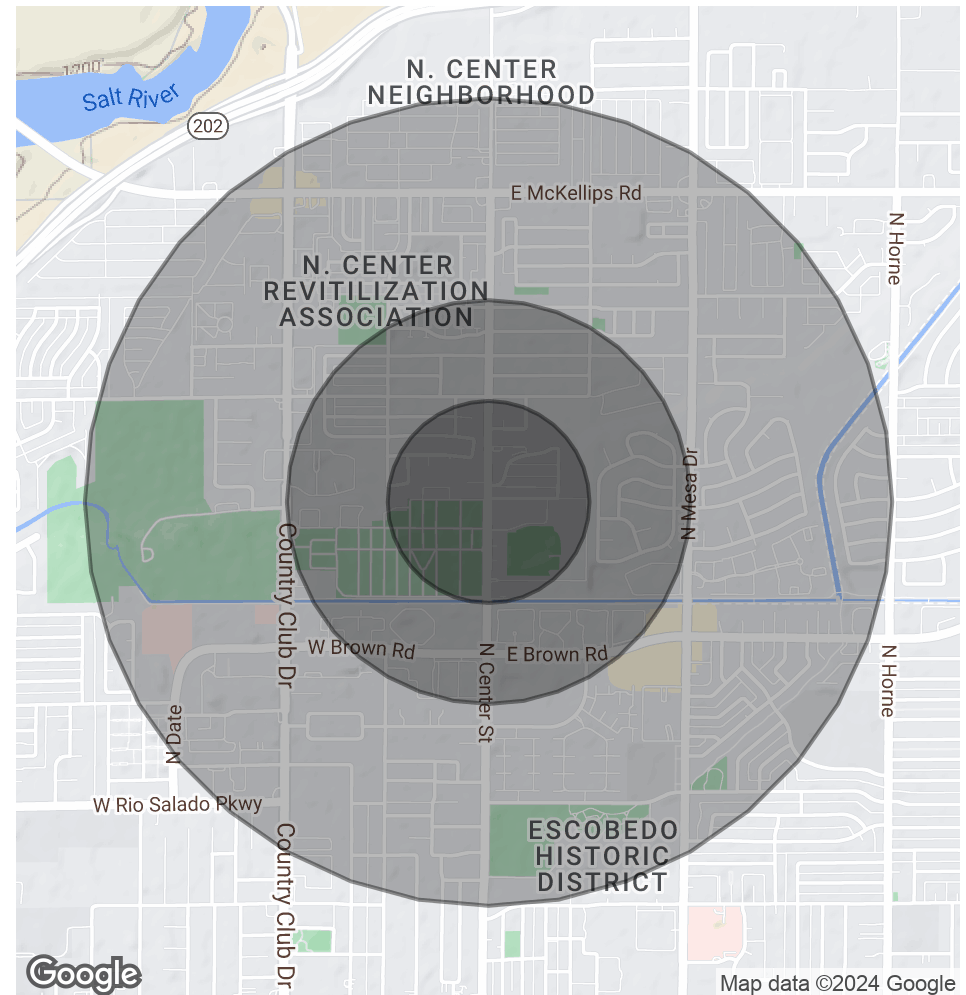
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	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	1,134	5,313	21,558
Average Age	32.3	34.3	32.6
Average Age (Male)	31.6	32.3	31.8
Average Age (Female)	34	36.3	34.1
HOUSEHOLDS & INCOME			
Total Households	442	2,264	8,870
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$74,732	\$62,097	\$55,050
Average House Value	\$222,329	\$211,090	\$198,432

2020 American Community Survey (ACS)



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CANDACE ELDRIDGE

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Direct: **602.661.8566** | Cell: **602.661.8566**

AZ #SA69850000

PROFESSIONAL BACKGROUND

I began my real estate career in 2012 working with the General Services Administration, the Landlord of the Federal government. During my tenure working on GSA's Leasing Portfolio, I helped to facilitate and deliver over a thousand executed leases totaling over 1.5 billion dollars in total value. In addition, I was responsible for reviewing and analyzing all Office of Management and Budget (OMB) using GSA-approved performance measures and delivering cost-efficient and shared solutions to the GSA, its customers, client agencies, and taxpayers. Moreover, I was a main contributor to region-wide communications, and policy research resulting in updates and community engagement activities via their various real estate projects.

Leveraging my commercial real estate experience, in 2016 I also became a licensed real estate agent in GA focusing most of my efforts on multi-family and investment properties. I successfully worked with disadvantaged communities helping increase real estate ownership through property acquisitions, while helping decrease expenses of their rental assets.

My extensive experience in both Government leases and investment properties has sharpened my skills in complex real estate negotiations, site selections, property analytics, and

Coldwell Banker Commercial Realty

3113 E Lincoln Dr
Phoenix, AZ 85016
555.555.5555

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