

**FOR SALE**

# Fairways at Superstition

**2500 S POWER RD #217**

Mesa, AZ 85217

**PRESENTED BY:**

**JUSTIN HORWITZ, SIOR**

O: 480.425.5518

justin.horwitz@svn.com

**RICHARD LEWIS JR.**

O: 480.425.5536

richard.lewis@svn.com

**AARON GUTIERREZ**

O: 480.425.5517

aaron.gutierrez@svn.com

**SEAN ALDERMAN**

O: 480.425.5520

sean.alderman@svn.com



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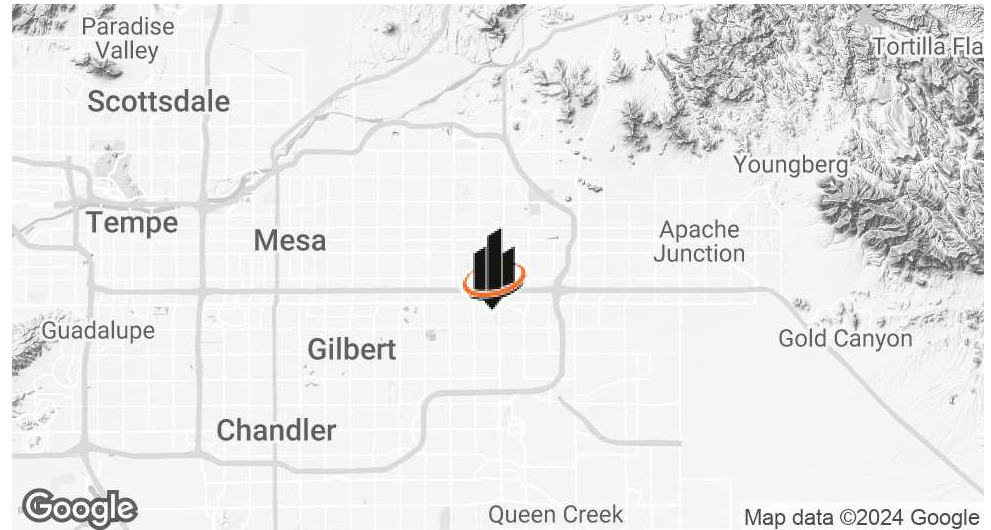
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# PROPERTY SUMMARY

## OFFERING SUMMARY

<b>SALE PRICE</b>	\$1,011,000
<b>PRICE/SF</b>	\$330/SF
<b>BUILDING SIZE</b>	3,064 SF
<b>APN</b>	309-05-512
<b>CONSTRUCTION YEAR</b>	2004
<b>SIGNAGE</b>	1 Double-Sided Monument Panel
<b>PARKING</b>	3 Covered, Reserved Spaces
<b>HVAC</b>	3 AC Units
<b>CAM FEES</b>	\$761/mo
<b>2024 TAXES</b>	\$5,345.18



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## PROPERTY DESCRIPTION



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SVN is pleased to present to the market this office condo unit within the Fairways at Superstition complex. The unit is  $\pm 3,064$  SF and is located on the 2nd floor overlooking Superstition Springs Golf Course. The building has common area lobby space with elevator service. The subject unit is ideally built out for any professional office use consisting of a welcoming reception area, a sizable conference room, multiple private offices, built in cubicles, a kitchen area, and a two private restrooms. Included with the sale of the unit as limited common elements are one double-sided monument panel visible from Power Rd and three covered, reserved parking spaces.

## LOCATION DESCRIPTION

The subject property is conveniently located in Mesa, AZ, off the US 60 Power Rd, with direct frontage to Power Rd, a high-traffic thoroughfare. The building is surrounded by an abundance of retail amenities, including the Superstition Springs Center, Costco, Target, and countless shops and restaurants. The property has immediate access to the US 60 via a full-diamond interchange at Power Rd and a half-diamond interchange at Sossaman Rd. Within minutes is access to the Loop 202 Freeway providing short drive times to the entire southeast valley.

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## ADDITIONAL PHOTOS



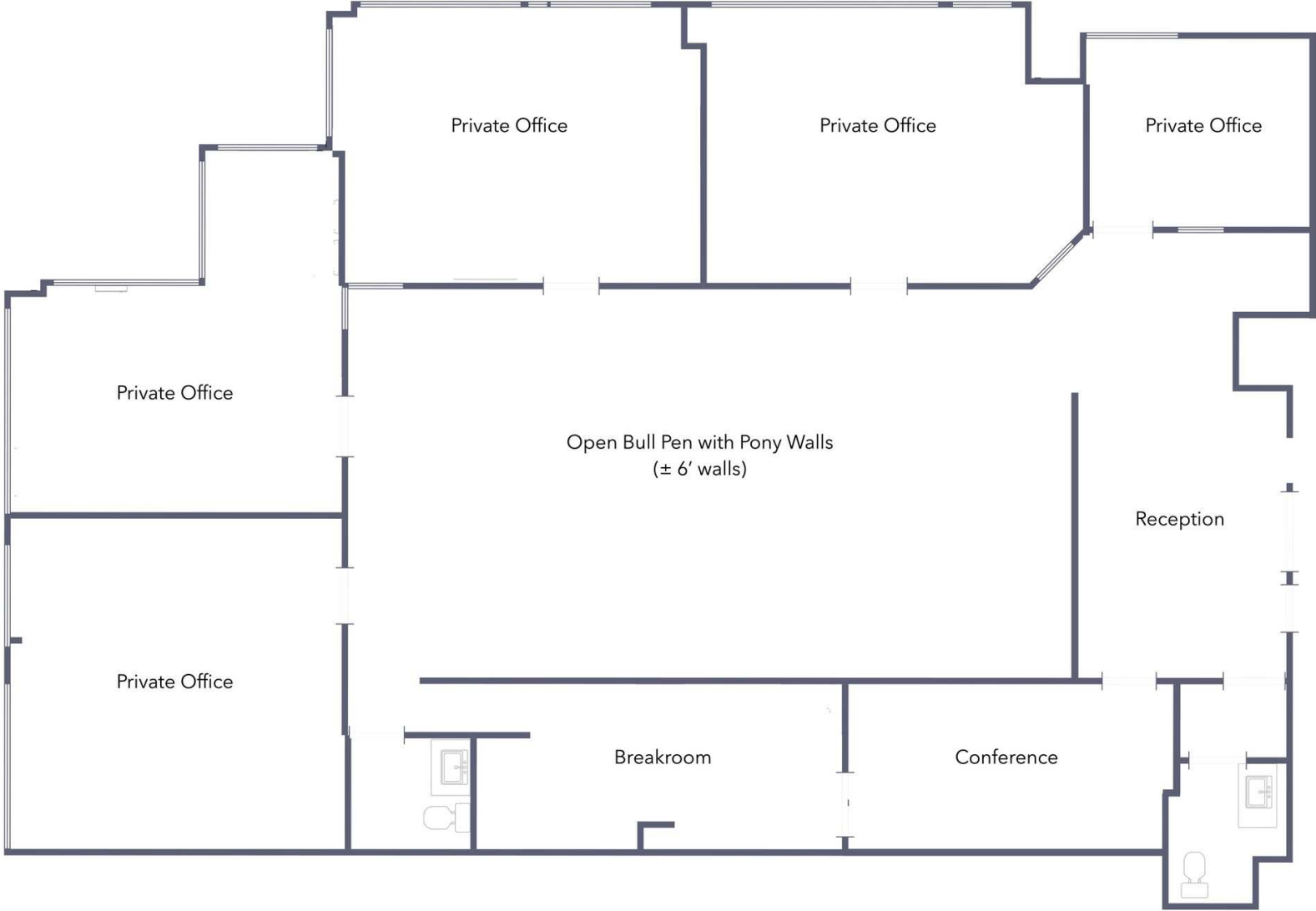
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**FLOORPLAN**



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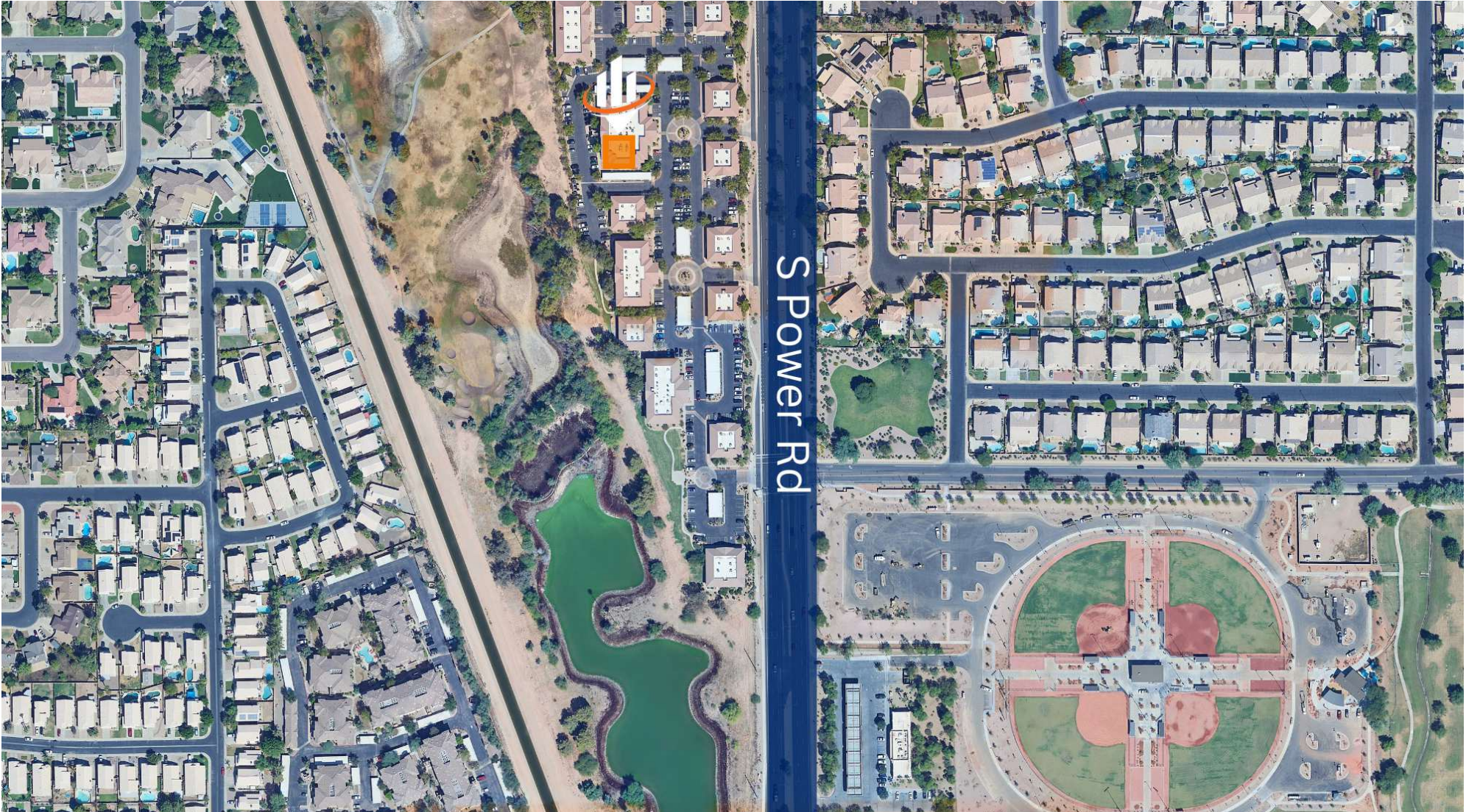
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**PROPERTY AERIAL**



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# DEMOGRAPHICS MAP & REPORT

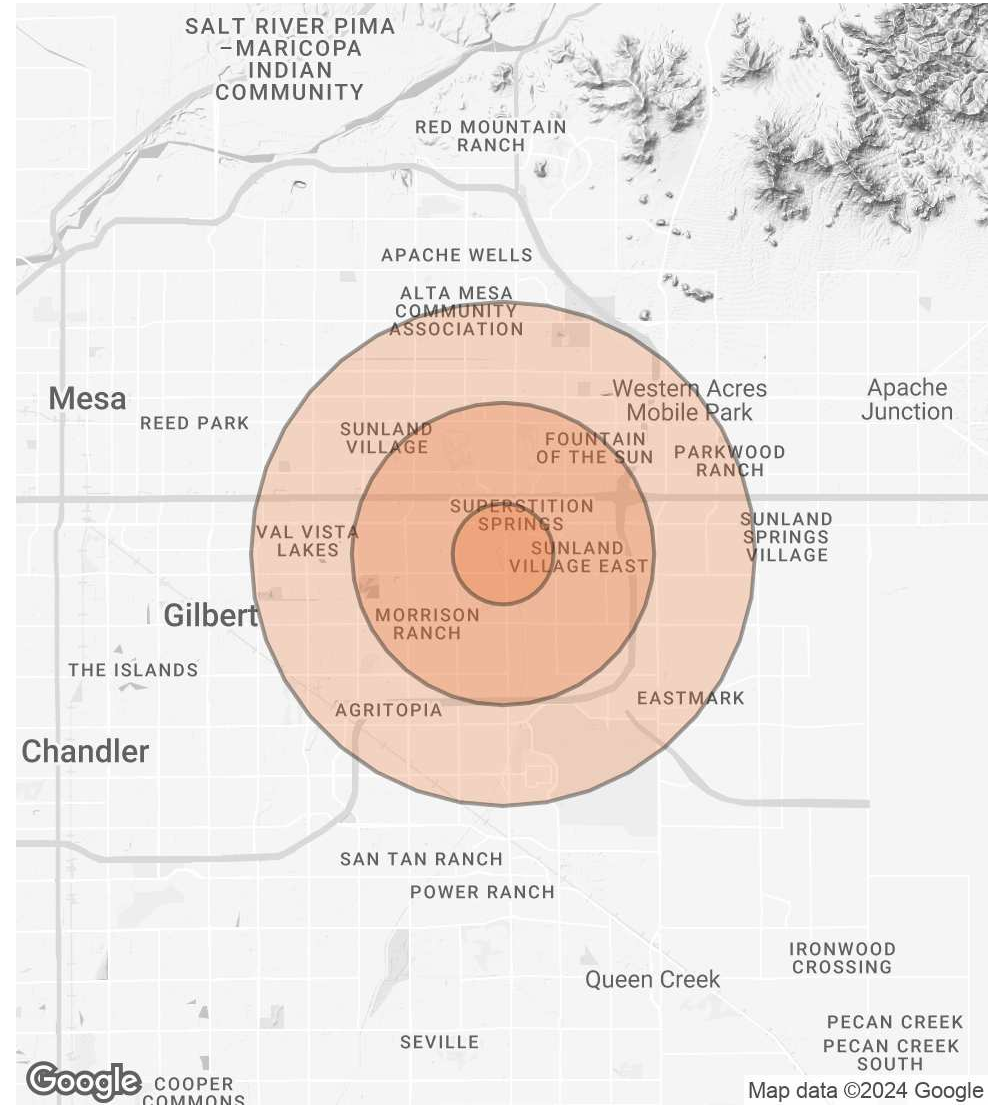
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	16,618	97,273	293,339
<b>AVERAGE AGE</b>	36	42	41
<b>AVERAGE AGE (MALE)</b>	35	40	40
<b>AVERAGE AGE (FEMALE)</b>	38	43	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,586	36,057	111,577
<b># OF PERSONS PER HH</b>	3	2.7	2.6
<b>AVERAGE HH INCOME</b>	\$117,809	\$120,391	\$113,070
<b>AVERAGE HOUSE VALUE</b>	\$515,152	\$496,389	\$460,598

\* Demographic data derived from 2020 ACS - US Census



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5343 N. 16th Street, Suite 100 Phoenix, AZ 85016  
480.425.5518 [www.svndesertcommercial.com](http://www.svndesertcommercial.com)