



6631

FOR SALE

6631 E SOUTHERN AVENUE
MESA, AZ 85206

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COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY

LevRose is pleased to present a premier investment opportunity: a single-tenant, net-leased OfficeMax property located at 6631 E. Southern Avenue, Mesa, AZ 85206. This standout asset features a well-maintained, high-quality retail facility positioned within one of the most vibrant and rapidly growing areas of the Mesa metropolitan region. The property boasts strong visibility and accessibility in a high-traffic commercial corridor, benefiting from proximity to key retail centers and a robust local economy.

Anchored by a long-term lease with OfficeMax, a recognized leader in the office supply industry, this investment offers the security of a stable and predictable income stream backed by a well-established national tenant. The net-lease structure further enhances its appeal by providing minimal landlord responsibilities, ensuring ease of management for investors. This OfficeMax location is poised to deliver consistent performance and long-term value in a market that continues to experience economic growth and retail demand.



OFFERING DETAILS

PROPERTY TYPE	Retail
SALE PRICE	\$4,150,000 (\$176.59/SF)
CAP RATE	6.35%
BUILDING SIZE	±23,500 SF
LOT SIZE	±90,673 SF (±2.08 AC)
PARCEL	141-54-035A
ZONING	LC - City of Mesa
PARKING	130 Parking Stalls

PROPERTY HIGHLIGHTS:

- Zero Landlord Obligations
- Long Term Tenant since 1994
- 4 Renewal Options Remaining
- Corporate Guarantee
- Great Visibility from Southern Ave
- 50,000 VPD through Southern Ave and Power Road
- Adjacent to Superstition Springs Mall



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TENANT OVERVIEW

BRAND PROFILE

- OfficeMax, founded in 1988, is a retailer specializing in office supplies, furniture, and technology products. It grew rapidly and merged with Office Depot in 2013, forming Office Depot, Inc. The company operates under both OfficeMax and Office Depot brands, with about 1,000 combined retail locations in North America as of recent years, with 22 Arizona OfficeMax locations spread across cities such as Phoenix, Tucson, Chandler, Mesa and Scottsdale.
- Office Depot, Inc. (including OfficeMax) is publicly traded under the ticker symbol ODP on the NASDAQ stock exchange.



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LEASE SUMMARY

TRADE NAME:	OFFICEMAX
TRADE NAME:	OfficeMax
TENANT/GUARANTOR:	OfficeMax North America Inc
	c/o Office Depot, LLC
LEASE TYPE:	Absolute Net
RENT COMMENCMENT:	11/7/94
LEASE EXPIRATION:	11/29/29
CURRENT LEASE TERM:	5 Years
	YEAR 1 - 5 \$263,435 per year, Absolute Net
OPTION PERIODS:	FOUR (4) FIVE (5) YEAR TERMS
	OPTION 1 (5YRS) \$263,435 per year, Absolute Net
	OPTION 2 (5YRS) \$263,435 per year, Absolute Net
	OPTION 3 (5YRS) \$263,435 per year, Absolute Net
	OPTION 4 (5YRS) \$263,435 per year, Absolute Net
SQUARE FEET OCCUPIED:	± 23,500 SF



AERIAL OVERVIEW



BIG O TIRES
 Kentucky Fried Chicken
CHASE
DOLLAR TREE
AutoZone
Firestone
ACE
WELLS FARGO
Arby's

E MAIN STREET

jiffy lube
Chevron
Albertsons
Starbucks
DQ
LONG JOHN SILVER'S

FAMILY DOLLAR
U-HAUL
Walgreens
DISCOUNT TIRE
JOANN
76
Jack in the box
9 goodwill

cricket
SUBWAY
Walgreens

E BROADWAY ROAD

HARBOR FREIGHT **SALLY BEAUTY** **LENSCRAFTERS**
boost mobile **AspenDental** **DOLLAR TREE** **DEL TACO**
FLOOR DECOR **CUBESMART** **AMERICA'S BEST** **CVS pharmacy** **Freddy's** **MIDAS** **Starbucks**
CONTACTS & EYEGLASSES **STEAKBURGERS**
WinCo FOODS **target** **FIVE GUYS** **BASKIN BR ROBINS** **DISCOUNT TIRE**
CIRCLE K **NEW YORK COMMUNITY BANK** **PET SMART**

Van's GOLF SHOPS

SITE

E SOUTHERN AVENUE

POWER ROAD

S SOSAMAN ROAD

Shell **metro by T-Mobile**
Starbucks **gerber COLLISION & GLASS**
CVS pharmacy

SUPERSTITION SPRINGS MALL



BW Best Western **ZALES KAY** **HELZBERG DIAMONDS** **TOYOTA** **CHARLEYS**
Wetzel's Pretzels **GameStop** **RAM** **CHRYSLER** **TILLY'S**
GMC **Jeep** **CHEVROLET** **Visionworks** **Bath&BodyWorks**
KIA **HONDA** **zumiez** **BOX LUNCH** **TORRID** **ROSS DRESS FOR LESS**
meineke **HOT TOPIC** **MATTRESS FIRM** **Foot Locker**
VANS **charlotte** **ULTA** **TJ-maxx** **men's WEARHOUSE** **OfficeMax**
OFF THE WALL **See's CANDIES** **rue21** **cheesecake FACTORY** **Star Buys PAINTS** **macy's** **Durlington**
Applebees **VICTORIA'S SECRET** **DQ** **HOLLISTER** **Chick-fil-A** **Buckle B** **HALF PRICE BOOKS**
Olive Garden **RED LOBSTER** **THE CHILDREN'S PLACE** **TACO BELL** **ASHLEY** **BEST BUY** **SBARRO** **Wendy's**

COSTCO WHOLESALE

COUNTRY **Harkins THEATRES**
OUTBACK STEAKHOUSE **CARRABBA'S ITALIAN GRILL**
THE HOONY DEN **BURGER KING** **ON THE BORDER** **CHASE**
Pollo Loco



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	6,936	118,546	302,613
2029	7,490	129,240	328,984



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	3,414	50,652	119,768
2029	3,676	55,496	130,678



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2024	\$74,837	\$80,381	\$91,344



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	10,046	40,709	79,606



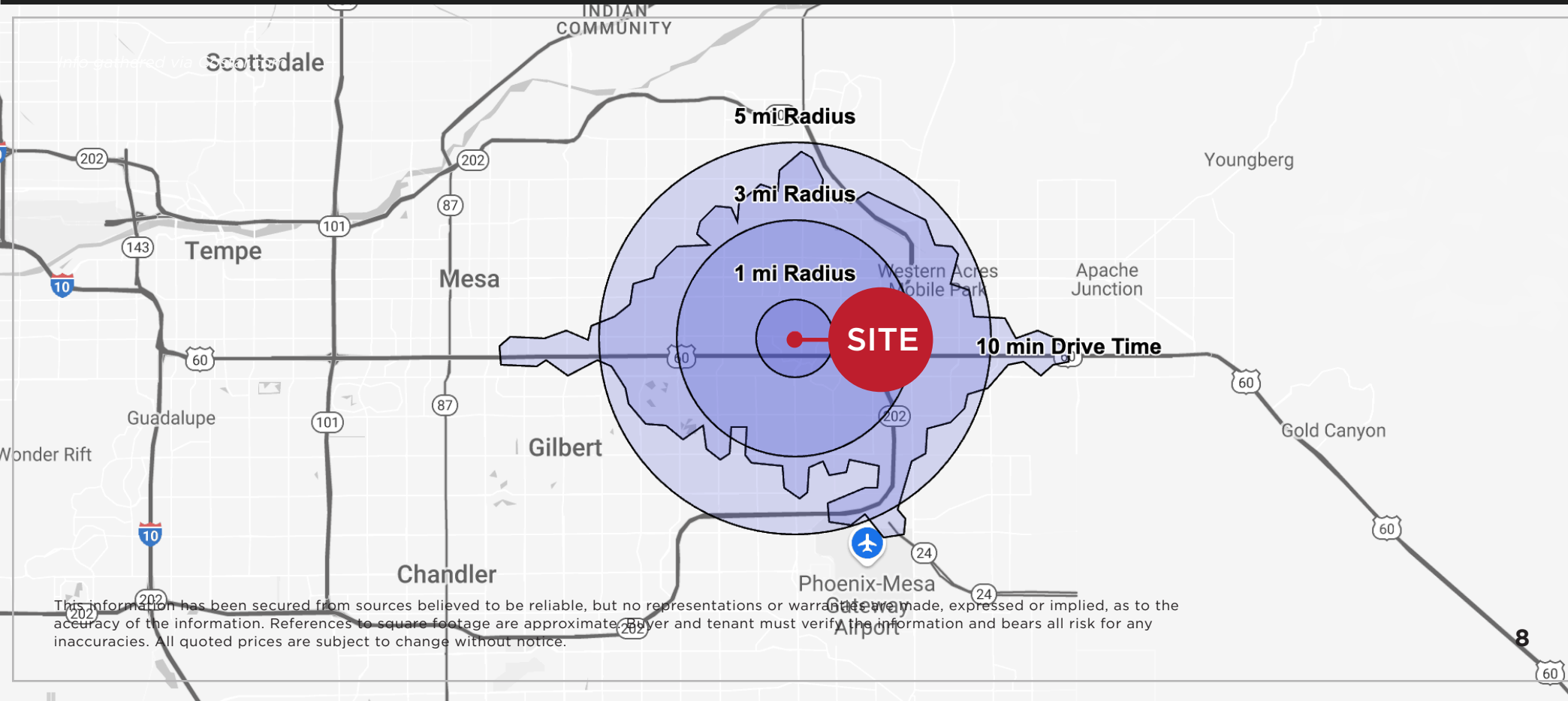
BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	856	5,477	11,348



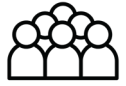
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2024	\$326,961	\$293,570	\$332,493



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MESA CITY OVERVIEW



504K +
TOTAL POPULATION



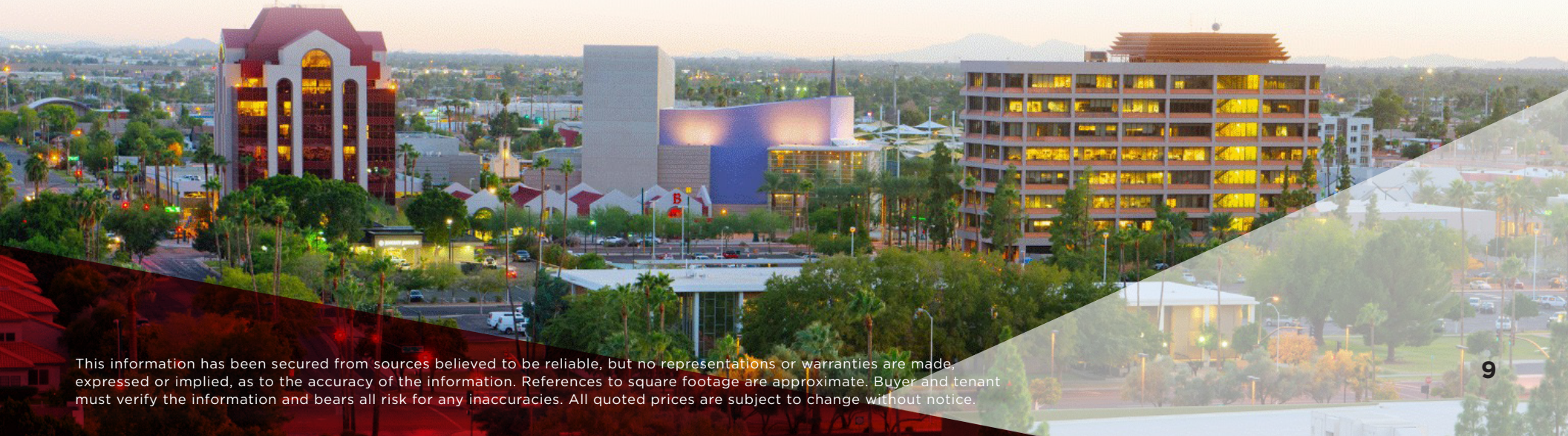
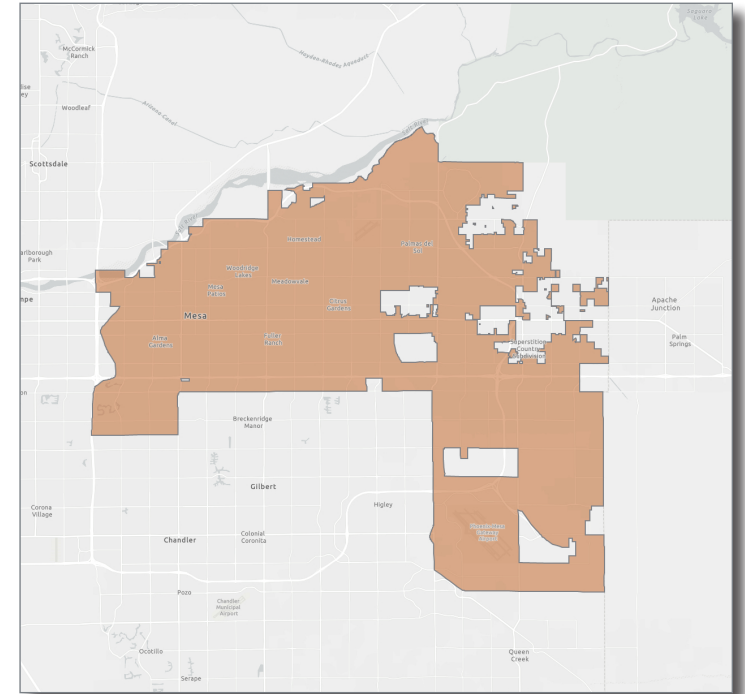
\$94K +
AVG HH INCOME

LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.



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