



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  
dpase@cpiaz.com



TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

STOREFRONT RETAIL SPACE AVAILABLE FOR SALE OR LEASE

# NEWLY **RENOVATED!**



NEW  
**ROOF**



NEW  
**PARKING LOT**



NEW  
**LANDSCAPING**



NEW  
**LIGHTING**



NEW  
**PAINT**

AND MORE!



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

Contact Agent For More Details

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. 05 7 25

# AVAILABLE FOR SALE OR LEASE

## Building 1 & 2

±12,536 SF

Available with 60 day notice.

## Building 1

±11,444 SF

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

## Building 2

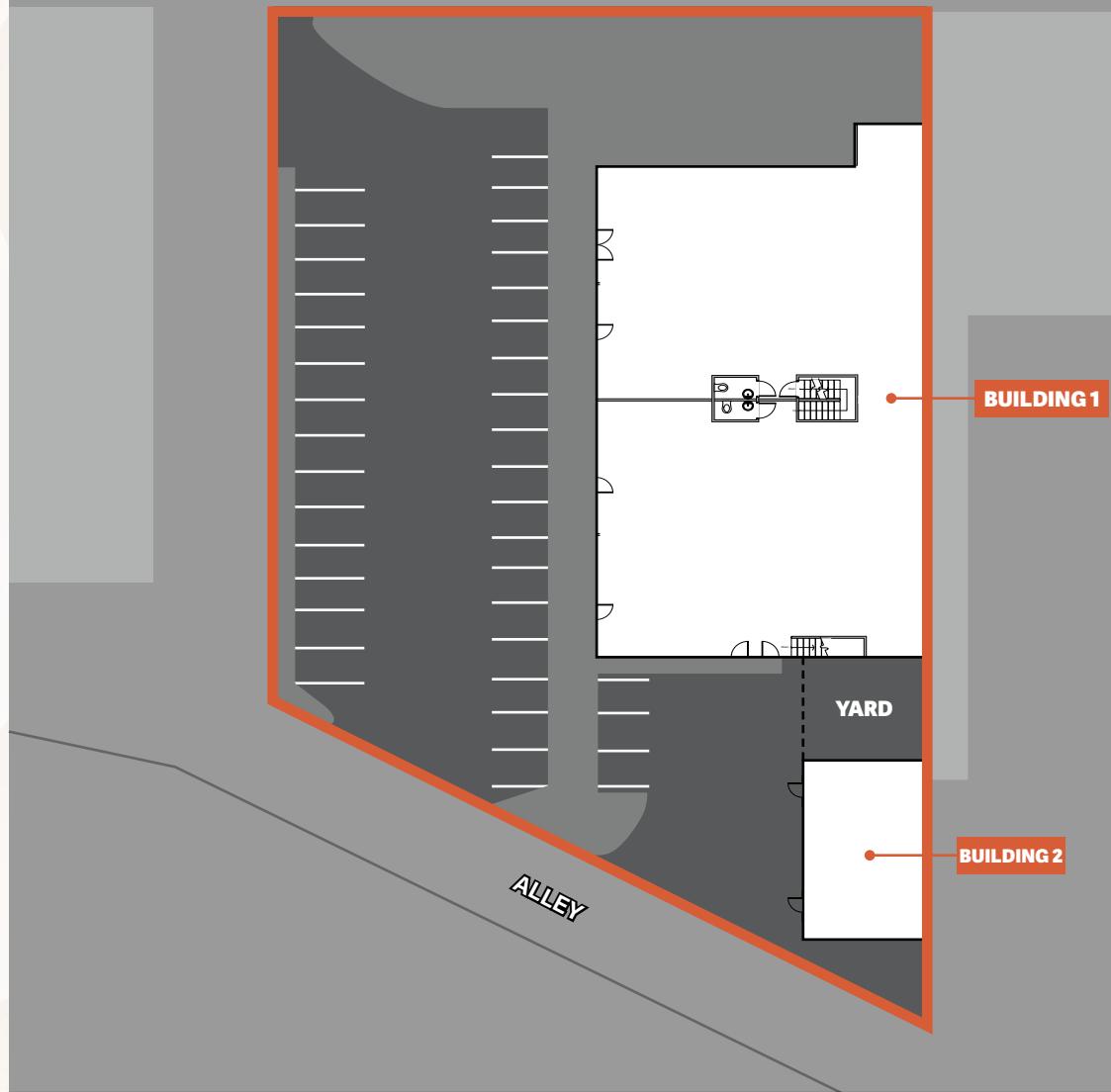
±1,092 SF

- Freestanding industrial storage  
building with 3-Phase power

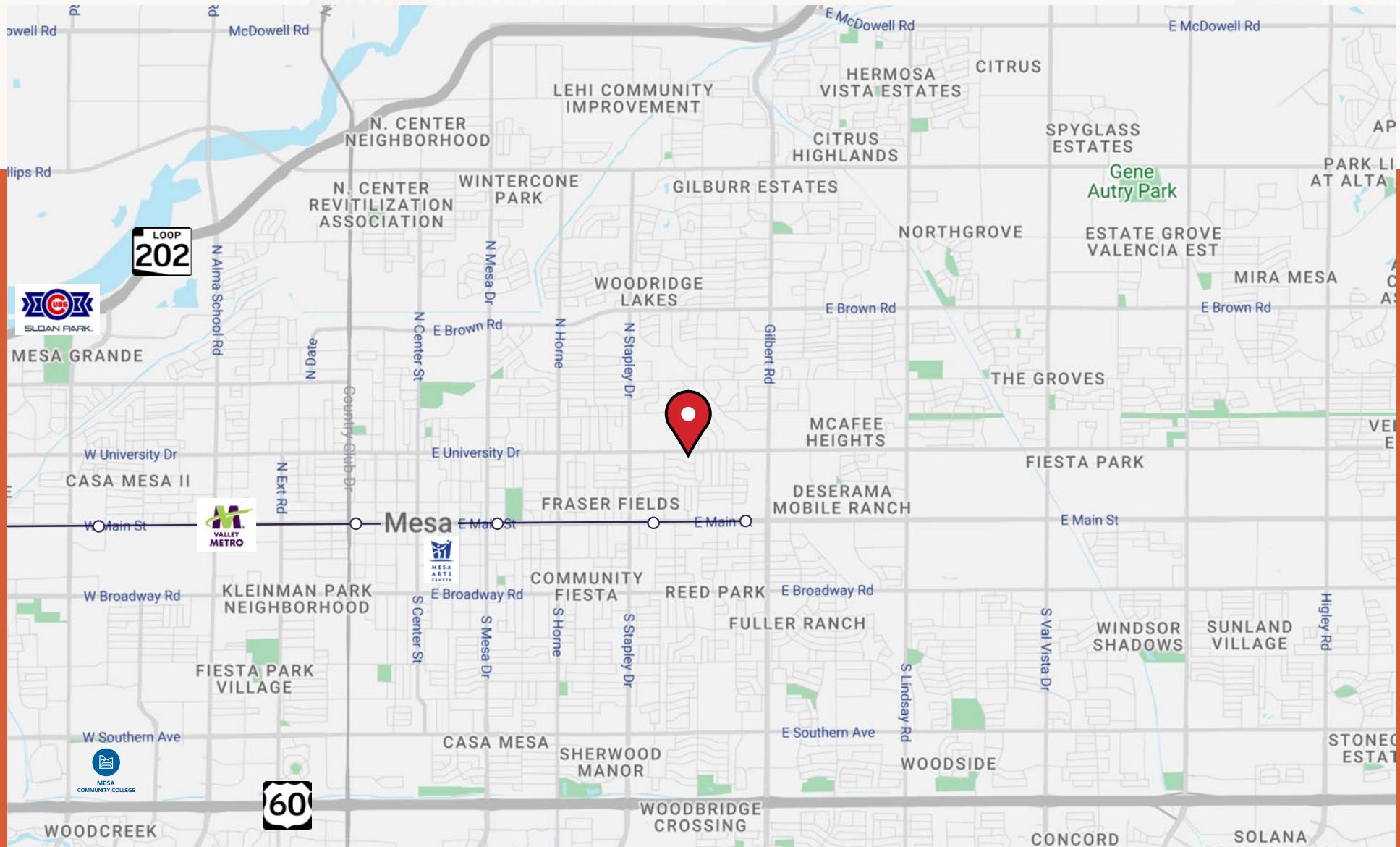
Contact Agent For More  
Sale Information



E UNIVERSITY DR



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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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 **COMMERCIAL  
PROPERTIES INC.**  
Locally Owned. Globally Connected. CORFAC  
INTERNATIONAL

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