

EAST VALLEY LEASED RELIGIOUS FACILITY FOR SALE 7% CAP RATE (\$197.64/SF)



**CLICK TO VIEW
DRONE VIDEO**

1101 W. GUADALUPE RD | MESA, AZ 85210

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OFFERING DETAILS

PRICING	\$2,379,400 (\$197.64/SF)
CAP RATE	7.0%
LOT SIZE	±0.87 AC
BUILDING SIZE	±12,039 SF
PARCEL	302-77-238H
ZONING	LC, City of Mesa
PARKING	35 + 3 Handicap Spaces

PROPERTY HIGHLIGHTS

- Fully Built-Out Religious Facility
- Frontage on W. Guadalupe Rd.
- Large independent Monument Sign on W. Guadalupe Rd.
- Small Kitchen
- Easy Access to Loop 101, SR 60, and SR 87
- Central to South Tempe, Mesa, Gilbert, & Chandler
- Leased Investment for Sale at a 7.0% Cap Rate (\$197.64/SF)
- Approx. Three Years of Lease Term Remaining (Expires Dec. 31st 2027);
Tenant is Open to Discussing Lease Extension
- Located in the Middle of a Dense Residential Area with Numerous
Amenities in Close Proximity



FLOORPLAN



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

PROPERTY PHOTOS



AERIAL OVERVIEW



GUADALUPE RD | VPD: ±20,062

AERIAL OVERVIEW




Banner Health
Desert Medical Center


MESA COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
Red Mountain Campus


DOBSON RANCH HIGH SCHOOL

DOBSON RANCH HIGH SCHOOL

SITE


COSTCO WHOLESALE

BASELINE RD

GUADALUPE RD

LOOP 101

ALMA SCHOOL RD

ELLIOT RD

MCQUEEN RD

COUNTRY CLUB RD

SOUTHERN AVE

US 60



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	16,892	140,630	430,151
2028	16,851	141,222	433,276



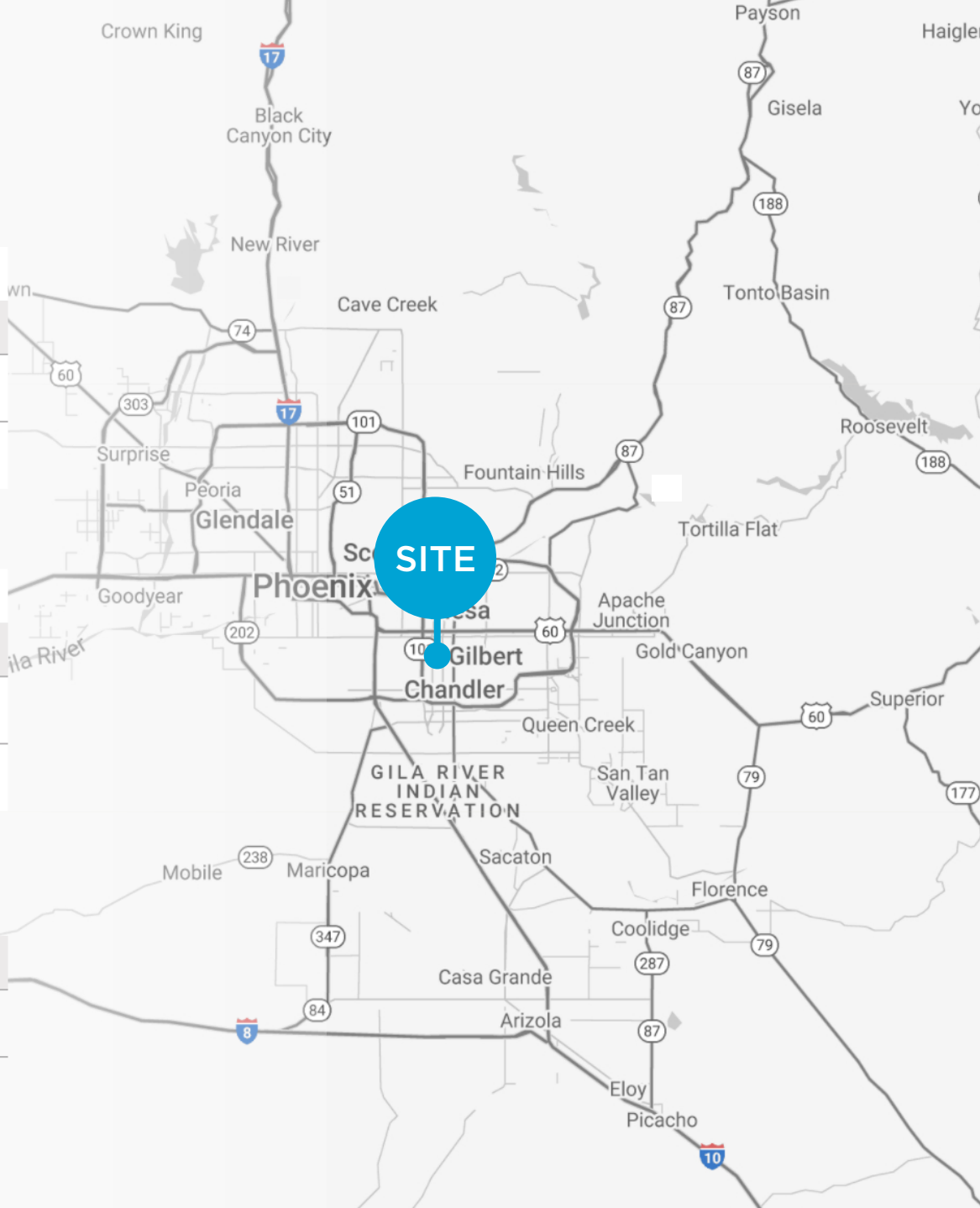
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	6,543	55,801	163,378
2028	6,521	56,083	164,680



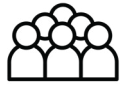
AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2023	\$103,946	\$84,974	\$84,583



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MESA CITY OVERVIEW



504K +
TOTAL POPULATION



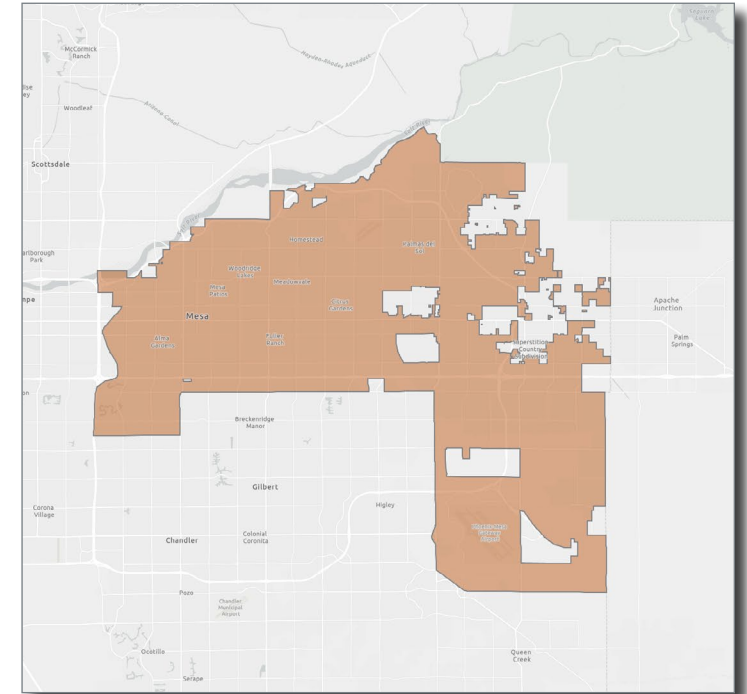
\$94K +
AVG HH INCOME

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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