

# MESA OWNER-USER / INVESTMENT OPPORTUNITY

1045 E UNIVERSITY DR.  
MESA, AZ 85203



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COMMERCIAL REAL ESTATE



# OFFERING DETAILS

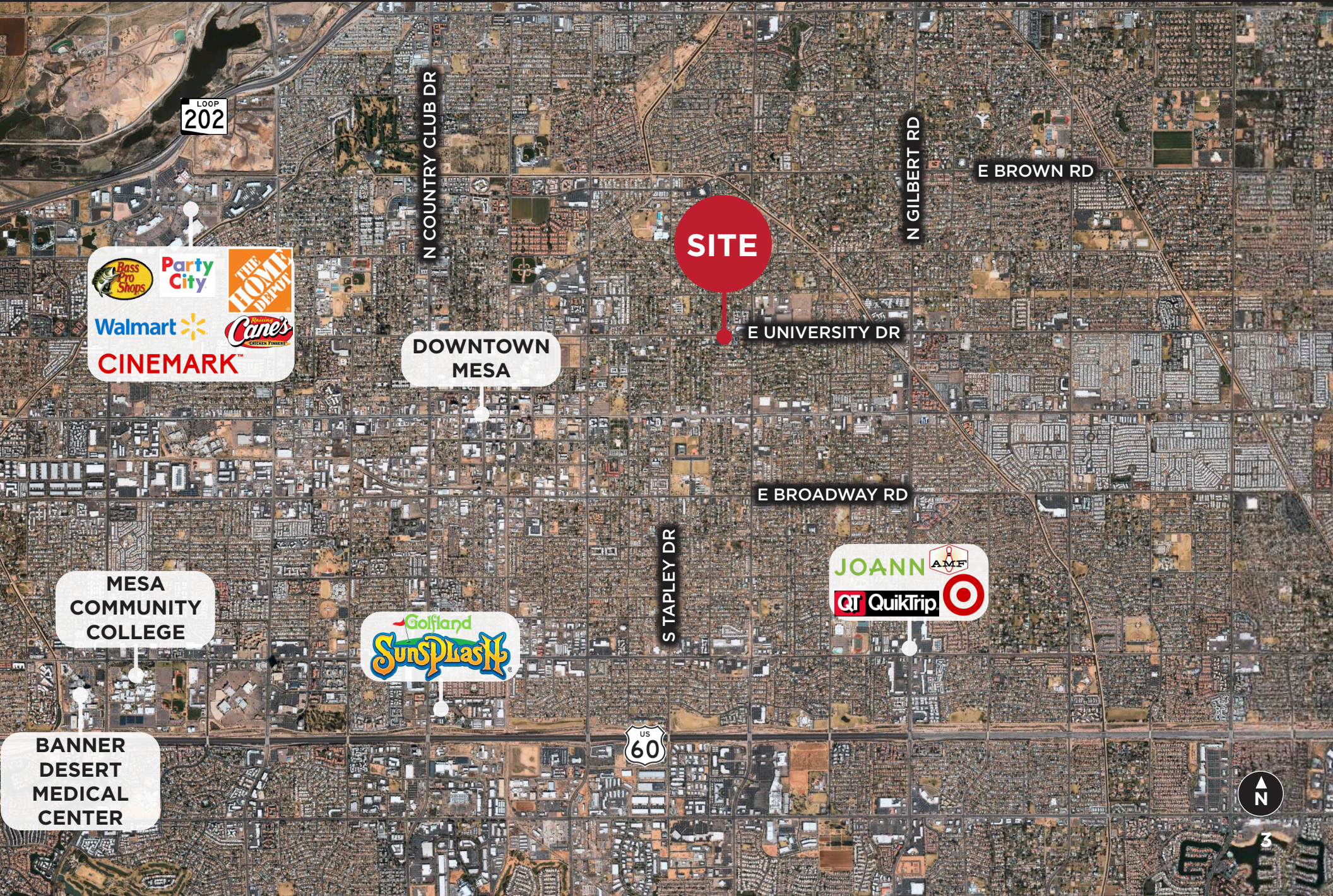
<b>SALE PRICE</b>	\$1,350,100.00 (\$230.00/SF)
<b>LOT SIZE</b>	±22,521 SF
<b>BUILDING SIZE</b>	±5,870 SF
<b>PARKING</b>	4.94/1,000
<b>ZONING</b>	RM-4, City of Mesa
<b>PARCEL</b>	138-20-025A

## PROPERTY HIGHLIGHTS

- Monument Signage on University Dr
- Private Patio
- Block Construction
- Frontage / Visibility on University Dr



# AERIAL OVERVIEW



LOOP  
202

N COUNTRY CLUB DR

N GILBERT RD

E BROWN RD

SITE

E UNIVERSITY DR

DOWNTOWN  
MESA

E BROADWAY RD

S STAPLEY DR

MESA  
COMMUNITY  
COLLEGE

Golfland  
SUNSPASH

JOANN  
QT QuikTrip  
AMF  
Target

US  
60

BANNER  
DESERT  
MEDICAL  
CENTER



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2023</b>	22,167	178,161	342,073
<b>2028</b>	22,356	180,271	345,234



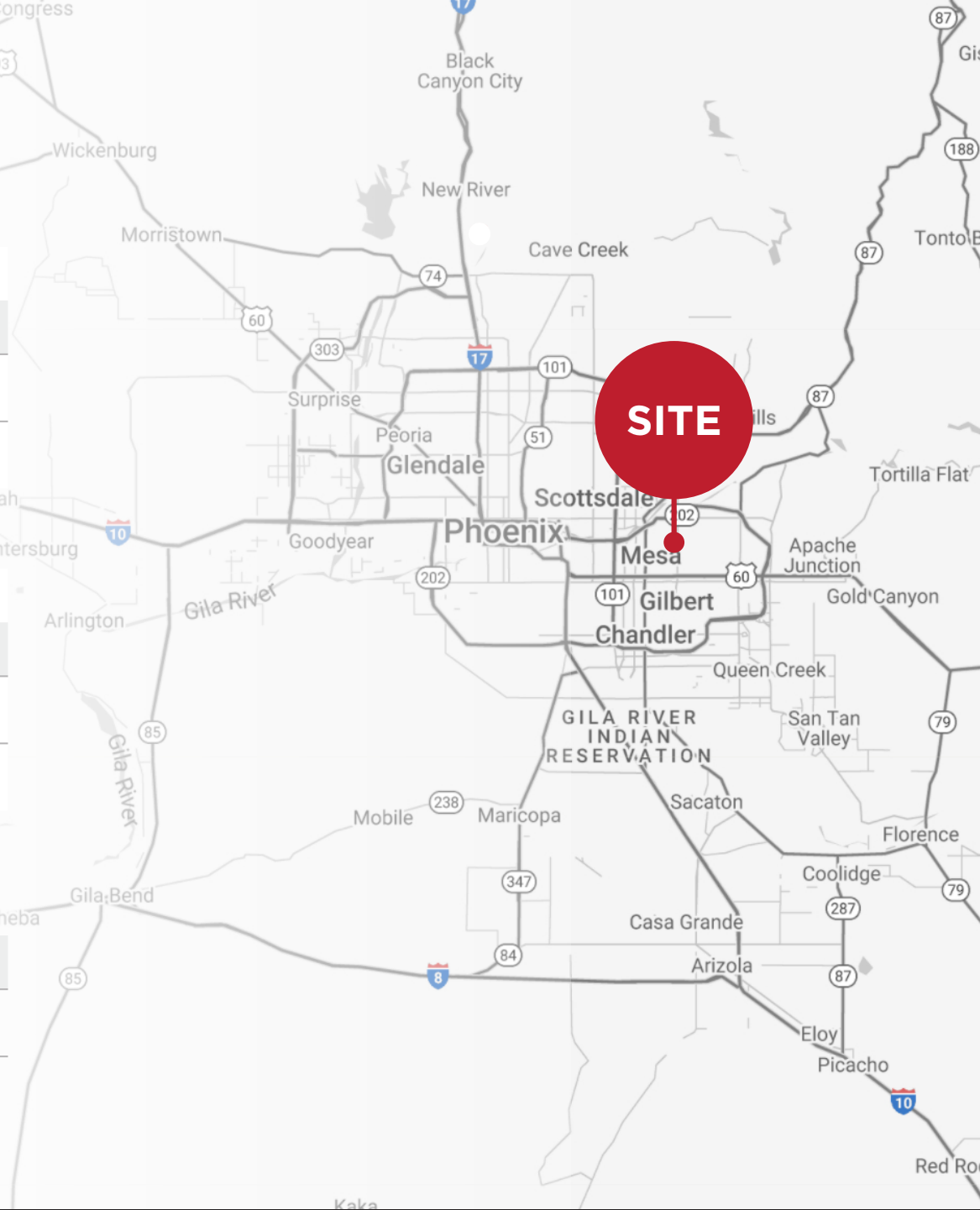
## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
<b>2023</b>	7,065	62,452	127,945
<b>2028:</b>	7,121	63,398	129,355



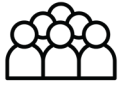
## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>2023</b>	\$65,800	\$69,362	\$76,569



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.

# MESA CITY OVERVIEW



**504K +**  
TOTAL POPULATION



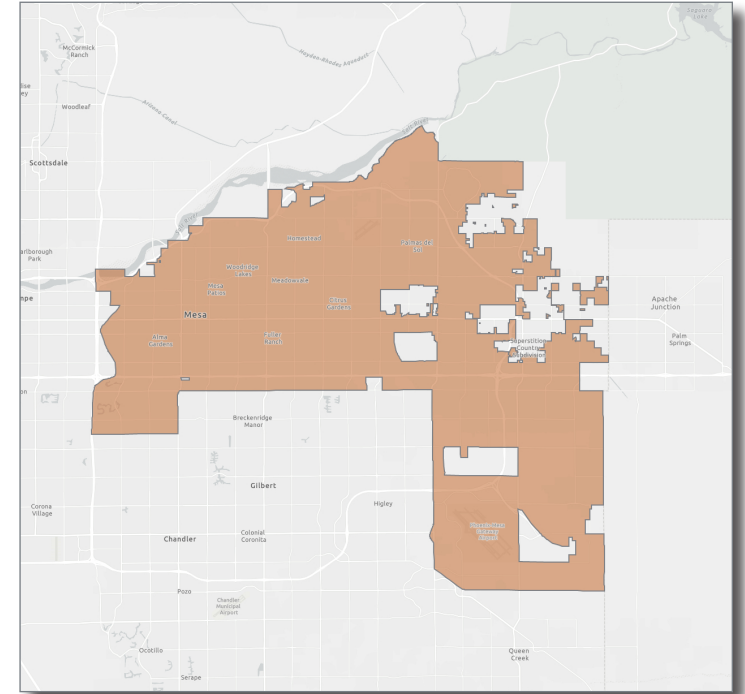
**\$94K +**  
AVG HH INCOME

## 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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