



Menlo Group
COMMERCIAL REAL ESTATE

BUILDING FOR SALE :

\$1,750,000 (\$273 PSF)

555 W University Dr. Mesa, AZ 85201

Exclusively listed by:

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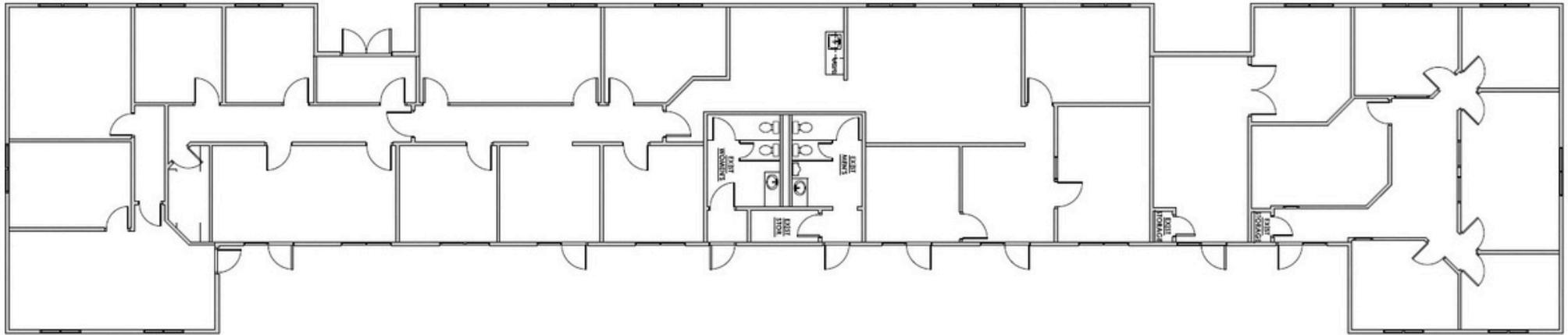
PROPERTY SUMMARY

ZONING	R-S, MESA
SALE PRICE	\$1,750,000
PRICE PSF	\$273.35
GROSS INCOME	\$74,634.60
TOTAL EXPENSES	\$30,314.49
BUILDING SIZE	+/- 6,402 SF
LOT SIZE	+/- 24,394 SF
PARKING RATIO	3.23/1,000

PROPERTY HIGHLIGHTS

- 6,402 SF single-story, general office
- Multi Tenant built-out office suites
- Perfect owner/user opportunity
- Leases are month to month
- Great Monument Signage on University Ave
- Located in downtown Mesa “Opportunity Zone”
- Single-story free standing building
- Built in 1985, Wood Frame, Tile Roof
- Immediate access to SR 87
- Close proximity to restaurants, retail and service amenities
- Frontage on University Avenue just West of Country Club Drive

BUILDING FLOOR PLAN



RENT ROLL

Investment Analysis

555 W. University Dr.

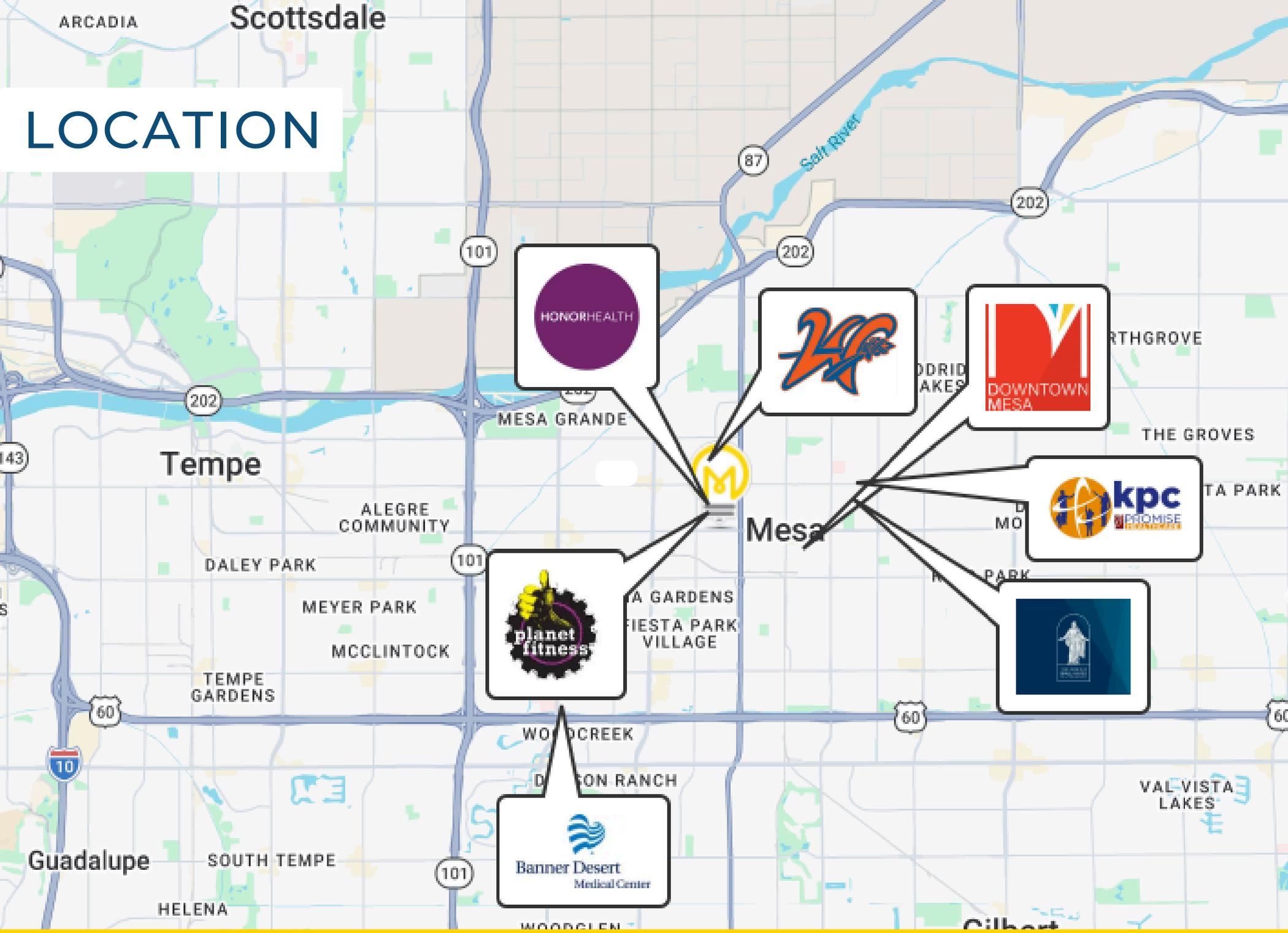
TENANT NAME	Suite	Rentable Square Footage	Start	Term	RENT / SF	Monthly Rent	Annual Income
AZ Therapy	Suite 1-5	1,308	3/1/21	M 2 M	\$ 33.03	\$3,600	\$ 43,200.00
Rooted Chiropractic	Suite 6	511	4/1/23	M 2 M	\$ 20.42	\$869.55	\$ 10,434.60
Vacant Suite	Suite 7	1,559					
Security Finance	Suite 8	1,276		M 2 M	\$ 16.46	\$1,750	\$ 21,000.00
Vacant Suite	Suite 9	899					
Vacant Suite	Suite 10	868					
Total Square Footage		6,402				\$6,220	\$ 74,634.60

Investment Analysis - List Price	
Gross Operating Income	\$74,634.60
Operating Expenses (Landlord's)	\$30,314.49
Net Operating Income	\$44,320.11
List Sales Price	\$1,750,000.00
List Sales Price Per Square Foot	\$273.35

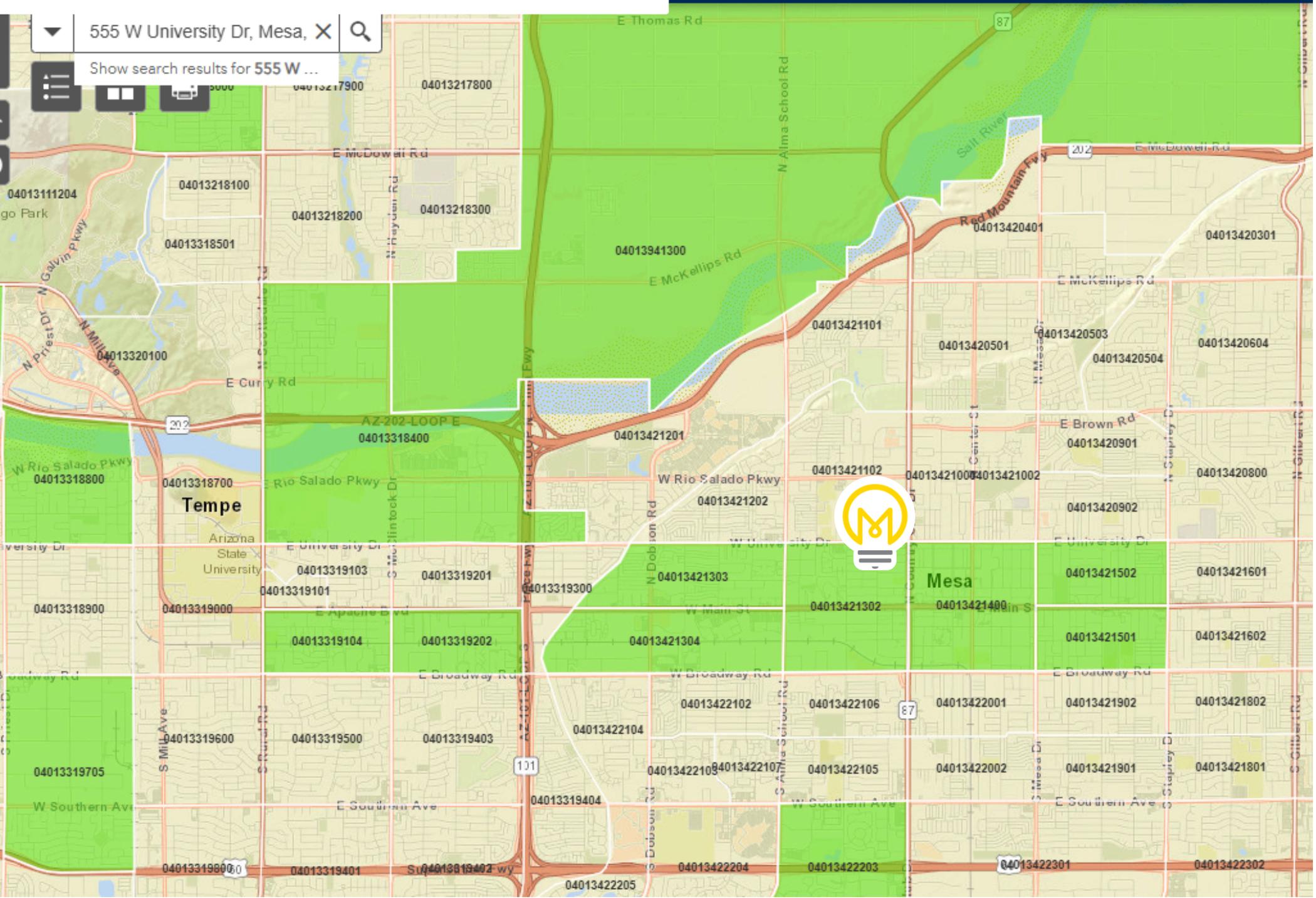
Operating Expenses	
Property Taxes 2015	\$7,123.46
Building Insurnace	\$2,851.00
Landscaping	\$ 2,700.00
Repairs and Maintenance	\$2,720.30
Trash hauling	\$1,301.40
Utilities	\$11,337.38
Janitorial and Restroom	\$2,280.95
Total	\$30,314.49
CAM EXPENSE	\$ 4.74



LOCATION



MESA OPPORTUNITY ZONE



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

