



COURT CENTER

1837 S MESA DR, MESA, AZ

FOR SALE



CONTACTS

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**CBRE**

THE OFFERING


The subject property was built in 1985 and is ideally located in proximity to the Mesa Drive full diamond interchange at the US-60 freeway. The building is attractive and well maintained.


There are currently 11 tenants generating \$201,679.80/annum in ±14,971 SF of space and ±12,689 sf of vacancy for an owner/user or for lease for additional income. The largest vacant contiguous space is the entirety of Building B totaling ±12,689 SF.


Address	1837 S Mesa Dr, Mesa, AZ 85210
Type	Two-story office building
Building Size	±27,660 SF
Site Area	±1.09 Acres (47,698 SF)
Year Built	1985
Construction	Masonry
Zoning	LI, Light Industrial, City of Mesa
APN	139-12-004J
Taxes (2025)	\$24,260.82




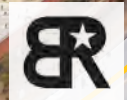
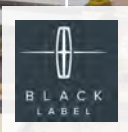
PROPERTY OVERVIEW

 Building signage available with Mesa Drive frontage

 Proximity to full diamond interchange at Mesa Drive and US60 Freeway

 32 Covered Parking spaces
78 total stalls

 Ample restaurant amenities within 1 mile radius

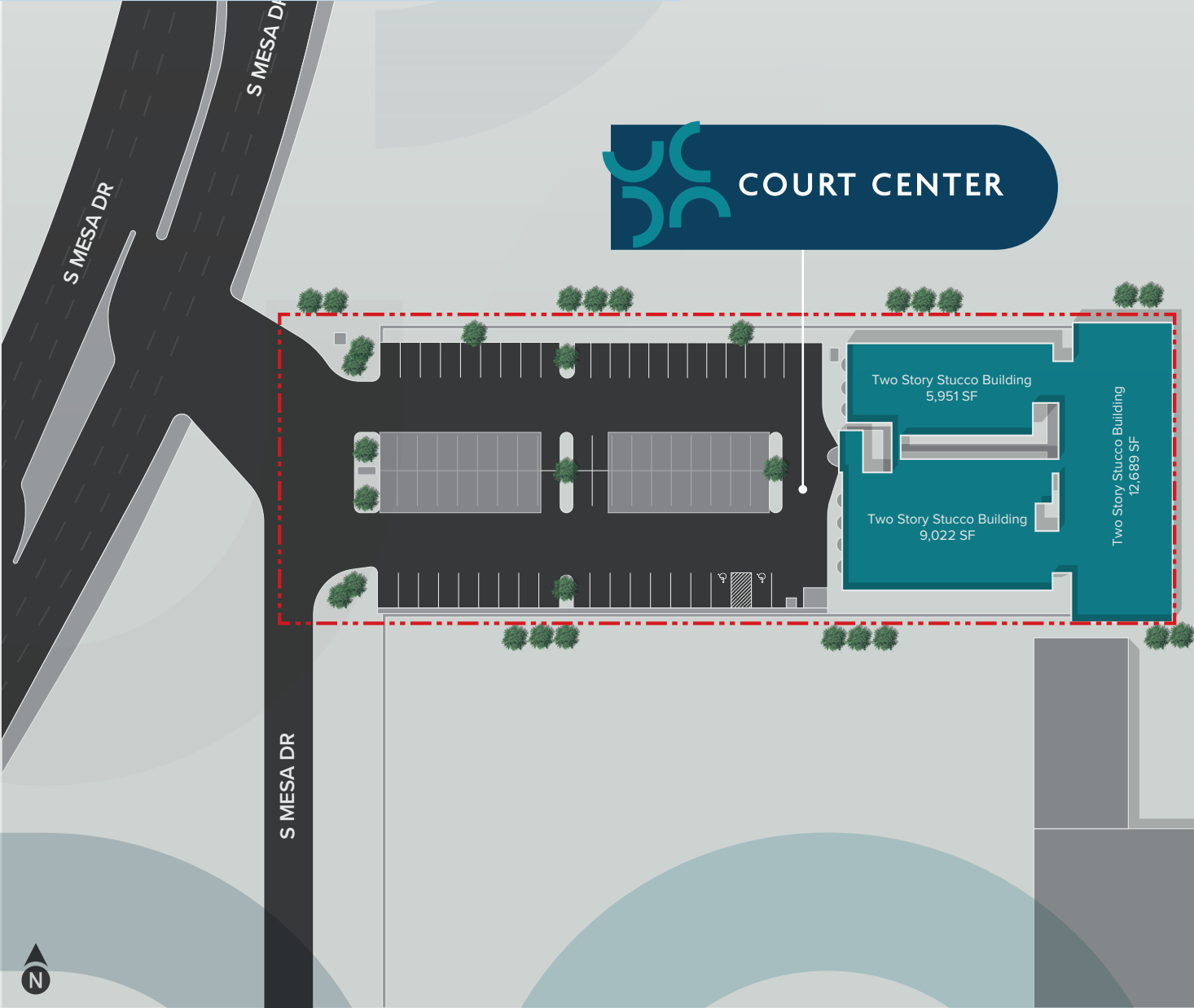


OFFERING SUMMARY

SITE PLAN

Sale Price	\$4,360,000
Occupancy Rate	54%
Building Size	27,660
Price Per SF	\$157.63

DIRECTORY	
<div><div>B</div><div>A</div><div>C</div></div>	<div><div>ELEVATOR</div><div>YOU ARE HERE</div></div>
FIRST FLOOR	SECOND FLOOR
A101 A102 A103 B103 Mesa Court Building C100 C102 ASAP Serve, LLC Process Server	A200 Didn't Do it Bail Bonds UPSTAIRS A201 AZ Tech Doctors ADOLESCENT HEALTH & WELLNESS CLINIC B202A B202 B C200 C201 America Home Health Services, Inc. C202 Advanced Home Health Care, LLC Management and Leasing: Terraforma 480-664-6462



PROPERTY PHOTOS



PROPERTY PHOTOS



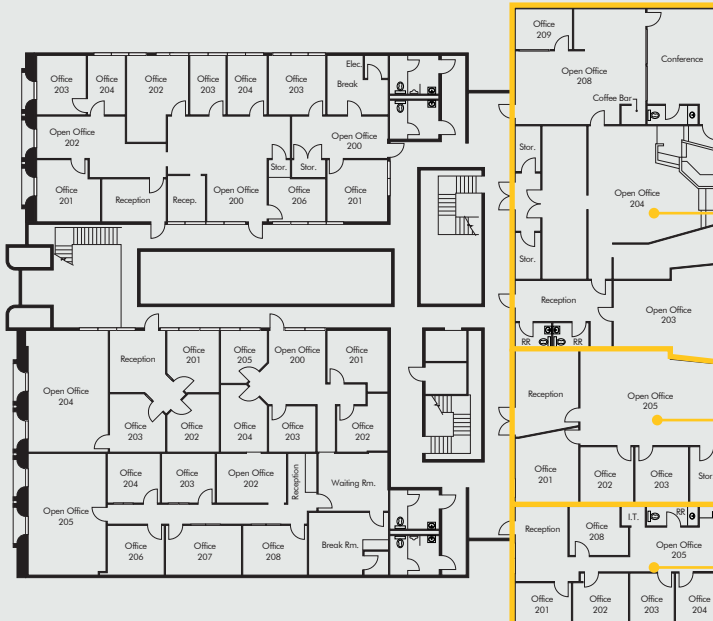
FLOOR PLAN

FIRST FLOOR



B103: 6,341 SF Available

SECOND FLOOR



B201: 3,553 SF Available

B202A: 1,593 SF Available

B202B: 1,202 SF Available

SUITE	±SF	AVAILABLE
B103	6,341	Immediately
B201	3,553	Immediately
B202A	1,593	Immediately
B202B	<u>1,202</u>	Immediately
TOTAL	12,689	





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