

**FOR SALE**

# Mesa Retail Strip Center

**502 S DOBSON RD**

Mesa, AZ 85202

**PRESENTED BY:**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

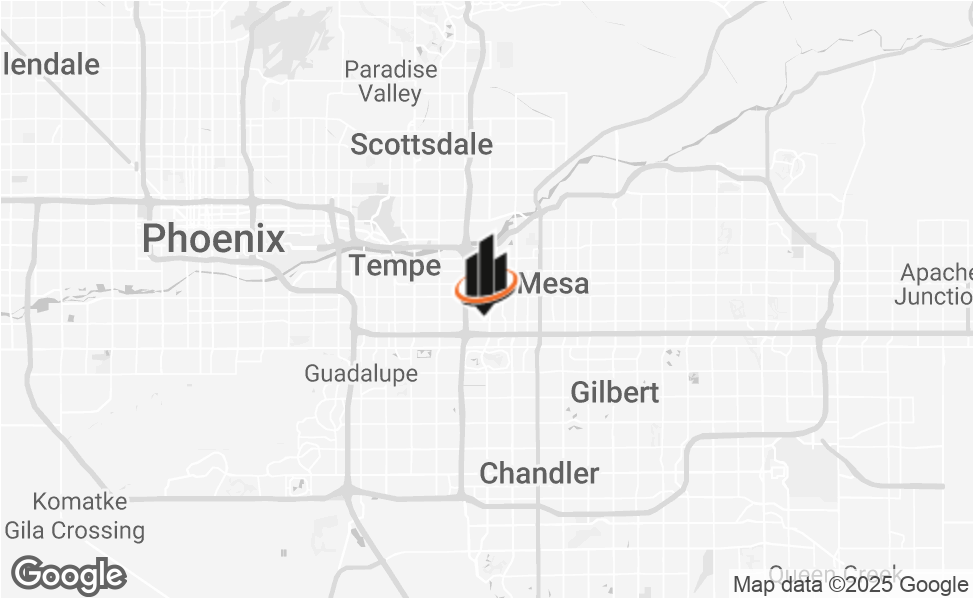
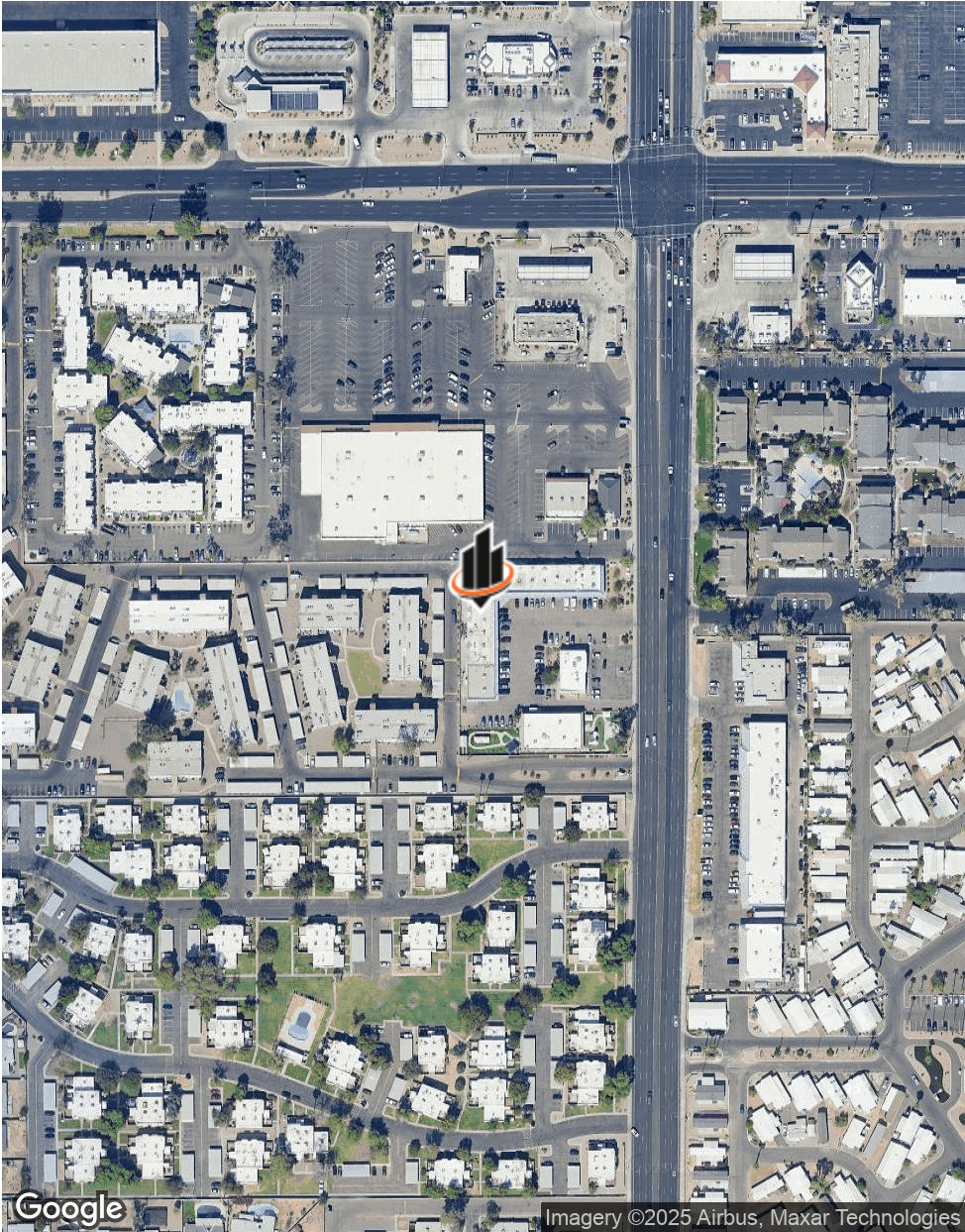
<b>SALE PRICE:</b>	Subject To Offer
<b>BUILDING SIZE:</b>	17,528 SF
<b>AVAILABLE SF:</b>	846 - 3,236 SF
<b>LOT SIZE:</b>	51,781 SF
<b>YEAR BUILT:</b>	1977
<b>ZONING:</b>	LC
<b>APN:</b>	134-39-870

### PROPERTY HIGHLIGHTS

- Seller willing to guarantee 12 months' of rent on any vacant units at the time of sale
- Prime location in Mesa, AZ
- Frontage with high traffic counts (35,972 VPD)
- High visibility and easy access for businesses
- Nearby to amenities and public transportation
- Close to large major economic drivers, including ASU and Mesa Community College
- Property upgrades underway



LOCATION MAP



LOCATION OVERVIEW

Situated in a high-demand retail corridor, the subject property is surrounded by national retailers, restaurants, and local businesses, creating a strong draw for retail businesses. The property benefits from a dense residential and workforce population, ensuring a steady stream of potential customers. Additionally, its proximity to major attractions such as Mesa Community College, Banner Desert Medical Center, and the evolving Fiesta Mall redevelopment area enhances its desirability for businesses seeking a strategic location.



ADDITIONAL PHOTOS





AERIAL MAP





AREA RETAILER MAP





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