

FOR SALE

Fairways at Superstition

2500 S POWER RD #217

Mesa, AZ 85217

PRESENTED BY:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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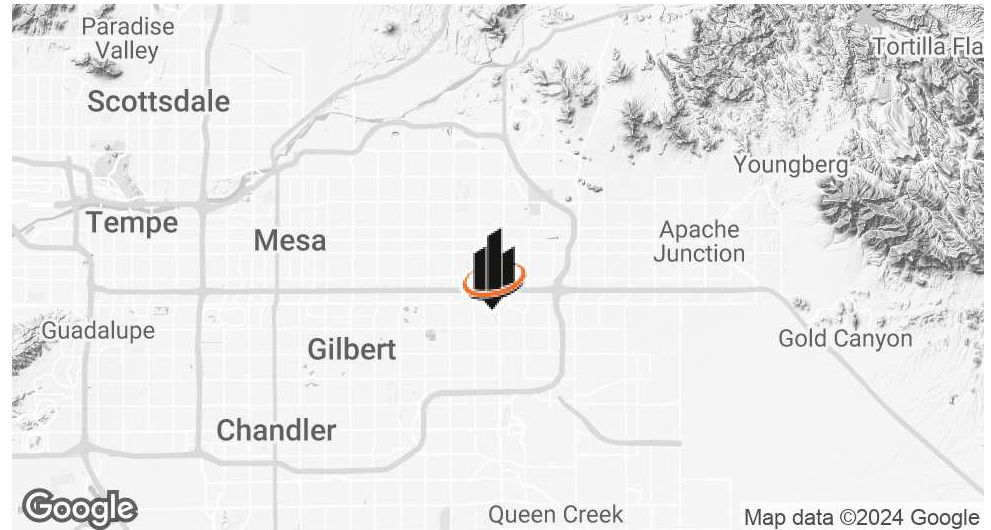
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PROPERTY SUMMARY

OFFERING SUMMARY

SALE PRICE	\$1,011,000
PRICE/SF	\$330/SF
BUILDING SIZE	3,064 SF
APN	309-05-512
CONSTRUCTION YEAR	2004
SIGNAGE	1 Double-Sided Monument Panel
PARKING	3 Covered, Reserved Spaces
HVAC	3 AC Units
CAM FEES	\$761/mo
2024 TAXES	\$5,345.18



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PROPERTY DESCRIPTION



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SVN is pleased to present to the market this office condo unit within the Fairways at Superstition complex. The unit is $\pm 3,064$ SF and is located on the 2nd floor overlooking Superstition Springs Golf Course. The building has a common area lobby space with elevator service. The subject unit is ideally built out for any professional office use consisting of a welcoming reception area, a sizable conference room, multiple private offices, built-in cubicles, a kitchen area, and two private restrooms. Included with the sale of the unit as limited common elements are one double-sided monument panel visible from Power Rd and three covered, reserved parking spaces.

LOCATION DESCRIPTION

The subject property is conveniently located in Mesa, AZ, off the US 60 Power Rd, with direct frontage to Power Rd, a high-traffic thoroughfare. The building is surrounded by an abundance of retail amenities, including the Superstition Springs Center, Costco, Target, and countless shops and restaurants. The property has immediate access to the US 60 via a full-diamond interchange at Power Rd and a half-diamond interchange at Sossaman Rd. Within minutes is access to the Loop 202 Freeway providing short drive times to the entire southeast valley.

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ADDITIONAL PHOTOS



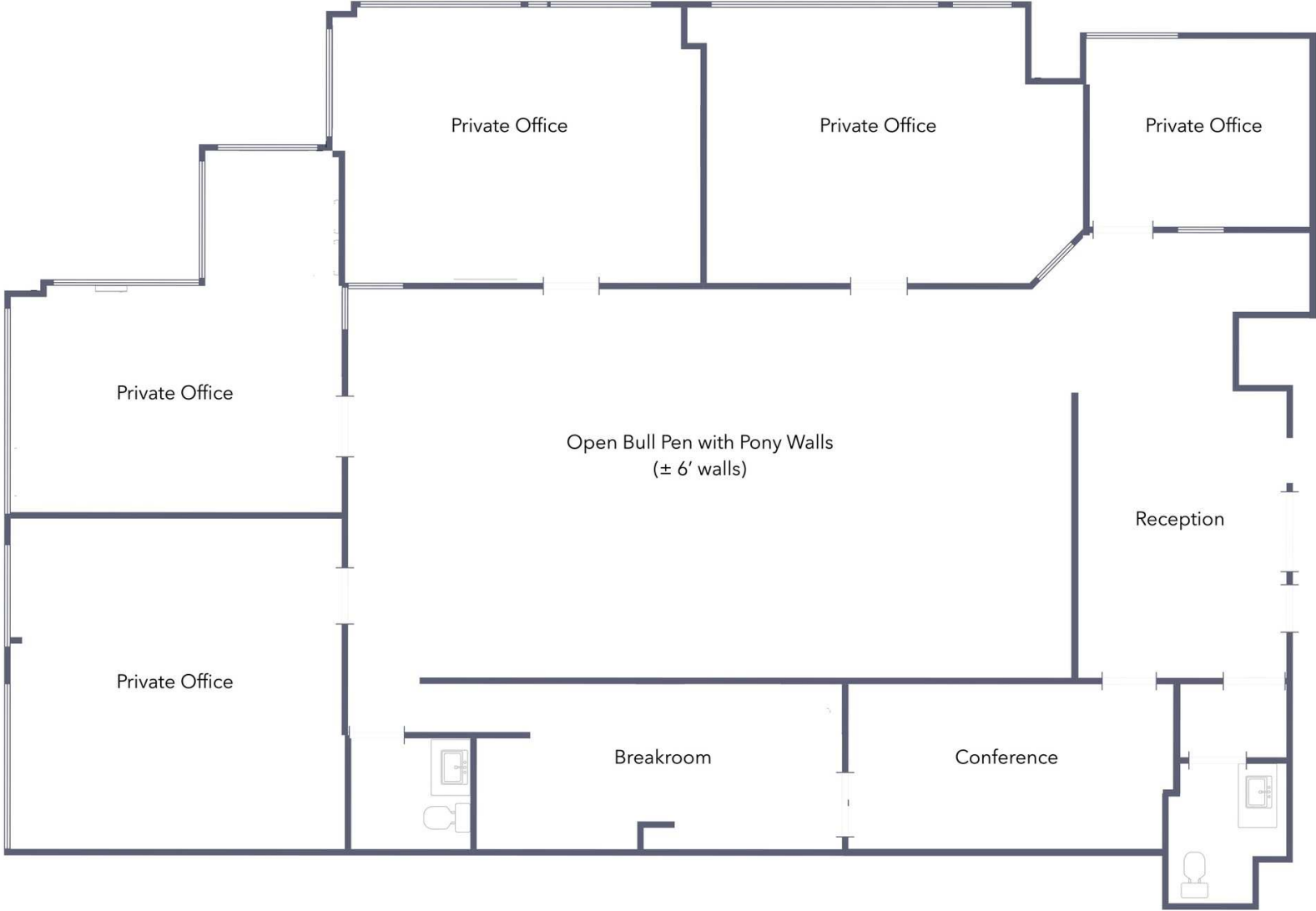
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FLOORPLAN



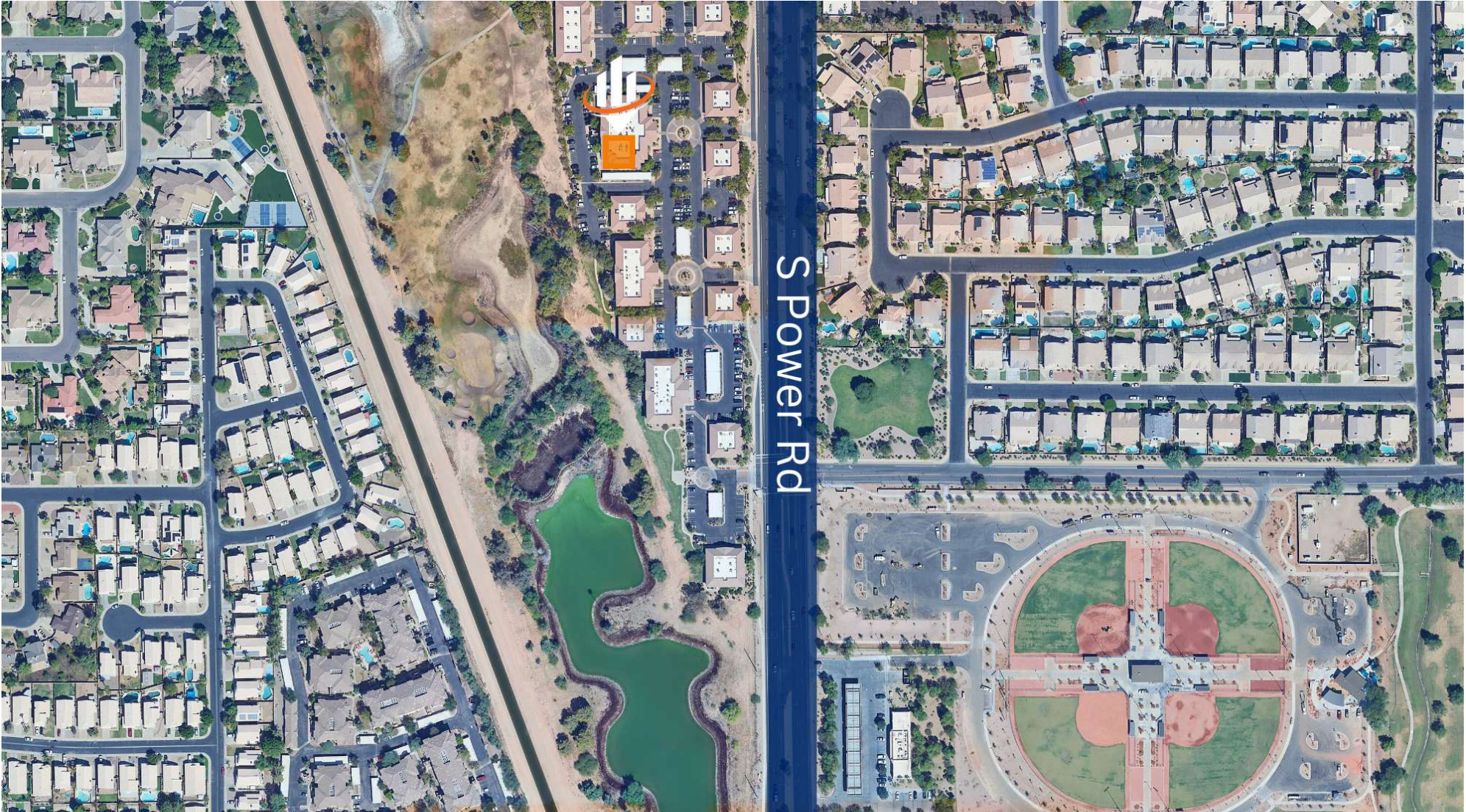
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PROPERTY AERIAL



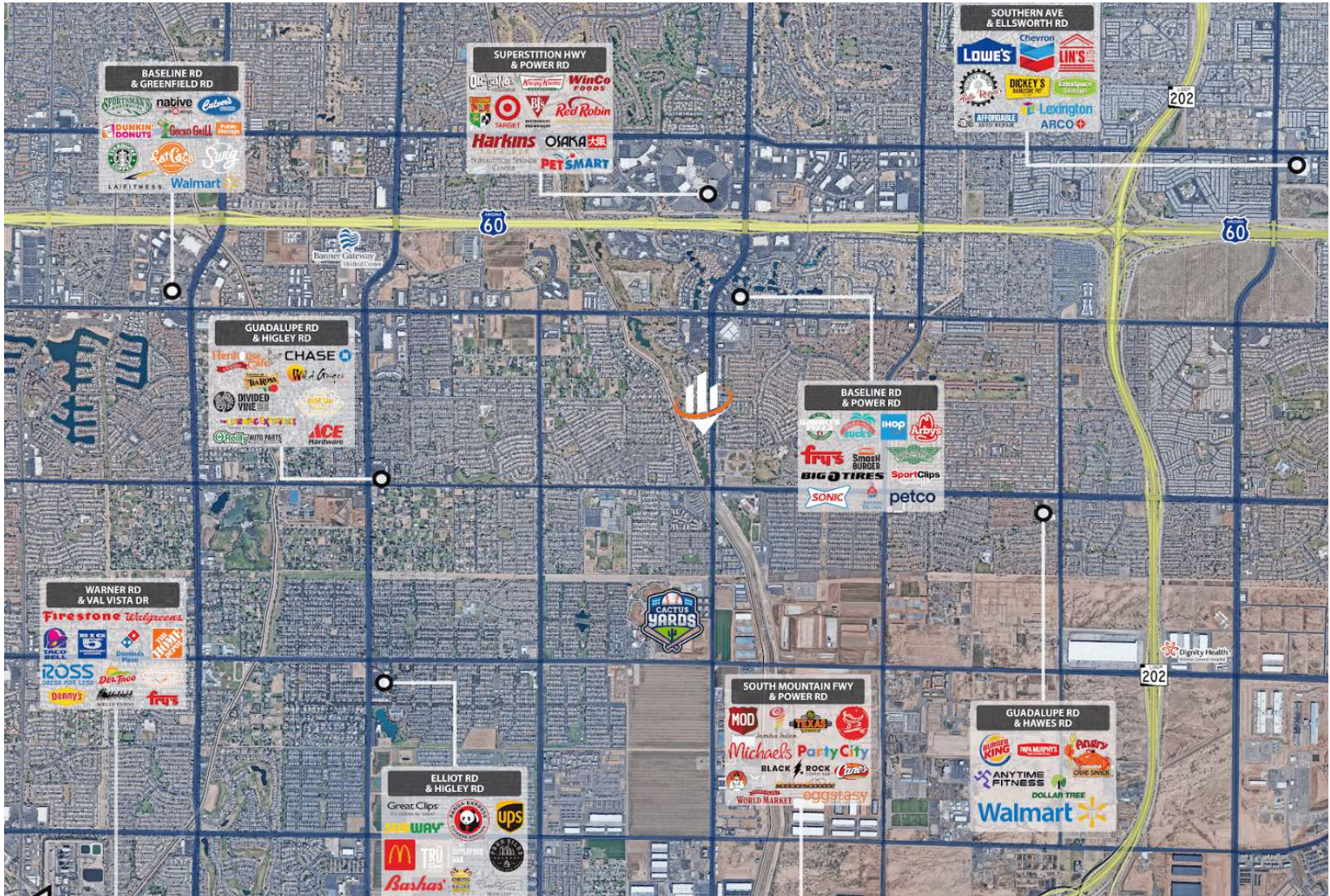
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

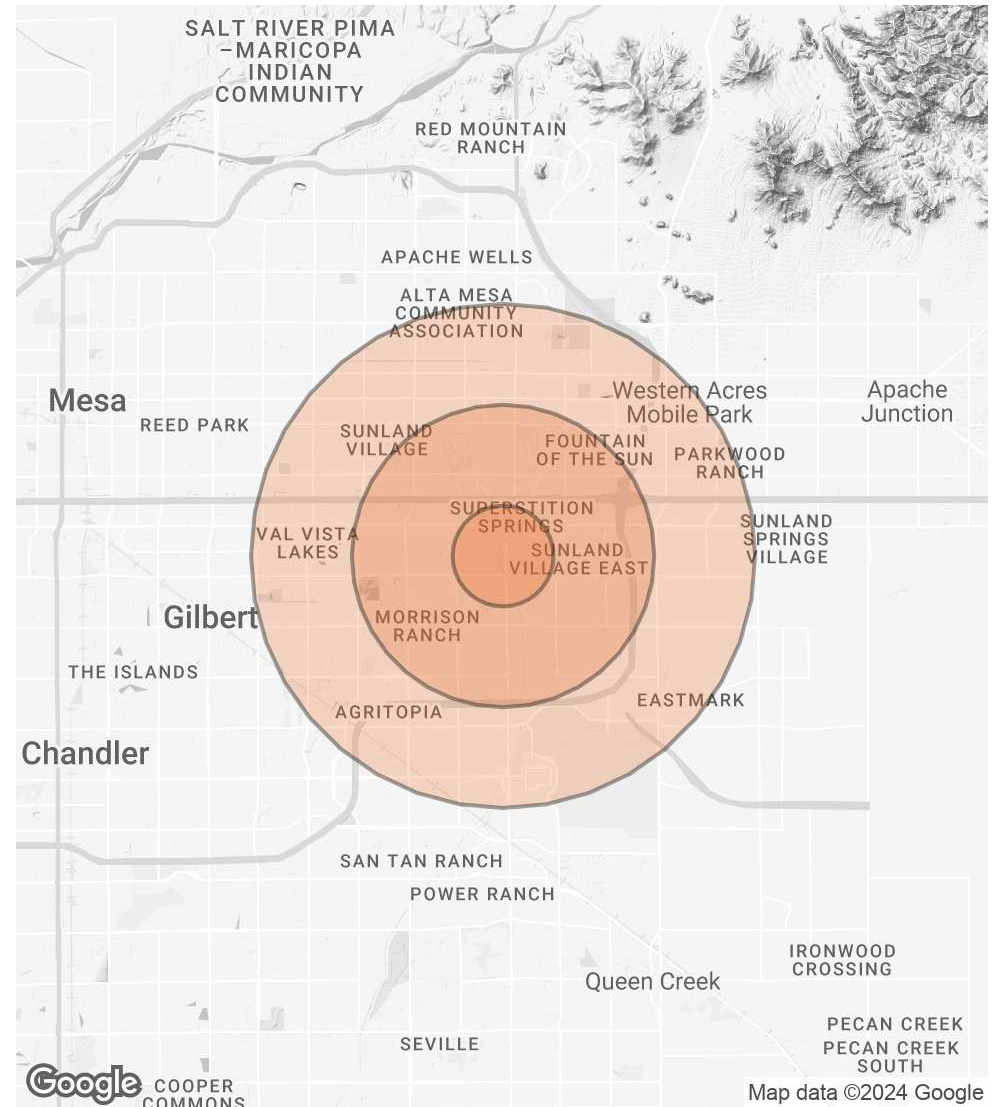
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,618	97,273	293,339
AVERAGE AGE	36	42	41
AVERAGE AGE (MALE)	35	40	40
AVERAGE AGE (FEMALE)	38	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,586	36,057	111,577
# OF PERSONS PER HH	3	2.7	2.6
AVERAGE HH INCOME	\$117,809	\$120,391	\$113,070
AVERAGE HOUSE VALUE	\$515,152	\$496,389	\$460,598

* Demographic data derived from 2020 ACS - US Census



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