



Menlo Group

COMMERCIAL REAL ESTATE



## VETERINARY BUILDING

Available for Sale

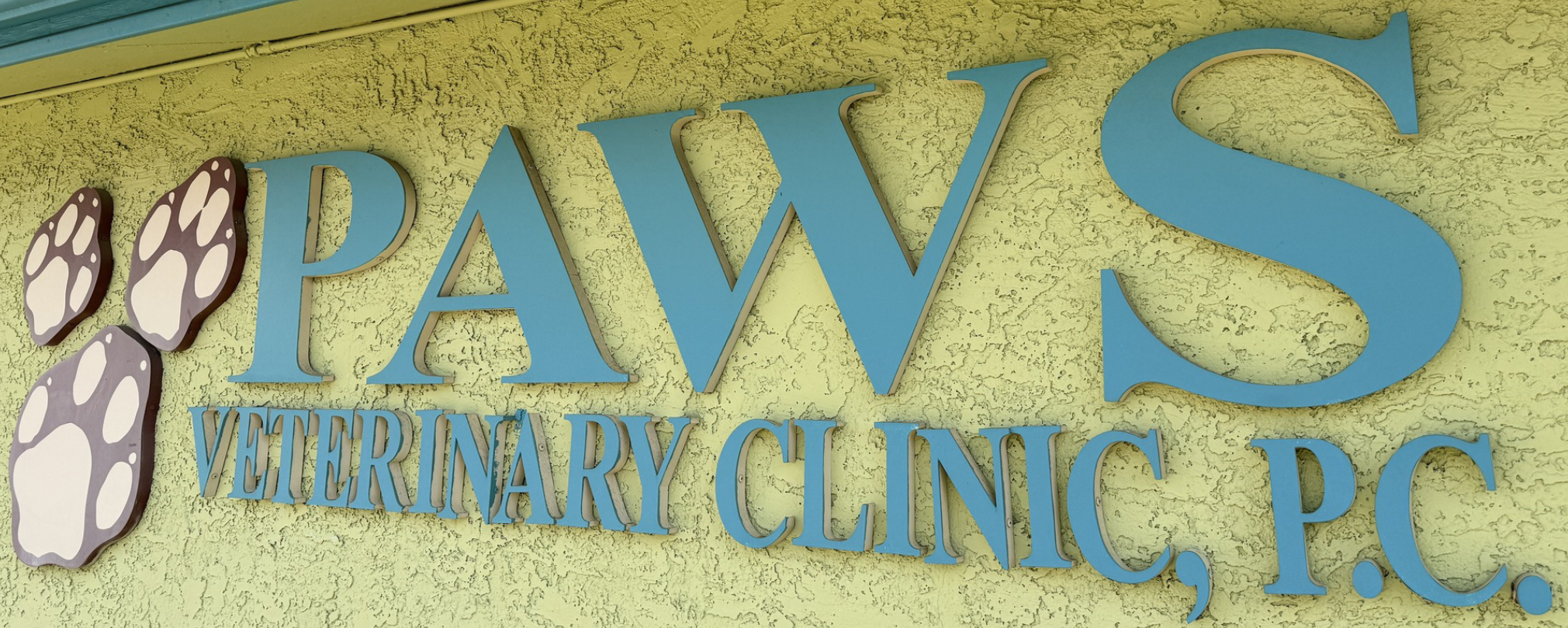
1721 E University Dr. Mesa, AZ 85203

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Veterinarian Clinic

*Exclusively listed by:*

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## PROPERTY SUMMARY

PURCHASE PRICE:	\$475,000.00
PRICE PSF:	\$255.00
PROPERTY TYPE:	Veterinary Clinic
BUILDING SIZE:	+/- 1,860 SF
LOT SIZE:	+/- 0.16 Acres
ZONING:	OC - Office Commercial
APN:	138-67-059
PROPERTY TAXES (2025):	\$2,509.40
HOA:	None

## PROPERTY HIGHLIGHTS

- Plug-and-Play Veterinary Clinic Offering Significant Cost Savings for a New Practitioner
- Full Clinical Build-Out: Features Multiple Exam Rooms
- Specialty Surgical Room
- Dual-Lobby Animal Patient Flow: Unique, separate lobbies for dogs and cats to minimize patient stress and improve clinic efficiency.
- Kennel Facilities: On-Site Indoor Kennels with durable block-wall construction, hose bib and drainage for boarding or recovery.
- Recent Capital Improvements: New Roof (2026). Two (2) New Units installed in 2025, & One (1) Unit from 2014. All units have been recently serviced.
- High-Exposure Frontage Along Busy University Dr with over 20,000 VPD Traffic Count
- Prominent On-Site Monument Signage
- Large .16 Acre Lot with Dedicated Parking for Staff and Clients
- Close Proximity to US 60 and Loop 202
- High-Density Population Area - over 330,000 in 5 mile radius

# Interior Photos



# Interior Photos



Site Map

E University Dr

N Williams

N Hall



350

351

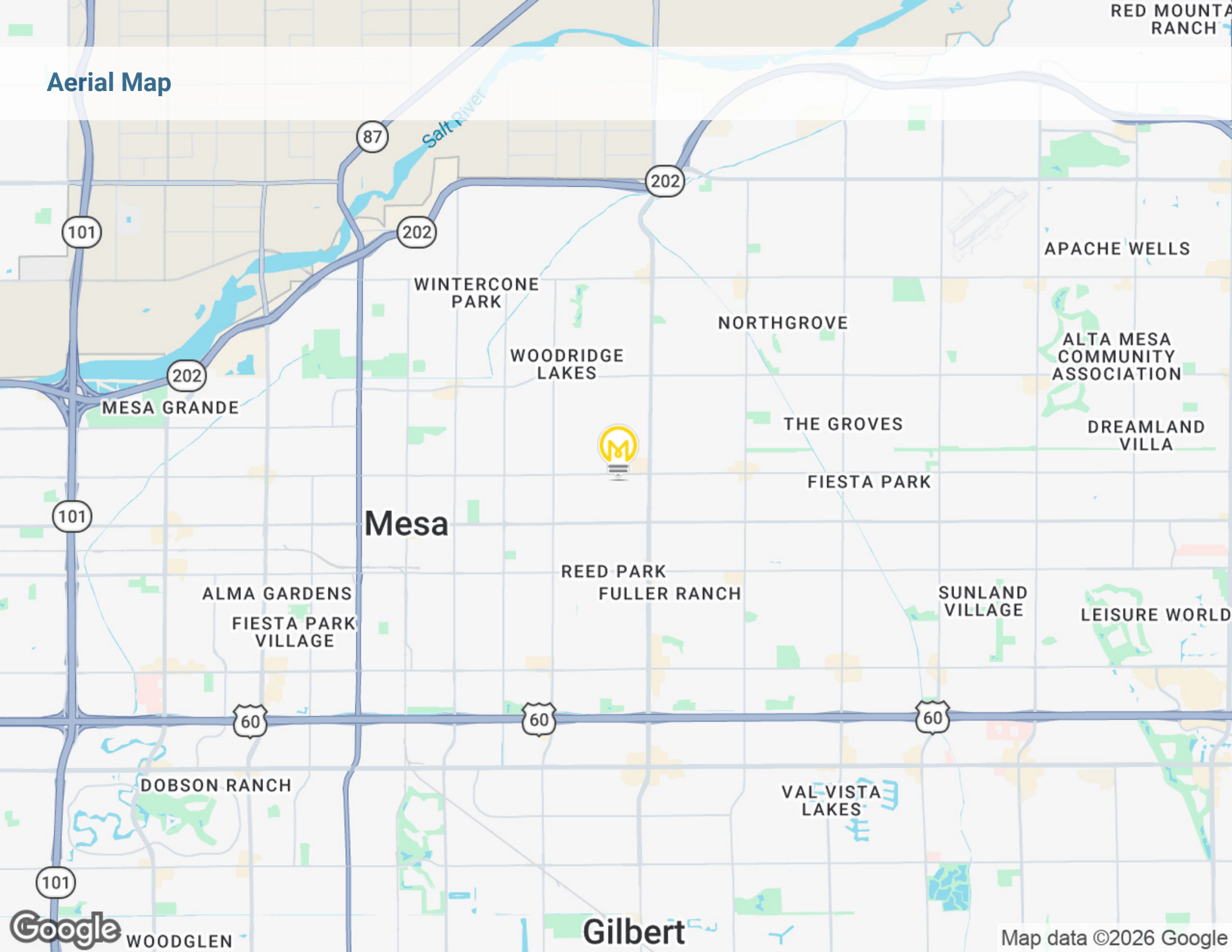
350

344

343

344

Aerial Map



RED MOUNTAIN RANCH

101

87

202

202

202

101

Mesa



APACHE WELLS

WINTERCONE PARK

NORTHGROVE

WOODRIDGE LAKES

ALTA MESA COMMUNITY ASSOCIATION

DREAMLAND VILLA

THE GROVES

FIESTA PARK

ALMA GARDENS  
FIESTA PARK VILLAGE

REED PARK  
FULLER RANCH

SUNLAND VILLAGE

LEISURE WORLD

60

60

60

DOBSON RANCH

VAL VISTA LAKES

101

Google

WOODGLEN

Gilbert

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Exterior Photo



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